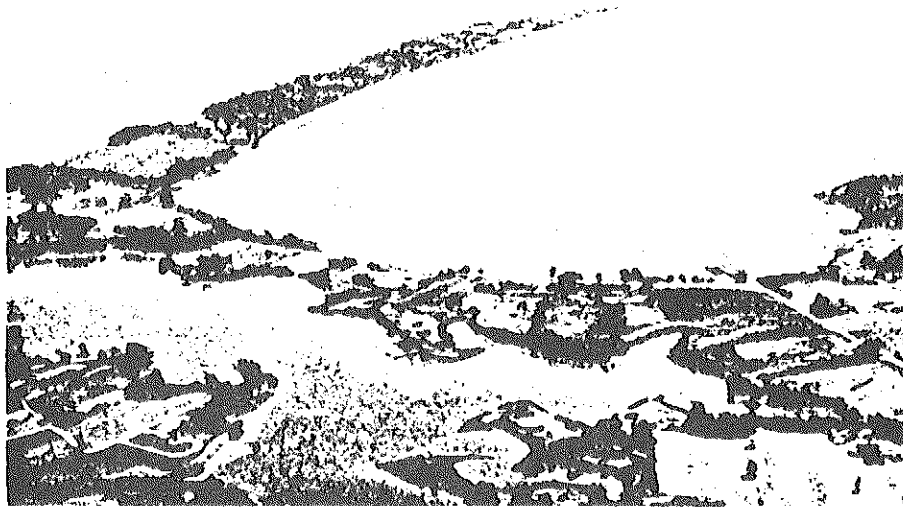




Stove Point, Middlesex County, Virginia • Photograph taken October 7, 1981



Stove Point, Neck

Virginia

STOVE POINT

William A. Johns, M. D.
Theodore M. Curtis

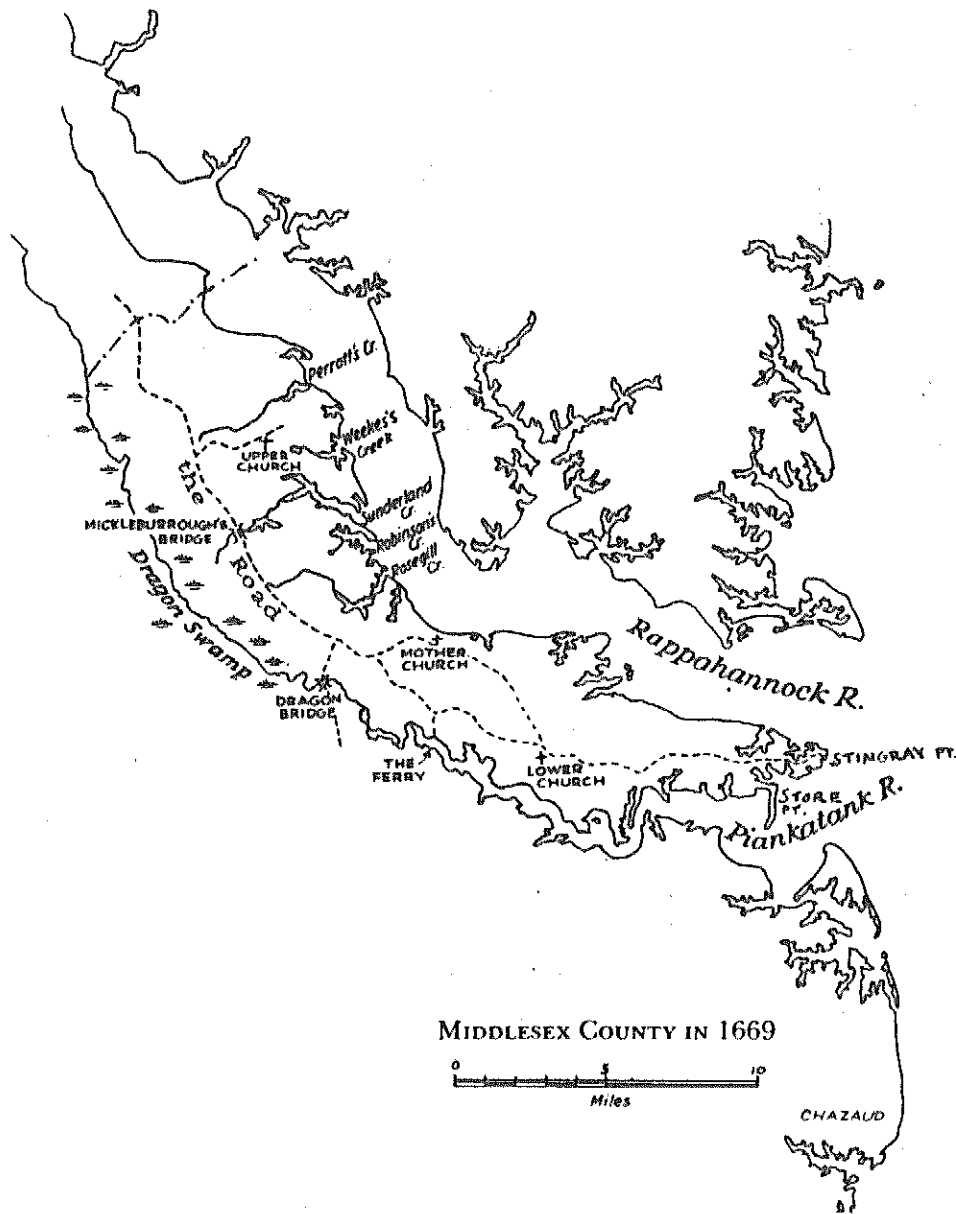
The above photograph was taken shortly after
T. T. Hawksworth bought Stove Point in 1935 and
was reprinted on the Hawksworth's Christmas card.

FOREWORD

This history, prepared at the request of the Stove Point Improvement Association board, explores our past to illuminate the present and as a source of information for those who may become members of our community in the future.

Through records available at the Saluda courthouse and in the State Land Office at the Virginia State Library in Richmond it has been possible to trace ownership of the land we now know as Stove Point for more than two hundred years and to document the first reference to this area as "Store Point" (in 1653).

The development of Stove Point as a residential and recreational community began in 1936 and continued in waves as new sections of the Point were platted and sold until 1955 when the last of the lots in the original offering were purchased. Sources for the chronicle of events embracing this period, and the changes that have occurred from 1955 to the present time, have been courthouse records and the personal accounts of those who participated in them.



MIDDLESEX COUNTY IN 1669

0 5 10
Miles

STOVE POINT
(Store Point 1653 - 1766)

The first reference to Store Point found in land patent records was the land grant to Thomas Bourn from King Charles II on February 26, 1653 of 220 acres "lying in Lancaster County (which then included Middlesex) upon the north side of the Piankatank River; beginning at the southwest side with the western branch of the Piankatank opposite to Store Point."

Colonial expansion into the Middlesex area was delayed until the 1640s as the result of internal problems in the colony as well as

in England. Governor Berkeley dealt decisively with the Indians after the massacre of 1644, protected the boundaries of Virginia and kept Virginia loyal to the exiled King Charles II who had escaped capture by Cromwell at the battle of Worcester. It was throughout this period that the Royalists or Cavaliers, along with other immigrants settled the area later named Middlesex. Many men and women arrived as indentured servants, especially during the period between 1640 and 1670. Middlesex, originally a part of Lancaster County, was established as an independent county between February 15, 1668 and May 12, 1669. At that time less than a hundred families, approximately one thousand men, women and children, lived in the county.

Tobacco and the "Headright" instituted in 1618 - the "right" of an individual to claim fifty acres of land for each "head" for whom he paid the cost of transportation to the colony - supported the Virginia colony and made possible the acquisition of land. Tobacco in combination with headright invited private investment, for men of even modest means could recruit servants in England, transport them to Virginia to work on the land free to the investor by virtue of the transportation and pocket profits of 200 to 300 percent over cost. The combination peopled Middlesex as it did other sections of the colony.

In the aftermath of the Indian uprising in 1644 the land bordering the Piankatank was acknowledged by treaty to be part of the Indian domain, and settlement in what was to become Middlesex was barred. But the very year of the treaty (1646) cattle were brought into the Piankatank by boat and left to graze on its meadows. And in 1648, because of the "great and clamorous necessities of divers of the inhabitants complaining of over-wrought grounds amid the decay of their cattle and hogs for want of sufficient grange," all restrictions to the land were removed. The English moved onto the land to establish their homes.

They acquired land by buying old claims or laying out new claims of their own, always sprinkling names as they came. The very act of naming places in the wilderness made those places familiar and the wilderness less foreboding.

The prominent neck of land marking the entrance to the Piankatank was given the name of "Store Point" between 1648 and 1653.

According to one report, though not confirmed by a search of the land patent records, Col. Moore Fauntleroy was the first owner of Store Point, having received it as a grant from the crown during the reign of King Charles II.

A search of the records did establish and document ownership of Store Point/Stove Point from 1761 to the present time. On December 1, 1761 the Hon. Philip Grymes, Esq. sold to John Berry

"that tract and parcel of land commonly known by the name and appellation of Store Point lying and being in the County of Middlesex..." John Berry's will dated December 9, 1766 stated: "I give my son John Berry II all that parcel of land I bought of Philip Grymes, Esq. commonly known by the name of "Store Point." These were the last references to "Store Point" found in any written record. By the hand of a careless scribe Store Point became Stove Point.

Across Fishing Bay from Stove Point lies Berry Ville Shores where a house believed to have been built about 1750 still stands. John Berry had bought the 125 acres comprising Berry Ville Shores in 1748 and is believed to have built this house and lived there.

Legend has it that there was in fact a *store at the southern end of Stove Point, a legend given credibility by the existence of the prominent sand spit then in this location which provided one of the few places on the eastern seaboard where a large ship could anchor within a few feet of shore and still be in twenty six feet of water. A large pit, believed to have been an ice house, was a prominent feature of the high land at the end of the point until it was filled in sometime in the 1960s. Such a store had to be provisioned by water and large vessels would have been required to off-load cargo to other boats as there was no road to the end of Stove Point until the early 1950s.

A more plausible reason for the pit at the end of the point may be that this was the site of a whiskey still which a farmer named Joe Ward is known to have operated at this location. More about this later.

Captain John Smith and a band of explorers from Jamestown were the first Englishmen to see Stove Point. In 1608 he was eager to carry out the Virginia Company's instructions to explore the Chesapeake Bay. Along with Dr. Walter Russell, six other gentlemen and seven "other ranks", the explorers set out in their small sailing barge. On their return trip Smith wanted to visit the river now known as the Rappahannock where he had previously been brought during his captivity. The barge was caught by the ebb tide and grounded on the south shore. The party speared fish as they waited for the returning tide. Smith was himself speared by a stingray on the wrist which became so infected and swollen that others in his party feared for his life. Dr. Russell applied oil to the wound and by nightfall Smith was out of danger. The area where this accident occurred was given the name of Stingray Isle which was later changed to Stingray Point when it was discovered that the point was joined to the mainland, now the site of the town of Deltaville.

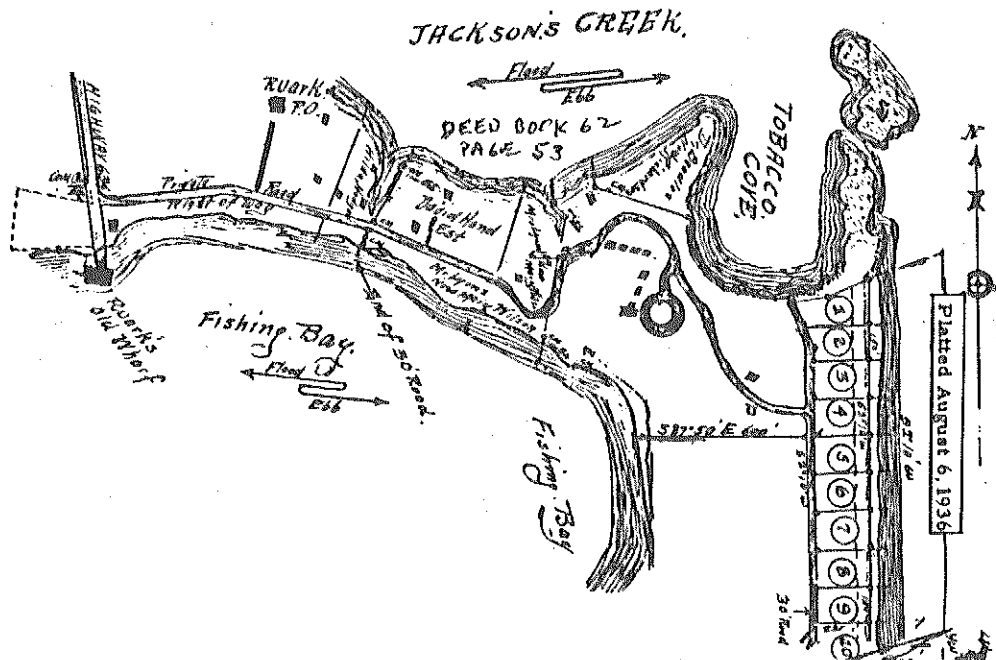
Deltaville was first named Sandy Bottom, then Unionville after the interdenominational Union Church which was located there and did not come to be officially named Deltaville until 1909.

*The "store" may have been an Indian trading post, according to one account.

For more than three hundred years of the recorded history of the coastal areas of Virginia, Stove Point remained little changed except for the relentless erosion caused by the wind and tide. A search of court records tracing ownership of Stove Point for more than two hundred years reveals that until 1866 Stove Point was always sold or willed as one parcel totaling about one hundred and twenty acres. In 1866 William Coulborne, then owner, divided Stove Point into two parcels, one of twenty five acres, the other ninety four acres, and sold them separately.

In March 1935 T. T. Hawksworth bought these two parcels, paying \$2,350 for the twenty five acre tract and \$9,700 for the 94.5 acre tract, or about \$100 per acre. Two weeks later he married Frances Slingluff Burch. The Hawksworths then owned Stove Point in its entirety.

Tom and Frances (Buck) Hawksworth met in Baltimore and had visited in Deltaville before their marriage. They were familiar with the Fishing Bay area and decided it would be an ideal location for a summer home. It was with this in mind that Tom Hawksworth bought Stove Point in 1935.

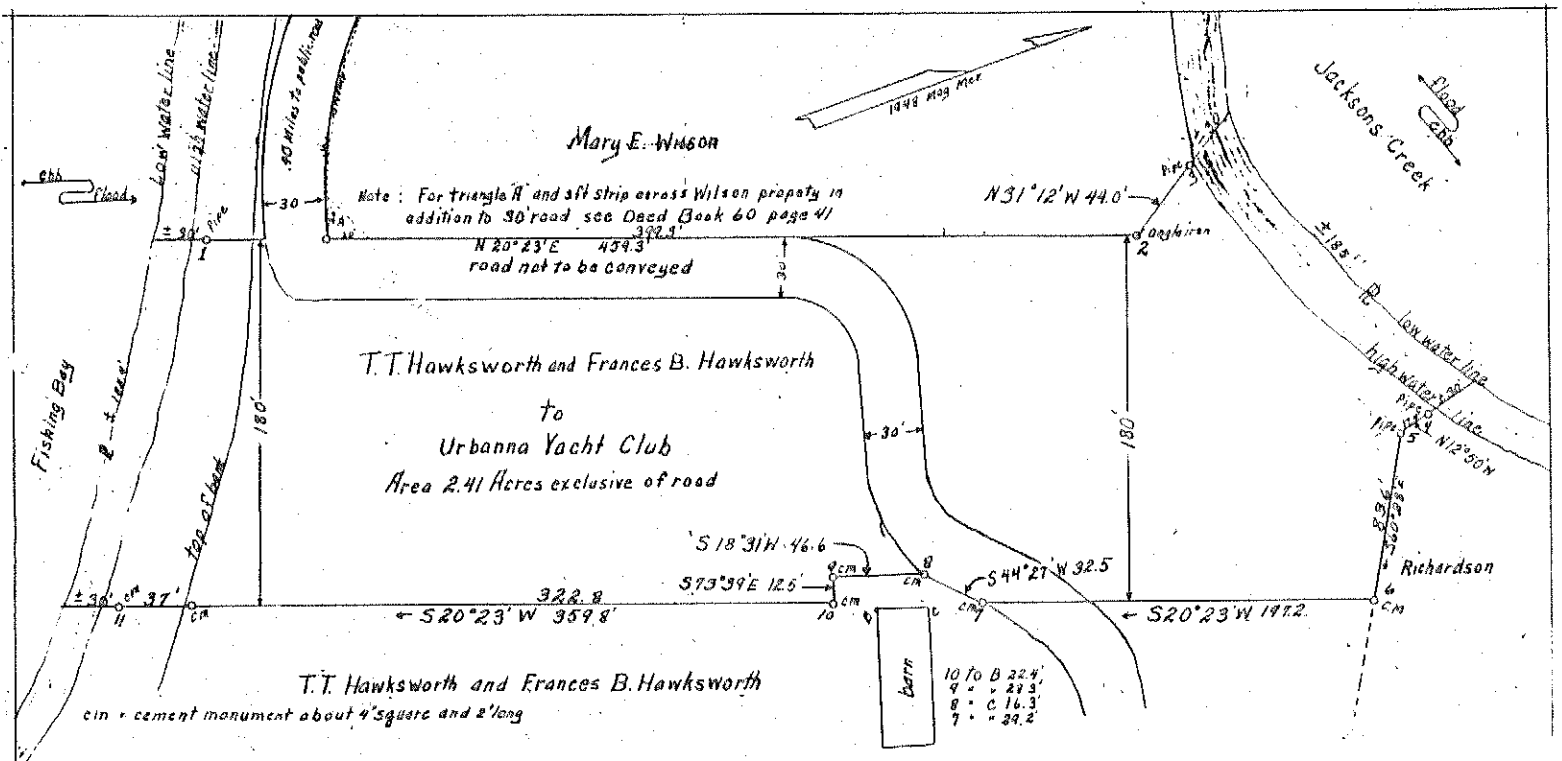


The house at the turning circle shown above, now owned by the Stull family, was dilapidated and in disrepair. The parlor in this old house, now the dining room, had been used only for funerals. The Hawksworths set about repairing the house to make it habitable as their summer home, later even adding heat and insulation after the children came. It was necessary for the Hawksworths to bring in

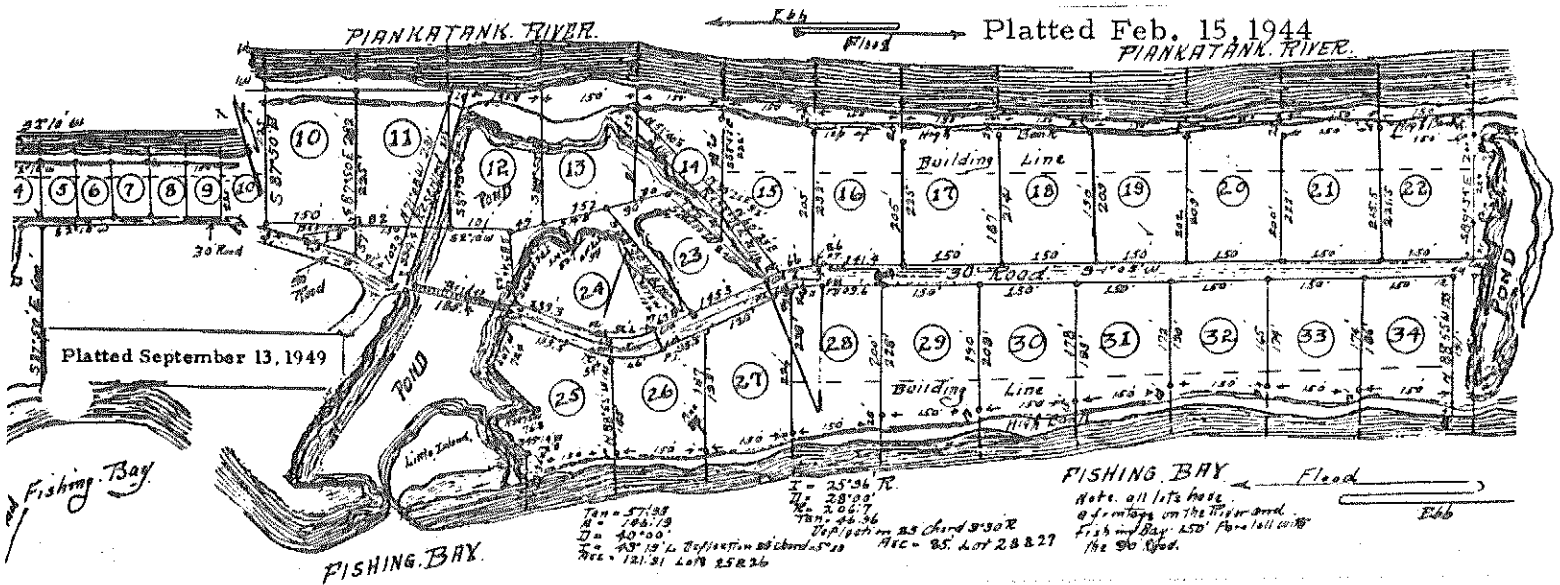
electricity and telephone lines from Kelly's corner where the road leading into Fishing Bay joins the main road. Other residents in the area, preferring their oil lamps and isolation, did not join in this project. An existing well, complete with rope and bucket, provided water. A narrow washboard road led from the 30-foot right-of-way to the property. Ruark Post Office, shown above, was the focus of community life during this period. This house remained the summer home of the Hawksworths until December 1955 when it was sold to Neil F. and Florence C. Stull.

The day after Milton Cone of Richmond heard that the Hawksworths had bought Stove Point he approached them about buying a lot. He said he had been coming to Deltaville to fish for twenty five years, always staying at Gemmill's Inn at Amburg, and for years had dreamed of owning property on Stove Point. In August 1936 ten lots were surveyed and platted as shown on the previous page. Milton Cone bought lot #1 marking the beginning of the development of Stove Point as a residential and recreational area. Milton Cone's daughter, Elizabeth, and her husband, George H. Brauberger, now own this lot. Wirt and Mary Hatcher bought lot #3 in 1937; Paul Bounds bought lot #2 and Frank Keck lot #4 in 1945; Alvey E. Bartholomew bought lots #9 and #10 and William S. Propst lots #5, #7 and #8 in 1947; Warren and Mary Rice bought lot #6 and J. Leonard Moore lot #5 in 1948.

On December 31, 1948 an event occurred which was to have a profound effect on the development of Stove Point. On that date the Hawksworths sold 2.41 acres of land as shown on the plat below to the Urbanna Yacht Club for \$2,500. The club promptly changed its name to Fishing Bay Yacht Club.



Fishing Bay became the mecca for dedicated sailors of all ages, mainly from Richmond, who were quick to note the suitability of the Point as a site for a summer home. Alan McCullough who, as Vice Commodore, had acted on behalf of the Urbanna Yacht Club to buy the yacht club property at Fishing Bay, was the first of this new wave of summer visitors to purchase a lot on Stove Point, acquiring lot #30 on April 7, 1949. While it had taken twelve years for the Hawksworths to sell their first ten lots, seventeen summer sailors acquired twenty lots on Stove Point in a single year, buying most of the lots shown below by the end of 1949.

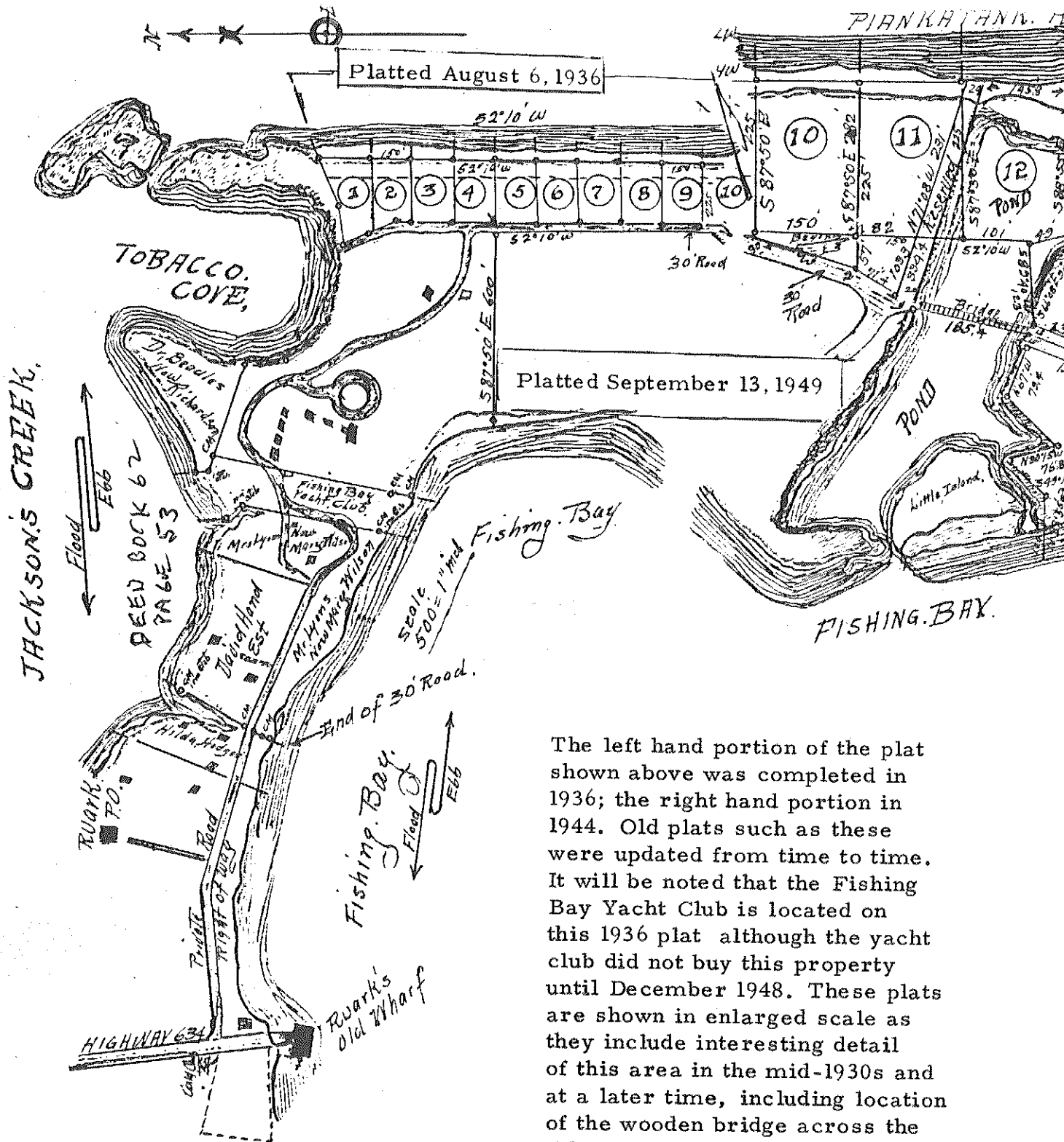


By some fortuitous circumstance the Hawksworths had surveyed and platted the area shown above in February 1944 and were ready when the buying panic came.

The larger of the two ponds shown above required a 185 foot wooden bridge to span it. This was a tidal pond deep enough to provide a happy home for hundreds of crabs and one huge sea turtle which had floated in with the tide. Until the bridge was built this pond barred passage and made it impossible to traverse the length of Stove Point except around the beach perimeters at low tide. A man named Charles Selby, later Sheriff of Middlesex County, who built fences and did maintenance work for the Hawksworths, supervised the gang of workmen who cleared the land and built the roads for this new development and others that were to follow.

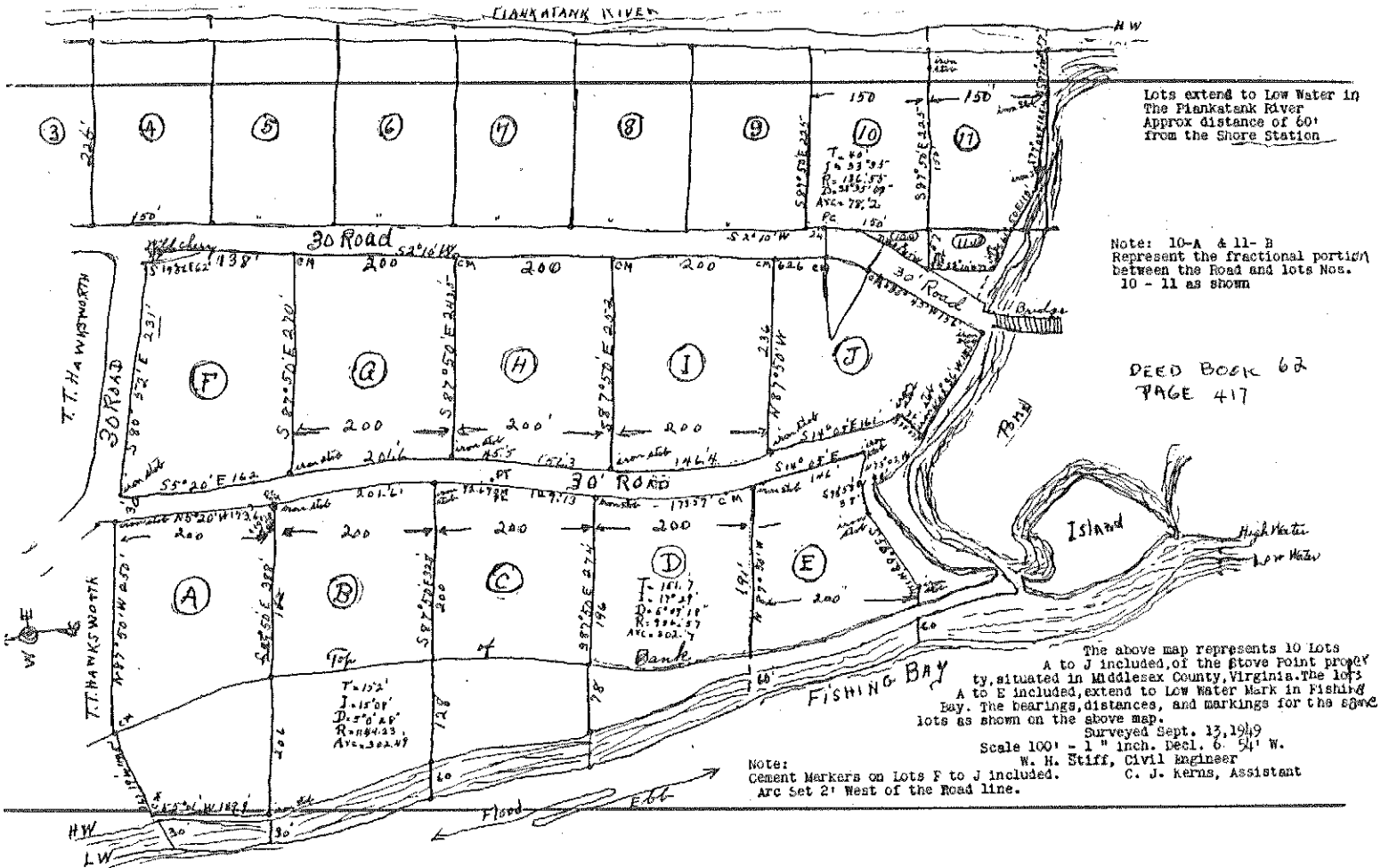
Until 1951 the smaller of the two ponds shown above blocked passage to the southern portion of Stove Point which remained a virgin forest of towering pines.

Platted Feb. 15, 1944



The left hand portion of the plat shown above was completed in 1936; the right hand portion in 1944. Old plats such as these were updated from time to time. It will be noted that the Fishing Bay Yacht Club is located on this 1936 plat although the yacht club did not buy this property until December 1948. These plats are shown in enlarged scale as they include interesting detail of this area in the mid-1930s and at a later time, including location of the wooden bridge across the tidal pond.

Demand for Stove Point lots remained strong and in September 1949 a new section comprising lots A through J as shown below was surveyed, platted and offered for sale. By November 1951 all but two of the ten lots in this new section had been sold.



Older residents of this area remember well the horse shows that were held in the section now comprising lots F through J prior to their development for residential purposes. The daughters of Milton Cone and the Hawksworth children all kept horses and rode together. The horse shows were an outgrowth of their love for horses and the excitement of competition which such shows afforded. These events attracted a large number of entries and spectators, both children and adults, from the Deltaville area.

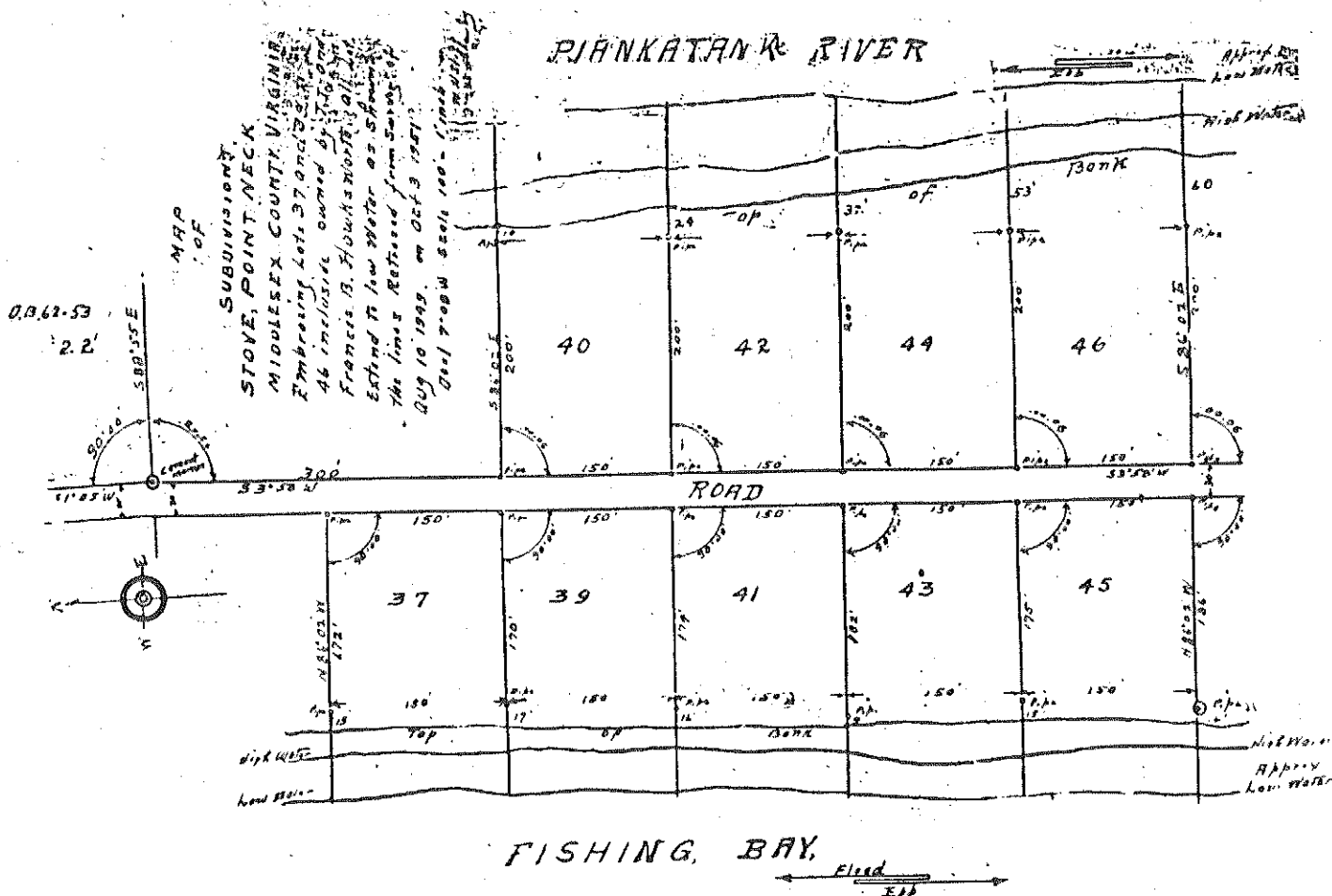
Nearly all the Stove Point lots were purchased by families from Richmond, Virginia, until 1951 when residents of Alexandria discovered the Point. Within two years eight Alexandria families bought sixteen adjoining lots in a section surveyed and platted by the Hawksworths on October 3, 1951.

An Alexandrian, John E. McPherson found the Point while on a fishing trip in October 1951. McPherson, his son Johnny, and two friends

had docked one evening at Tides Inn, and during dinner three ladies from an adjoining table overheard the McPherson party talking about the beauty of the area. The ladies interrupted the conversation to say that if the men wanted to see the most beautiful of all rivers they must visit the Piankatank. The next day the McPhersons and friends cruised out of the mouth of the Rappahannock, around Stove Point, and into Fishing Bay, finding the scenery as beautiful as the ladies had described it.

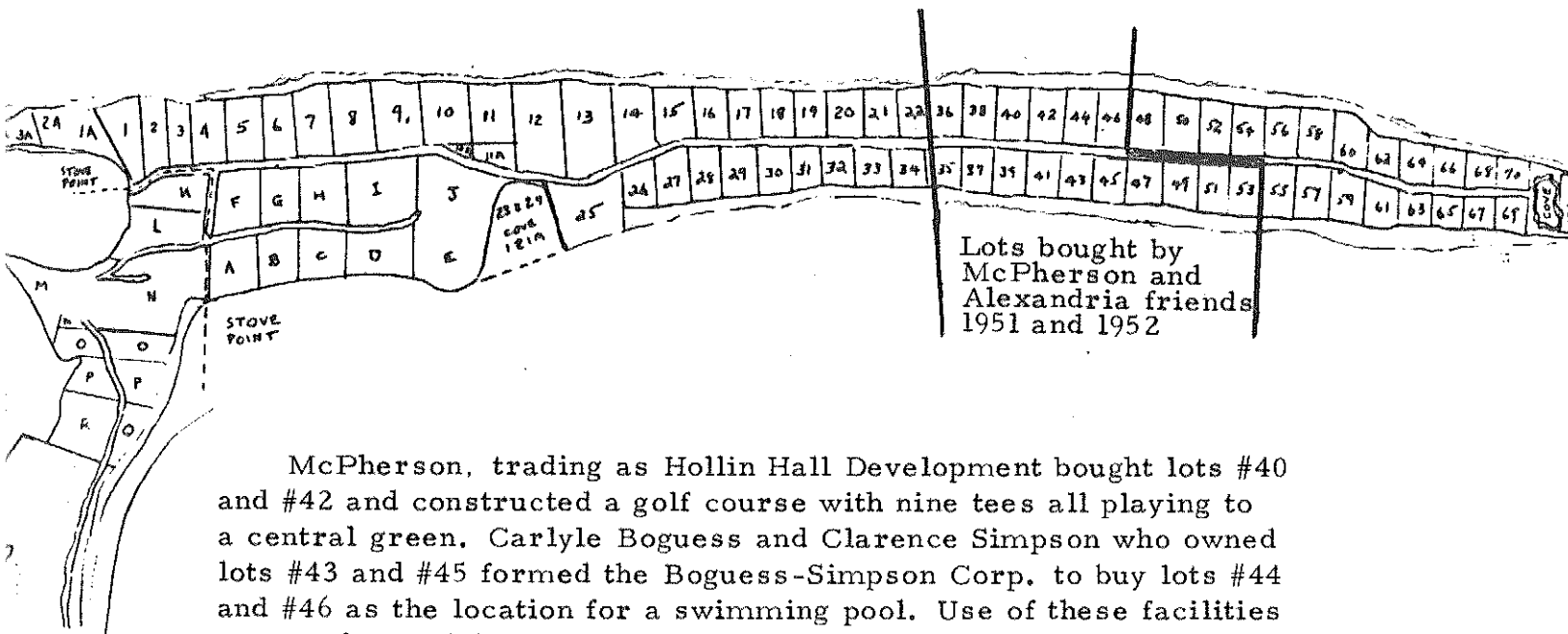
Continuing to cruise up the Piankatank beyond Horse Point the group had to anchor when a violent storm struck suddenly from the east. As the storm abated and the sun reappeared a double rainbow formed spanning the length of Stove Point creating a scene of incredible beauty moving John McPherson, Sr. to comment to his companions that this was where he would like to retire.

Returning to Tides Inn the McPhersons learned the Hawksworths still owned a large portion of Stove Point. They borrowed the Inn manager's car the next day for the drive to Deltaville to find the Hawksworths. Johnny McPherson recalls that the Hawksworths provided a horse-drawn cart for the drive down to the Point to view the recently platted lots available for sale, that they crossed the



185-foot wooden bridge spanning the large pond and that the road was barely passable. Only two houses had been built at that time, the McCullough and Dunn cottages.

As an owner and vice president of United Clay Products Company, a brick manufacturing concern, John McPherson, Sr. had many Alexandria friends in the building trades. Some expressed an interest in Stove Point and visited the area with McPherson as he and his partner, William P. Croom, Jr. completed plans to purchase lots #41 and #39 respectively. In less than two years eight Alexandria families had purchased the sixteen lots shown below. Six of them decided to build homes immediately, and engaged Deltaville contractor Aubrey Hall for that purpose.

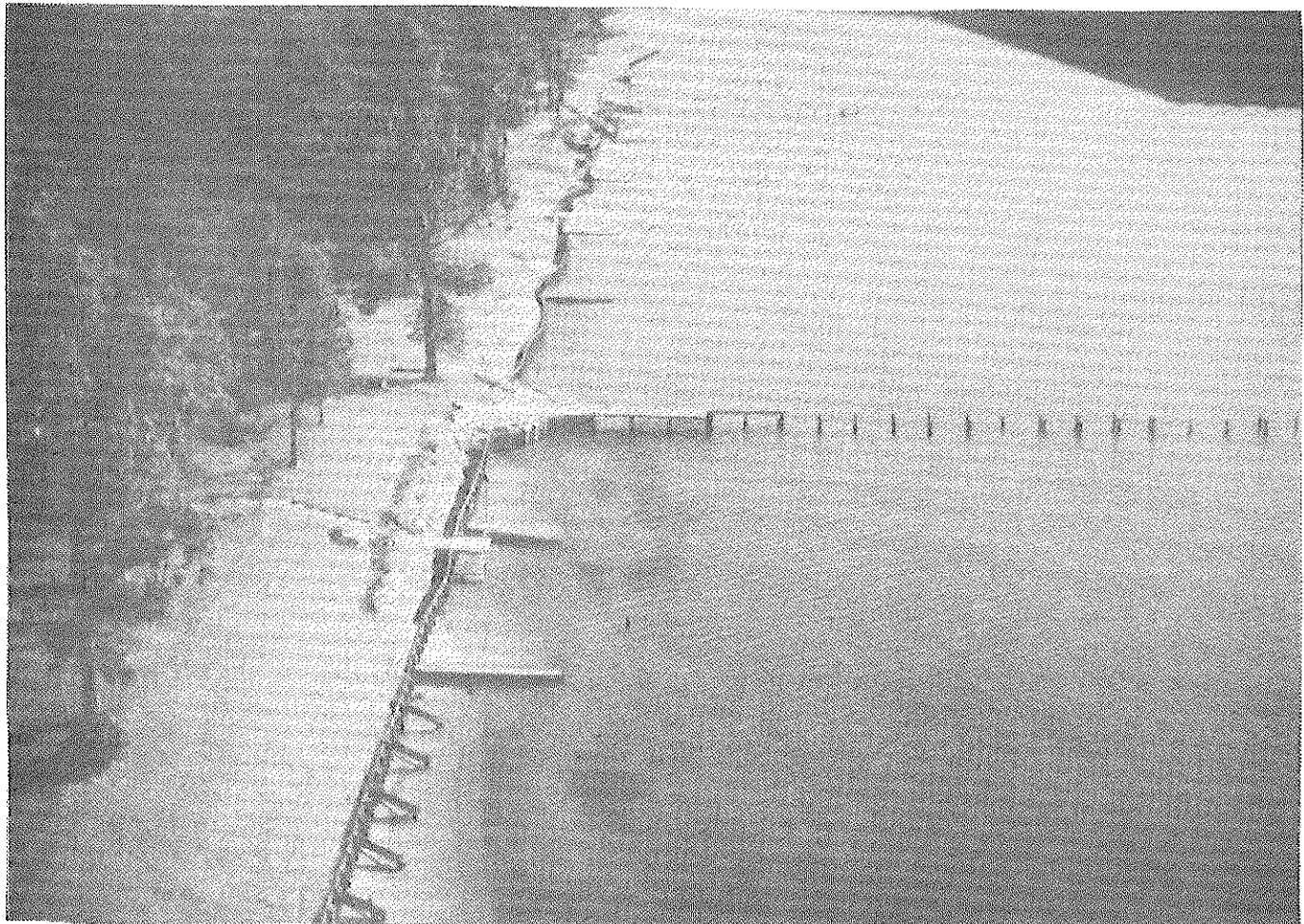


McPherson, trading as Hollin Hall Development bought lots #40 and #42 and constructed a golf course with nine tees all playing to a central green. Carlyle Boguess and Clarence Simpson who owned lots #43 and #45 formed the Boguess-Simpson Corp. to buy lots #44 and #46 as the location for a swimming pool. Use of these facilities was made available to all of the Alexandria property owners.

The Alexandria families early recognized the need for a seawall to protect their properties fronting Fishing Bay. They recruited Clarence Simpson's son, Donald, just graduated in engineering from VPI and a recent bridegroom, to handle the project. Don spent his honeymoon on Stove Point in 1953 supervising construction of the seawall and a dock 900 feet long leading from the shore to the deep water channel. Armistead Payne, a local marine contractor, assisted with the construction. Johnny McPherson notes the 900-foot dock is 400 feet longer than the Washington Monument is high.

On October 14, 1954 Hurricane Hazel dealt a savage blow to Virginia's eastern seaboard. Buck Hawksworth remembers that three sailboats anchored in Fishing Bay broke their moorings and were washed aground on the road which was covered by six feet of water. Dr. Edward Eppes,

concerned because all electrical power was off and the freezer in his cottage was full of food, walked along the road thru water above his waist, pulling a boat behind him carrying a Delco generator to restore power to his cottage. Three days passed before electric service could be restored. One summer resident tried to drive his new Cadillac through the water at low tide, became flooded, and saw his car all but disappear as the tide returned. Few seawalls escaped damage. Some were completely destroyed. Those who had not yet installed seawalls, Dr. Beverley Clary among them, saw banks, crumbled by the onslaught of the waves, wash into Fishing Bay.



In the aftermath of hurricane Hazel: Extensive damage to seawalls and docks

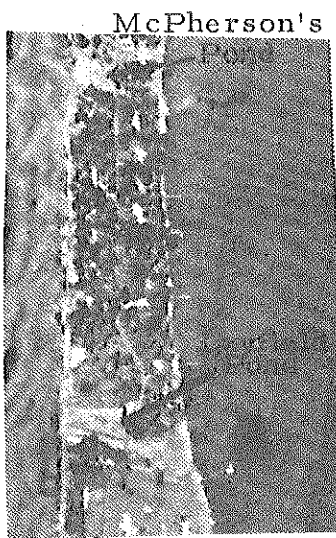
Johnny McPherson and his father drove to Fishing Bay on the day of the storm. Since all roads leading to Stove Point were under water they gratefully accepted Eugene Ruark's offer to take them to their property by boat. Johnny recalled that the water was well above their dock and seawall and within two feet of the top of the bank. Of the 900-foot dock that had been built the year before only the pilings remained. The dock, however had been constructed in twenty-foot

sections. These sections separated from the pilings intact. Forty of the fifty sections floated ashore and were piled up in the pond at the end of the Point.

Following the storm the dock sections were floated back into place and secured to their original pilings. Boat owners chartered a tug from Norfolk to pull their boats off the road and back into the water. The tug secured a line to the mast of the sailboat belonging to Eugene Sydnor of Richmond and promptly broke the mast in two. The boat belonging to Dr. W. Taliaferro Thompson was refloated without incident.

More damaging than Hazel from the standpoint of beach erosion on the Chesapeake side of the Point were hurricanes Connie which hit Virginia August 13, 1955 and Dianne which struck less than a week later on August 18th. Typical of loss suffered by many, the McPhersons lost about forty feet of their shoreline on lots #36 to #42.

Lots #36 and #38 were at a low elevation where a pond had existed for many years. The McPhersons had purchased them when they were sold at auction as unsuitable for building sites. The Layfields had purchased lots #12 and #13 when they were sold at the same auction for the same reason.



Following these storms Deagle's Marine Railway provided a dredge to pump sand from Fishing Bay to fill in the ponds on both the McPherson and Layfield properties.

The dark areas in the photograph mark the places where sand was dredged from the Bay.

In 1969 the McPhersons decided to restore lots #36 to #42 to the elevation of adjacent lots and again found that dredging sand from the Bay would be less expensive than trucking it in. The dredge cut a channel 800 feet long, $8\frac{1}{2}$ feet deep at low tide and 40 feet wide from the deep water of the Bay to the shore, and also dredged a section of the bank to form a protected anchorage as shown in the cover photo. This anchorage adjoins the lot which Johnny McPherson purchased from his father's corporation in 1965 and on which he built the cottage he now occupies. Fifty six thousand cubic yards of sand were pumped

from Fishing Bay to lots #36 through #42 building them up even with adjacent lots. Enough sand remained to pump 500 cubic yards onto the McKnight's beach to replace sand lost in the storm.

Many who were summer residents in the late 1960s will remember Johnny McPherson's Republic Seabee single engine amphibian airplane. His arrival at Fishing Bay on Friday afternoons and departure Sunday afternoons in this little flying machine were exciting events. The plane flew at 80 miles per hour and covered the 80 miles from Alexandria to Fishing Bay in exactly sixty minutes.

Of the eight Alexandria families that were original purchasers of lots on Stove Point only Clarence Simpson remains. Johnny McPherson is the second generation of his family to own property there.

Arelene Taylor Smith

and

John Edward McPherson, Jr.

request the pleasure of your company

at their marriage

on Saturday, the sixteenth of June

Nineteen hundred and eighty-four

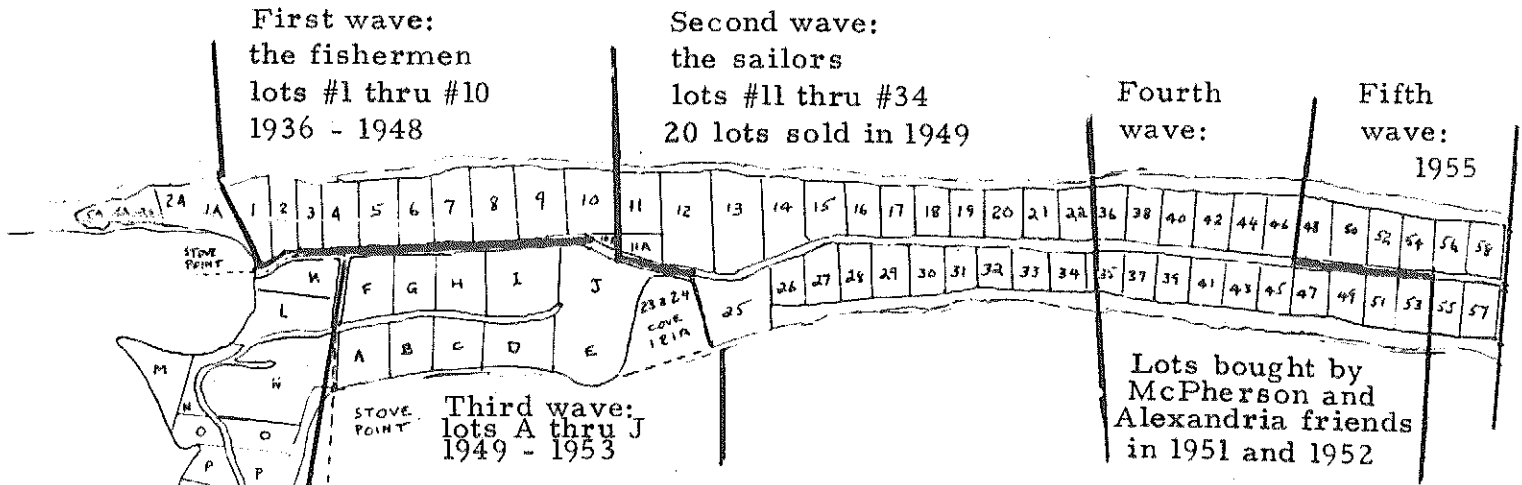
at half after two o'clock

Stove Point

Deltaville, Virginia

and afterwards at the reception

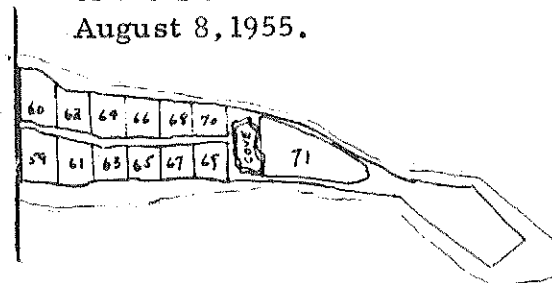
On June 16, 1984 an event occurred deserving of note in any chronicle of Stove Point. On that date Johnny McPherson and Arelene Smith were married in a gazebo Johnny had built facing the Chesapeake Bay on the former site of the golf course. The gazebo was converted into a chapel for the occasion by replacing the weathervane atop its cupola with a cross. McPherson's former teacher, Mr. Willis Wills of Alexandria performed the ceremony. This is believed to be the only wedding ever to take place on Stove Point.



A few years after the arrival of the Alexandria settlers the remaining 25-acre parcel encompassing the southern portion of Stove Point was readied for development. Lots #55 and #57 now owned by the Curtis and Harris families were bare of trees when bought by their present owners, the only lots on this part of the Point that could not boast a virtual forest of towering pines.

Nettie Lee Christian and her husband, Julian, had owned this portion of Stove Point from 1898 to 1935 when they sold it to the Hawksworths. The Christian's daughter, Charlotte, married Joe Ward, a farmer who lived at Hess, near Burton Point, in Mathews County across the river from Stove Point. According to Allen Ward, Joe's grandson, Joe Ward farmed the two open lots mentioned above, bringing his mules across the river on a motor powered barge. In addition to farming, Joe Ward operated a whiskey still at the end of the Point which produced a bountiful supply of good corn whiskey. In addition to potatoes and watermelons, Joe Ward raised enough corn for his mules and his still. A well on the property provided water. Joe farmed his land and operated his whiskey still from 1924 to 1929. He had a stroke in his late 40s and died in 1953.

Sixth wave: Frank T. and Katherine Hyde, and Donald and Florence Register purchased the southern end of the Point - 16 acres - August 8, 1955.



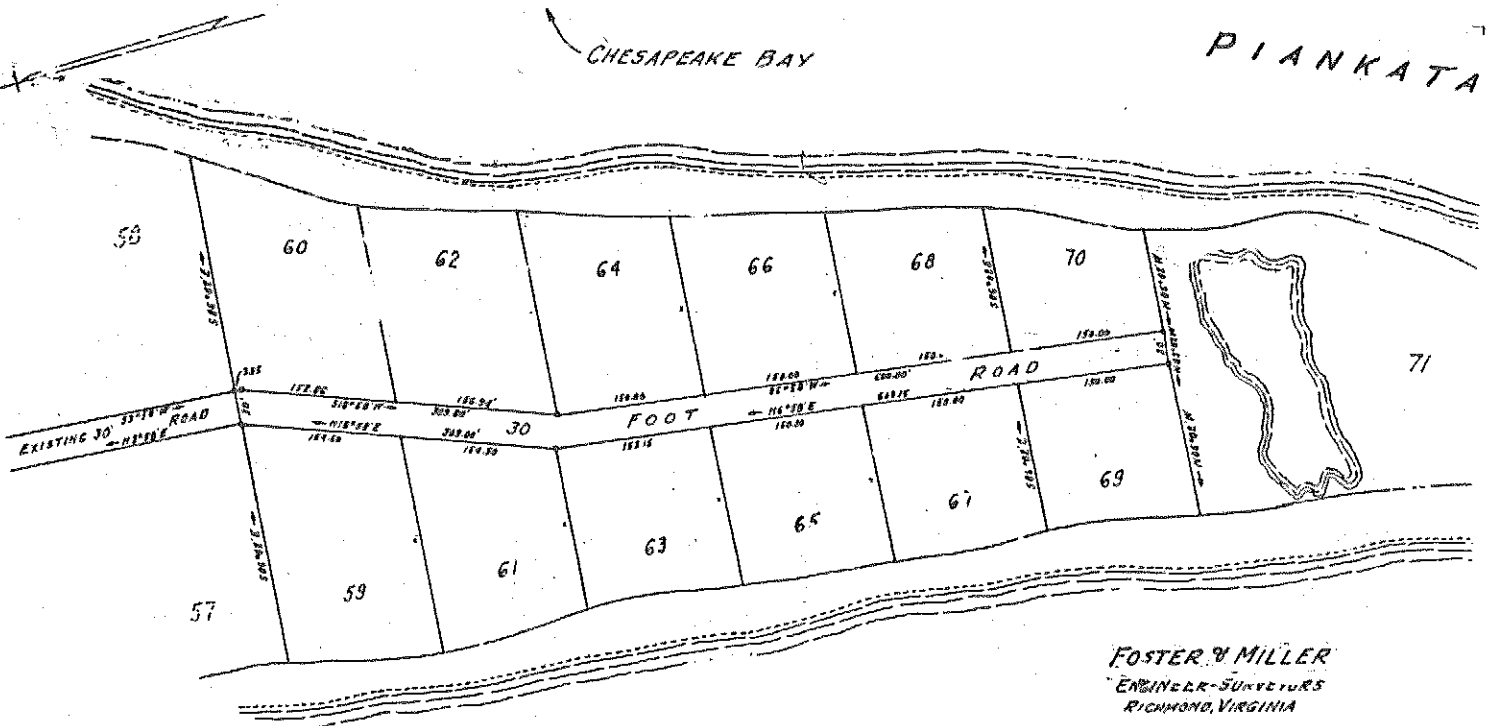
The sixteen acres purchased by the Hydes and Registers for \$25,000 comprised the southern end of Stove Point including the sand spit extending to deep water and bounded on the north by lots #58 and #57.

As has previously been mentioned hurricane Connie which struck Virginia's coastal areas August 13, 1955 and hurricane Dianne which roared in less than a week later on August 18th were accompanied by easterly winds of gale force and high tides resulting in more devastating bank erosion on the Chesapeake side of Stove Point than had been caused by hurricane Hazel which struck the area October 14, 1954.

The deed for the Hyde-Register purchase of their Stove Point property went to record at the courthouse on the day hurricane Connie hit. Frank Hyde visited the Point to assess the damage and found that about twenty five percent of the property they owned on August 12th had washed into the Bay on August 13th. Pine trees that had stood fifteen to twenty feet from the water were now awash on the beach.

Finding it impractical to build a seawall around the perimeter of the entire property, the owners were faced with a dilemma. The Registers opted to sell. At a meeting on June 1, 1957 twenty Stove Point property owners agreed to guarantee \$500 each in the signing of a note as security for a \$10,000 bank loan to buy the Registers interest, thus making the Association an equal partner with Frank Hyde on a share and share alike basis.

A survey of the property was made June 13, 1957.



NOTE: DEPTH OF LOTS NOT MEASURED

By deed dated September 18, 1957 Frank Hyde in partnership with the Stove Point Improvement Association sold lots #61 and #63 to Howard E. Baumberger. Within a short time thereafter enough lots had been sold to pay off the \$10,000 bank loan.

Frank Hyde suggested that if the Association would relinquish its one half interest in lot #65 and assign him ownership of this lot, he would relinquish his one-half interest in four remaining lots at the point. This was done. The Association offered to give these four lots to any member who would agree to put a seawall around the property within six months. Paul W. Bounds accepted this offer and installed rip rap of heavy stone and boulders around the property as agreed. Mr. Bounds gave lots #68 and #70 to his son David and the end lot #71 to his daughter. Lot #69 was sold to James R. Beck. Lot #71 was subsequently sold to John K. and Charlotte Adams.

In the manner described above the Association, the Hydes and the Registers resolved a dilemma potentially costly to all parties in a way that left all concerned virtually unscathed.

The plat on the previous page shows the location of a pond or cove on lot #71. After Paul Bounds acquired the property he employed a man named Gilbert, who was Deltaville's leading owner and operator of heavy road and farm machinery, to construct a drag line at the Point on what is now lot #71 to pull sand from what was then a well defined and prominent sandspit to fill in the pond.

The deed granting the four lots described above to Paul Bounds stated that a five-foot easement would be provided and maintained over this property to permit access to the sandspit for all Stove Point property owners.

With the purchase by the Hydes and the Registers on August 8, 1955 of the sixteen acres at the end of the Point the Hawksworths completed the sale of the last of their Stove Point property. Over a period of twenty years subdivisions were platted and lots sold bound by restrictions that were not uniform and sometimes conflicting. The acreage purchased by the Hydes and Registers was not bound by any restriction at all. The 30-foot right of way over the length of the Point was still owned by the Hawksworths although they had offered to deed it to an association of property owners as soon as one could be formed.

To deal with these and other problems an organizational meeting was held on Saturday, August 25, 1956 at 8 PM at the Fishing Bay Yacht Club for the purpose of forming the Stove Point Improvement Association. Twenty four property owners attended the meeting. Elected to serve as board members were: Messers. Moore, Dotts, McPherson, Starke, Whitehurst and Simpson. They elected J. Leonard Moore to serve as the Association's first president.

At this meeting motions were passed to take over the road system and to enforce existing restrictions while working toward the formulation of uniform restrictions to apply to all property owners.

At a meeting on June 1, 1957 a motion was passed to hard-surface the road from the Narrows to the end of the Point. Mr. Stuart W. Whitehurst, a member of the board who was in the paving business, offered to do this work at cost, an offer that was enthusiastically accepted.

On July 26, 1958 a uniform set of restrictions was adopted and recorded.

Dr. Caroline McCue headed the pest control committee and initiated a program of spraying on a planned and regular basis enlisting the services of Mr. Roberts, the much beloved and respected yacht club caretaker. As a result mosquitoes and other pests have been held to a bearable level. The Association provided garbage collection services for a time but this service has been discontinued.

The Association serves as overseer of building plans and lot resale; sponsors a party for all members and their guests on the Saturday closest to the Fourth of July; also, a business meeting to which all property owners are invited, held in August each year. Finances have been prudently and well managed.

For these and other services we all owe our board members and officers our sincere appreciation. A list of those who have served as Association president, also those who have served as secretary and treasurer, will be found in the section following this narrative.

A few random observations as we approach the conclusion of this historical chronicle:

The yacht club continues to flourish and recently announced that it has been necessary to cap membership at 300.

Rock fish, once plentiful and the finest of all sport fish, have disappeared with the eel grass but the Croaker are back after a long absence and Spot, Trout, Flounder and Bluefish are plentiful, as are the blue crabs.

In recent years swimming pools have sprouted up like mushrooms.

The Middlesex taxman hovers ever near us and shares bountifully in the progress and prosperity of the area.

Our Association now has sixty nine members, of whom nine are year-round residents.

Hurricanes? Buried in the subconscious of every property owner is the knowledge that future destructive hurricanes are inevitable. So why worry?

Water? Most areas of the Point are blessed with an adequate supply of water of good quality drawn from a finite source which we share with our neighbors and therefore use with care. Many will remember the attempt made by Garland S. Sydnor, president of Sydnor Hydrodynamics, to find a water source for Stove Point residents by drilling to a depth of 700 feet on the lot now occupied by Johnny McPherson's boat anchorage. The attempt was unsuccessful.

Lots continue to change hands but more and more it seems that the younger generations are inclined to perpetuate family interest in Stove Point.

While Richmond families continue to be in the majority, this is changing and our community is enriched by neighbors and friends from other areas.

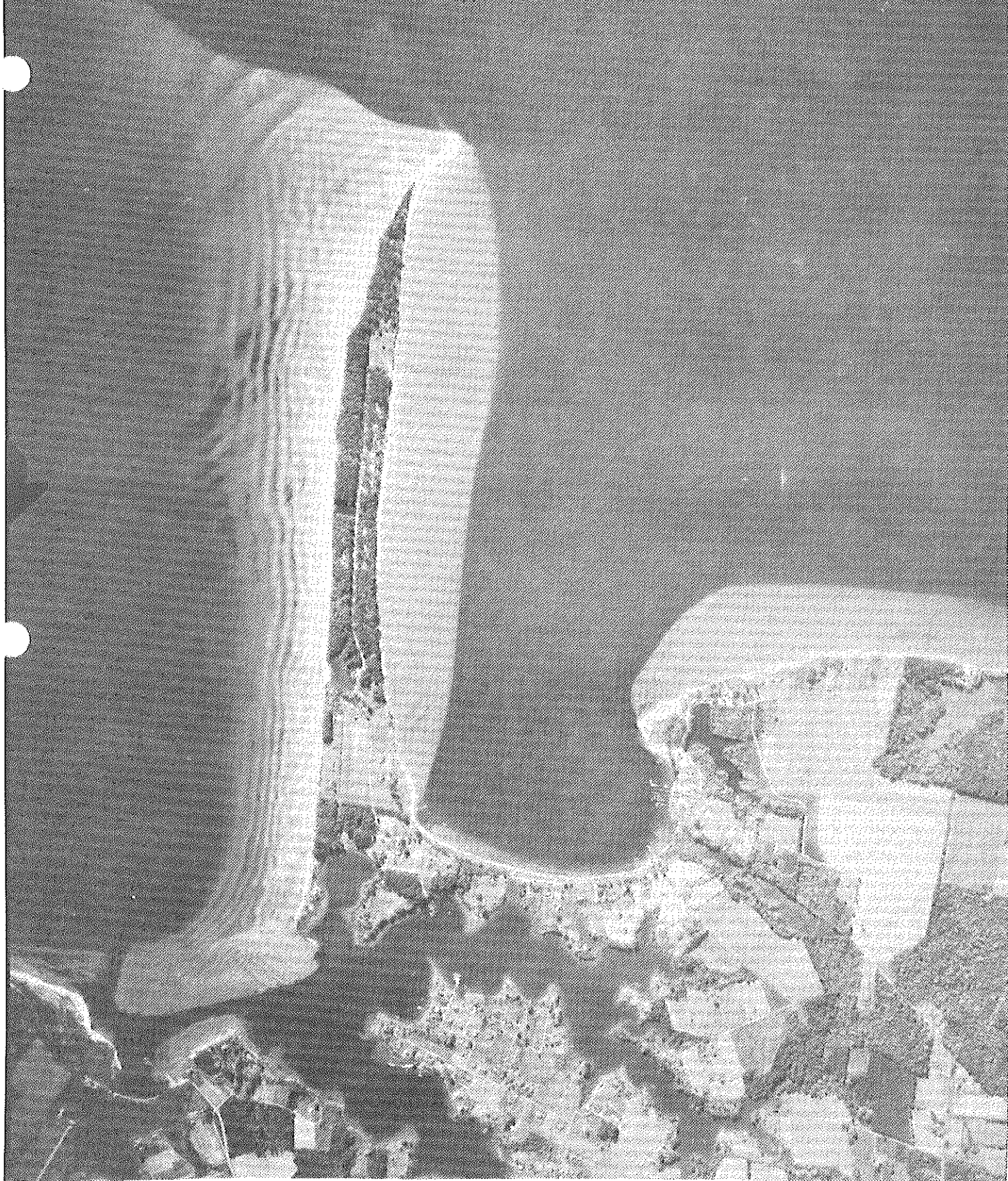
To Buck Hawksworth, Johnny McPherson and his wife, Arelene, Allan Ward, Frank Hyde, Janice Shanks, Stephen C. Martin, attorney, who prepared the summary of our restrictions; and to the helpful and cooperative assistants at the Middlesex courthouse in Saluda and in the land office of the Virginia State Library; and to many others who have contributed to this history, our sincere thanks.

August 1984

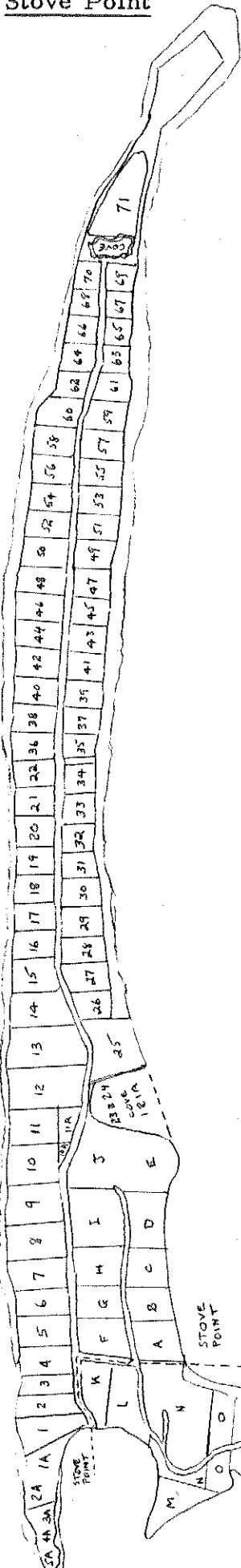
William A. Johns, M. D.
Theodore M. Curtis

* * *

On the following pages are listings of present and original lot owners, Association officers, and a summary of restrictions binding all property owners. Also provided for those who have an interest in such things is a record tracing succession of ownership of Stove Point back for more than two hundred years.



As we were, October 31, 1953: Note the location of the three ponds on Stove Point; the prominence of the sand spit at the end of the Point which then stood one and a half feet above sea level at high tide; and the 900-foot dock extending to deep water which had just been completed.



STOVE POINT PROPERTY OWNERS - JULY 1984

STOVE POINT PROPERTY OWNERS
JULY 1984

The listings below are from County tax records

SECTION (41-77)-(31) - STOVE POINT SUBDIVISION - D.B. 70,
Page 447

- 1A Rand, Robert L.
- 2A Rand, Robert L.
- 3A Harrison, H. Randolph
- 4A Harrison, H. Randolph
- 5A Harrison, H. Randolph

SECTION (41-77)-(32) - STOVE POINT SUBDIVISION - D.B. 70

- 3A Harrison, H. Randolph
- 4A Harrison, H. Randolph
- 5A Harrison, H. Randolph

SECTION (46-1)-(3) - STOVE POINT SUBDIVISION - D.B. 62, Pg. 417

- A Whitehurst, S. W. & Maria G.
- B Ford, Eliz E.
- C Taylor, Maude Wadley
- D Clery, Dora Mearns
- E Leyfield, I. G. Jr. Est
- F Nixon, Mary A.
- G Rose, ~~Stella V~~
- H Bonton, John E. & Lois A
- I Cunningham, Chas. H. & Ruth W.
- J Leyfield, T. G. Jr. Est

SECTION (46-1)-(1) STOVE POINT - D.B. 70, Pg. 406

- 1 Howkme Ath. Francis H.
- 2 Griffith, W. C. & Curtis B.

SECTION (46-1)-(2) STOVE POINT SUBDIVISION

- 1 Breubarger, Eliz. Gene & Geo. H.
- 2 Hamilton, D. Ross & Jeanne B.

SECTION (46-1)-(3) STOVE POINT SUBDIVISION

- 3 Miller, Robert S. & Keith N
- 4 Jones, Roy J. Roper Mrs.
- 5 Moore, J. Leonard & Dorothy
- 6 Moore, F
- 7 Moore, J. Leonard & Dorothy
- 8 Nowell, Lena C
- 9 Nowell, Lena C

SECTION (46-1)-(6) - STOVE POINT SUB. - D.B. 65, Pg. 266 &
Pg. 475

- 47 Tucker, Robt. H. etux
- 48 Kofelberger, Wm. H. & Margaret E.
- 49 Weaver, Chas. Anderson
- 50 Ferguson, Russell G. & Mary I.
- 51 Harrison, Fred & Mary C.
- 52 Weaver, James B. & Elsie D. - 6/18/83 on, 4/18/84 H. & M. et ux, 7/6/84
- 53 Gaddy, Clarence B. et ux - 6/18/83 on, 4/18/84 H. & M. et ux, 7/6/84
- 54 Bacon, Walter S. Jr
- 55 Curtis, Theodore M. & Maria G.
- 56 Johns, Wm. A.
- 57 Harris, Wm. Y. Jr. & Catherine K.
- 58 Curtis, T. M. et al

SECTION (46-1 & 4) - (7) - STOVE POINT SUB. - D.B. 73,

- 59 Harris, Wm. H. Jr. & Katherine
- 60 Tucker, Wm. H.
- 61 Lee, Mary Roby
- 62 Johns, Thos. N. P. & Helen C
- 63 Johns, Thos. N. P. & Helen C
- 64 Corville, Stuart F. Jr
- 65 Rock, John R. & Caroline S.
- 66 Davis, Norwood W. Jr. & Patricia T.
- 67 Bounds, Charles W. et al
- 68 Beck, James R. & Bertie M.
- 69 Bounds, Charles W. et al
- 70 Adams, John E. & Charlotte S.
- 71

SECTION (46-1)-(4) - STOVE POINT SUBDIVISION

- 74 Butler, Robert L. & Jane B.
- 8 Butler, Robert L. & Jane B.
- 9 Carter, W. S. & Lizzie B.
- 10 Cunningham, Chas. & Ruth (25' strip)
- 10A Carter, W. S. & Lizzie B.
- 10B Leyfield, Ruth W. 25'
- 10C Dickinson, Alfred & Elsie
- 15 Nelson, C. M. & Mary B.
- 16 Davenport, Bryd W.
- 17
- 18
- 19
- 20
- 21 Hollins Hall Village Inc.
- 22
- 23
- 24
- 25 Air Ven Lines International Inc.
- 26
- 27
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- 38
- 39
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- 41
- 42
- 43
- 44
- 45
- 46

SECTION (46-1)-(5) - STOVE POINT SUBDIVISION

- 35 McPherson, John E.
- 36 Hollins Hall Village Inc
- 38 Hollins, Hall Village Inc.
- 39
- 40
- 41
- 42
- 43
- 44
- 45
- 46

SECTION (46-1)-(6) - STOVE POINT SUB. - D.B. 65, Pg. 266 &
Pg. 475

- 47 Tucker, Robt. H. etux
- 48 Kofelberger, Wm. H. & Margaret E.
- 49 Weaver, Chas. Anderson
- 50 Ferguson, Russell G. & Mary I.
- 51 Harrison, Fred & Mary C.
- 52 Weaver, James B. & Elsie D. - 6/18/83 on, 4/18/84 H. & M. et ux, 7/6/84
- 53 Gaddy, Clarence B. et ux - 6/18/83 on, 4/18/84 H. & M. et ux, 7/6/84
- 54 Bacon, Walter S. Jr
- 55 Curtis, Theodore M. & Maria G.
- 56 Johns, Wm. A.
- 57 Harris, Wm. Y. Jr. & Catherine K.
- 58 Curtis, T. M. et al

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- 59 Harris, Wm. H. Jr. & Katherine
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- 61 Lee, Mary Roby
- 62 Johns, Thos. N. P. & Helen C
- 63 Johns, Thos. N. P. & Helen C
- 64 Corville, Stuart F. Jr
- 65 Rock, John R. & Caroline S.
- 66 Davis, Norwood W. Jr. & Patricia T.
- 67 Bounds, Charles W. et al
- 68 Beck, James R. & Bertie M.
- 69 Bounds, Charles W. et al
- 70 Adams, John E. & Charlotte S.
- 71

RECORD OF SALE OF STOVE POINT PROPERTY
BY T. T. & FRANCES B. HAWKSWORTH
TO ORIGINAL OWNERS

<u>Lot No.</u>	<u>Sold by the Hawksworths to:</u>	<u>Date</u>	<u>Deed Book</u>	
			<u>Vol.</u>	<u>Page</u>
1	Milton Cone	8/6/36	52	385
3	Wirt & Mary Hatcher	2/23/37	53	55
2	Paul W. Bounds	5/17/45	57	473
9 & 10	Alvey E. Bartholomew	10/15/47	60	191
5	William S. Propst	10/30/47	60	212
8	William S. Propst	3/16/47	61	62
7	William S. Propst	3/16/48	61	65
6	Warren G. & Mary E. Rice	3/16/48	61	65
4	Frank E. Keck	10/30/45	57	473
5	J. Leonard Moore	3/16/48	61	68
2.41 Ac.	Urbanna Yacht Club	12/31/48	61	499
30	Alan McCullough	4/7/49	62	55
28	Garland C. Chewning	4/7/49	62	59
16	William D. & Grace Suggs	4/7/49	62	63
29	Reid A. and Isabel Dunn	4/18/49	62	88
27	Rutherford H. Spessard	4/21/49	62	97
17 & 18	M. Jack Rinehart	4/25/49	62	122
32	Mary Anne Rennolds	4/30/49	62	135
25	Isabel C. Burroughs	5/20/49	62	165
31	William T. Thompson, Jr.	6/6/49	62	188
33	Patrick A. Gibson	6/16/49	62	205
34	Robert & Wilma W. Stafford	9/19/49	62	389
A & F	J. Leonard & Dorothy Moore	9/24/49	62	411
11 & 11 B	Ruth W. Layfield	10/3/49	62	425
H	William S. Propst	10/3/49	62	429
I	Alvey E. Bartholomew	10/3/49	62	432
J	T. G. Layfield, Jr.	10/3/49	62	432
B	John C. & Ruth M. Bryant	10/10/49	62	449
G	William S. Propst	2/16/51	64	139
C	Edward M. & Maude Epps	11/2/51	65	147
39	William P. Croom, Jr.	11/10/51	65	173
41	John E. & Eileen McPherson	11/10/51	65	179
47	Robert A. Willgoos	12/10/51	65	222
43	Carlyle & Virginia Boguess	12/10/51	65	227
45	Clarence & Eugene Simpson	12/10/51	65	230
49	Wm. H. & Louise Singleton	3/13/52	65	371
51	George & Frances Landrieth	4/23/52	65	425
53	Chas. J. Shepherdson & Donald E. Ball	6/3/52	65	471
25 & 26	Albert & Margarita Giese	6/26/52	66	13

Original owners of Stove Point property continued

<u>Lot No.</u>	<u>Sold by the Hawksworths to:</u>	<u>Date</u>	<u>Deed Book</u>	
			<u>Vol.</u>	<u>Page</u>
35	Hollin Hall Development John E. McPherson, Pres.	9/25/52	66	169
20	Chas. H. & Blanche R. McKnight	9/27/52	66	220
44 & 46	Boguess-Simpson Corp.	10/1/52	66	186
34	Andrew & Suzanne Sinnickson	5/5/53	67	54
43	Southern Iron Works, Inc.	8/8/53	67	239
D	Dora Moncure Clary	9/11/53	67	310
E	T. G. Layfield, Jr.	9/17/53	67	319
40 & 42	Hollin Hall Dev. (McPherson)	11/23/53	67	475
22	Howze & Ann Haskell	4/13/54	68	437
17	Byrd W. Davenport	4/19/54	68	448
19	Walter M. Dotts, Jr.	10/19/54	69	375
21	Howze & Ann Haskell	11/8/54	69	375
18	Thomas Todd & Lucy Dabney	2/4/55	69	535
15	Benjamin B. White	4/15/55	70	131
*	Frances B. Hawksworth	7/28/55	70	403
52	Robt & Leona Flaxington	7/30/55	70	413
56	William A. Johns	8/9/55	70	438
48	Thos. J. & Maria Starke	8/9/55	70	438
1A & 2A	Robert L. Rand	8/9/55	70	444
3A, 4A & 5A	H. Randolph Harrison	8/9/55	70	449
57	Wm. H. & Katherine Harris	8/13/55	70	459
**	{ Florence Ruffin Register	8/13/55	70	462
	{ Katherine L. Hyde	8/13/55	70	462
***	Neil F. & Florence Stull	12/21/55	71	199
55	James W. Gordon, Jr.	1/6/56	71	220
58	David Wells Brown et Al	4/3/56	71	391
	Road System-Stove Point Improvement Assn.	6/18/58	74	359

* The property now occupied by Frances B. Hawksworth
 ** Southern end of point, 16 acres, encompassing what
 are now lots 59 through 71.

*** Nine acres fronting Fishing Bay and extending back
 to Tobacco Cove, presently owned by the Stull
 family, previously owned and occupied by the
 Hawksworth family.

STOVE POINT IMPROVEMENT ASSOCIATION

The Stove Point Improvement Association came into existence at an organizational meeting held at 8.00 PM at the Fishing Bay Yacht Club on Saturday, August 25, 1956, attended by twenty four property owners.

We acknowledge with gratitude the contribution of talent and time given by the men and women who have served on the board and as officers of the association.

Presidents

J. Leonard Moore
Thomas M. Starke
Paul W. Bounds
Dr. William A. Johns
Patrick A. Gibson
Garland C. Chewning
H. Randolph Harrison
Dr. Howard A. McCue, Jr.
Garland S. Sydnor, Jr. (2 Yrs.)
Robert M. Dunville
David S. Haddock (2 Yrs.)
Russell G. Fergusson
Walter S. Boone, Jr.
M. M. DeGroff (2 Yrs.)
David Bounds
Samuel L. Shanks, Jr.
Otis Odell
John E. McPherson
Beverley L. Crump
Keith N. Miller
Kinloch Nelson
Charles M. Isbell (2 Yrs.)
Robert L. Butler

Secretary-treasurers

Walter M. Dotts, Jr.
Paul W. Bounds
Robert L. Rand
Howze Haskell
Dr. Howard A. McCue, Jr.

Stove Point Improvement Association
Secretary-treasurers continued:

Dr. W. T. Thompson, Jr.
Theodore M. Curtis
Charles McKnight
Todd Dabney
Byrd W. Davenport
James R. Beck
Robert S. Miller
Ray Roper Jones
James Mathews
Keith N. Miller
James R. Beck
Janice H. Shanks

This is a concise summary of the Indentures (restrictions) Agreement binding all property owners of The Stove Point Improvement Association.

All property owners should have and read the complete copy of the indentures. A copy can be obtained from the Secretary.

SUMMARY OF INDENTURES AGREEMENT

1. No building site shall be subdivided unless with the approval in writing of the Board of Directors of Stove Point Improvement Association, Incorporated.
2. No structure or part of any structure, except fences, steps, seawalls and jetties, shall be erected or placed on any building site nearer than forty feet to the average line of the top of the bank on the Piankatank River or Fishing Bay or nearer than fifteen feet to the side line of said site, except with the approval in writing of the Board.
3. No permanent structure shall be erected or placed or permitted to remain on any building site other than one detached single-family dwelling.
4. No house trailer, tent, or other temporary structure shall be placed on property in Stove Point Development.
5. No dwelling, outbuilding, fence or pier of any kind shall be erected or placed on any building site, and no major alteration in the exterior of any such structure shall be made until its location on the building site and its exterior design have been approved in writing by the Board.
6. All material used in the construction of any permanent structure erected or placed on a building site, and all electrical installations therein, shall conform at least to the minimum requirements of the National Board of Fire

Underwriters for improvements or installations of the same type in effect at the time of their construction or installation.

7. All sewerage systems in Stove Point Development shall conform at least to the minimum standards established for inside plumbing installations in cities under the laws of Virginia, and no sewerage or waste water shall be emptied or permitted to discharge into the waters of the Piankatank River, Fishing Bay, or Tobacco Cove, or into any body of water or watercourse in or near Stove Point Development.
8. No dwelling on any building site shall be used except for private residential purposes.
9. No property in Stove Point Development or structure thereon shall be used for any business or commercial purpose.
11. No horses, cattle, or other livestock, poultry or hogs shall be raised or kept in Stove Point Development.
12. No garbage, trash or refuse shall be disposed of in the waters of the Piankatank River, Fishing Bay, or Tobacco Cove, or in any body of water or watercourse in or near Stove Point Development. No land therein shall be used or maintained as a dumping ground for garbage, trash or refuse.
13. No noxious or offensive activity shall be carried on upon any property in Stove Point Development or in any structure thereon.

17. The rights, powers and privileges of Stove Point Improvement Association, Incorporated, shall hereafter be and be exercised as follows:

(a) To approve or disapprove the inclusion of additional real property lying on Stove Point between the properties constituting Stove Point Development and the present terminus of State Highway Route #1102 at Fishing Bay ...

(b) To approve or disapprove the location, plans and specifications for improvements on building sites, and to grant or refuse exceptions to the building site and set-back line restrictions. The Board shall approve the proposed improvement if a majority of its members are of the opinion that the location, plans and specifications for the same conform to and are in harmony with the location, external design and quality of other existing improvements in Stove Point Development, and such location, plans and specifications comply with the conditions, restrictions and limitations imposed herein. The Board may consent to such subdivision if, in the opinion of a majority of its members, the same will result in the establishment of two or more desirable building sites similar to other building sites in Stove Point Development, and the location of any existing improvements on said property or adjoining properties will continue to conform to the conditions, restrictions and limitations imposed herein.

The Board may consent to such modification (set-back) if, in the opinion of a majority of its members, the terrain of the property or its area, because of erosion by the waters

29.

along its bank, justifies an exception to the general restriction, and to grant such consent will not be detrimental to the improvement or enjoyment of adjoining building sites.

(c) To maintain the road system in Stove Point Development ...

21. All conditions, restrictions and limitations herein contained shall be for the benefit of each owner of property in Stove Point Development and shall pass with the title to every building site and tract of land therein ...
22. If any of the conditions, restrictions and limitations herein contained shall be violated or attempted to be violated, the Association or any individual member or owner of property in Stove Point Development shall have the right to institute appropriate proceedings at law or in equity against the person or persons violating or attempting to violate the same, either to enjoin and restrain such violation, or to recover damages therefor.

Succession of ownership

In March 1935 T. T. Hawksworth bought Stove Point in its entirety, an area totaling 120 acres. Two weeks later he married Frances Slingluff Burch; They commissioned a Saluda attorney named "Pinky" Smith to research prior ownership and write a history of the property. This was done at a cost to the Hawksworths of \$500. No copy of this history can now be found and none is available. Buck Hawksworth does remember, however, that the first owner of Stove Point, as reported in this history was Col. Moore Fauntleroy who received a patent to the property from the Crown during the reign of King Charles II.

Recent search (June 1984) of courthouse records in Saluda and land office records in Richmond has established and documented ownership of Stove Point from 1761 to the present time.

The first owner of record of Stove Point, as discovered by this search of courthouse and land records, was Philip Grymes and his wife Mary as recorded in deed book 8A, page 330:

By indenture made December 1, 1761 the Hon. Philip Grymes, Esq. and his wife Mary sold to John Berry "for the sum of one hundred forty six pounds ten shillings current money of Virginia" . . . "that tract and parcel of land commonly known by the name and appellation of Store Point lying and being in the County of Middlesex containing by estimation two hundred and fifty acres be the same more or less and bounded as follows: on the South running ninety Poles and on the East four hundred and thirty Poles with the Piankatank River, on the Northeast ninety five Poles with a Branch coming out of Bournes Creek and marked trees to the Bayside finally bounded on the West with a deep Bay or Bite of the Piankatank River. . . "

Philip Grymes' grandfather, John Grymes, had established his home in Middlesex County in 1691 and owned an expansive plantation on the Piankatank which he called "Grymesby." It appears likely that this family had owned Store Point for many years.

John Berry's last will and testament dated December 9, 1766 stated: "I give my son, John Berry, all that parcel of land I bought of Philip Grymes, Esq. commonly known by the name of "Store Point." The elder John Berry died in 1767. His son, John II and wife Frances had a son, William, who inherited the Stove Point property at his death. (Will book E, page 291; and deed book 19, page 54)

William Berry deeded the Stove Point property to his daughter, Mariah. Mariah married Samuel Cole who thus acquired dower rights to Stove Point at Mariah's death.

By deed dated February 25, 1843 Samuel Cole sold his interest in Stove Point to William Coulborne. (Deed book 19, page 54)

"...that for the sum of ninety dollars current money of Virginia paid to the said Samuel Cole by William Coulborne the said Samuel Cole does grant and convey unto said William Coulborne Samuel Cole's interest, title and right in and to a certain parcel of land lying and being situate on Stove Point in the lower end of the county of Middlesex and called Stove Point containing in the whole acres the part hereby intended to be conveyed is the dower right of his wife Mariah Cole, formerly Mariah Berry for and during his, the said Samuel Cole's natural life and no longer of which he became possessed by his intermarriage with said Mariah and which said land has never been divided but subject to a division between the heirs and legal representation of William Berry Deed..."

William Coulborne divided Stove Point into two parcels, one "by estimate $35\frac{1}{2}$ acres" at the south end, the other "by estimate 85 acres" at the northern end of the Point.

William Coulborne sold the $35\frac{1}{2}$ acres at the south end of the Point to James H. Jackson.

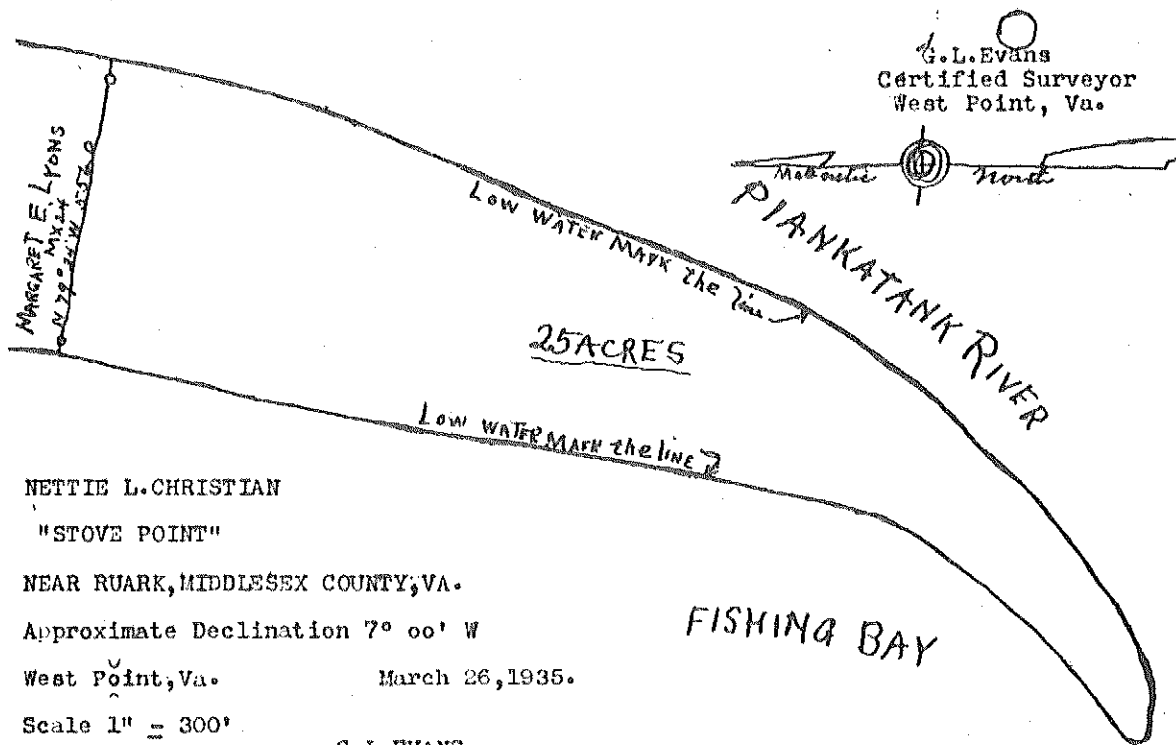
By indenture dated January 1, 1860 James H. Jackson and his wife, Anna, sold to Ransom Deaton for the sum of three hundred and fifty dollars:

"...all the tract or parcel of land lying on the lower end of Stove Point containing $35\frac{1}{2}$ acres bounded on the North by land belonging to William Coulborn and others on the East by the Piankatank River and on the West by the Piankatank River..."
(Deed book 22, page 228)

The same property described above was conveyed to Nettie Lee Christian and her husband, Julian, by deed from Ransom Deaton dated June 12, 1896. (Deed book 32, page 231)

Nettie Lee Christian and her husband, Julian, conveyed this property to T. T. Hawksworth for the sum of \$2,350 by deed dated March 29, 1935:

"...that certain tract being the extreme southern end of what is known as Stove Point bounded on the North by land of Margaret E. Lyons, on the East and South by the waters of the Piankatank River and on the West by waters of Fishing Bay, containing 35 1/2 acres more or less, being sold by the bulk and not by the acre, and more fully described by a plat of survey based on survey of June 9, 1932 by G. L. Evans, surveyor..." The plat referred to is shown below.



NETTIE L. CHRISTIAN

"STOVE POINT"

NEAR RUARK, MIDDLESEX COUNTY, VA.

Approximate Declination 7° 00' W

West Point, Va.

March 26, 1935.

Scale 1" = 300'

G. L. EVANS

Based on Survey of June 9th 1932.

Virginia, to-wit:

In the office of the Clerk of the Circuit Court for the county of Middlesex the 4th day of April 1935, the foregoing deed and plat were presented and certificate annexed, admitted to record at 4 o'clock P.M. and the same truly recorded. Said deed had thereto affixed Three Dollars and Fifty Cents in U.S. documentary revenue stamps canceled.

Teste: F. E. Eastman Deputy
for C. W. Eastman, Clerk.

The estimated 85 acres at the northern end of Stove Point owned by William Coulborne at the time he subdivided the Point into two parcels was deeded to Thomas Shreeve and David McQueen by deed dated December 18, 1866. (Deed book 23, page 90)

By deed dated August 23, 1882 Thomas Shreeve and David McQueen sold this property to Capt. A. C. Lyon. (Deed book 27, page 376)

By will dated September 23, 1891 A. C. Lyon left the above named property to "my infant son Lyston D. Lyon." (Will book 12, page 141)

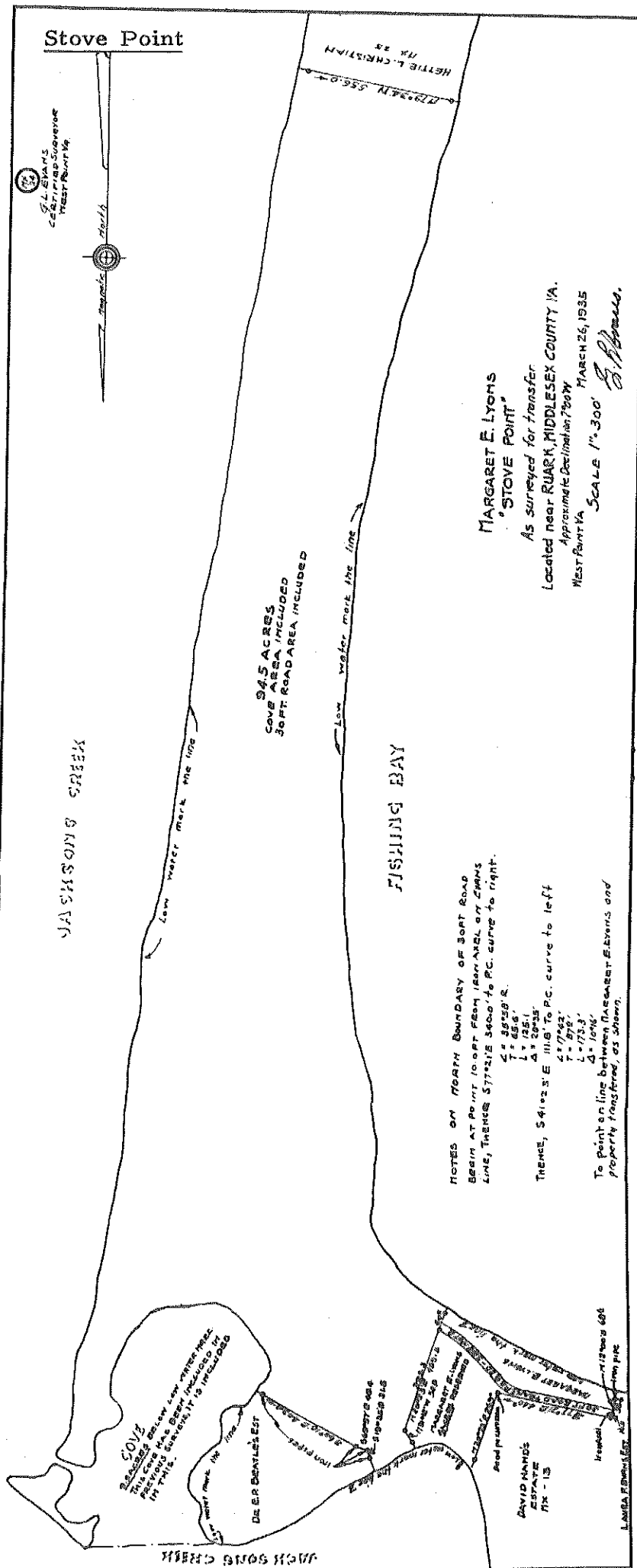
By deed dated March 2, 1905 Lyston D. Lyon sold his Stove Point property estimated to be 85 acres to his wife, Margaret E. Lyon for the sum of \$1,000 cash. (Deed book 38, page 79)

By deed dated March 29, 1935 Margaret E. Lyon conveyed $94\frac{1}{2}$ acres of the property she owned on Stove Point as shown on the plat dated March 26, 1935 on the following page and as described below to T. T. Hawksworth for \$9,700.

"... all that certain tract of land bounded as follows:
On the North by the land of Dr. E. P. Beadle's estate and the waters of Jackson Creek, on the East by the waters of Jackson's Creek and the Piankatank River, on the South by the land of Nettie Lee Christian and on the West by Fishing Bay and the land reserved by the said Margaret E. Lyon together with the land underlying the cove at the northern end of the property hereby conveyed containing in all a total of ninety four and one half acres, more or less, same being sold in gross and not by the acre all of which is fully set forth by a plat of Survey by G. L. Evans, surveyor, dated March 26, 1935 as parcel #1, being all the same real estate conveyed to the said Margaret E. Lyon by deed from Lyston D. Lyon dated March 2, 1905 and recorded in deed book 38, page 79, and further being the same real estate conveyed to the said Lyston D. Lyon by will of A. C. Lyon recorded in Will Book 12, page 141, except the 4 acres reserved by the said Margaret E. Lyon and shown in detail as parcel #2 on the plat hereto attached. The property was encumbered by a total of \$3,100 in mortgages which the Hawksworths agreed to assume. Price \$9,700. Plat is filed with deed of 1935."

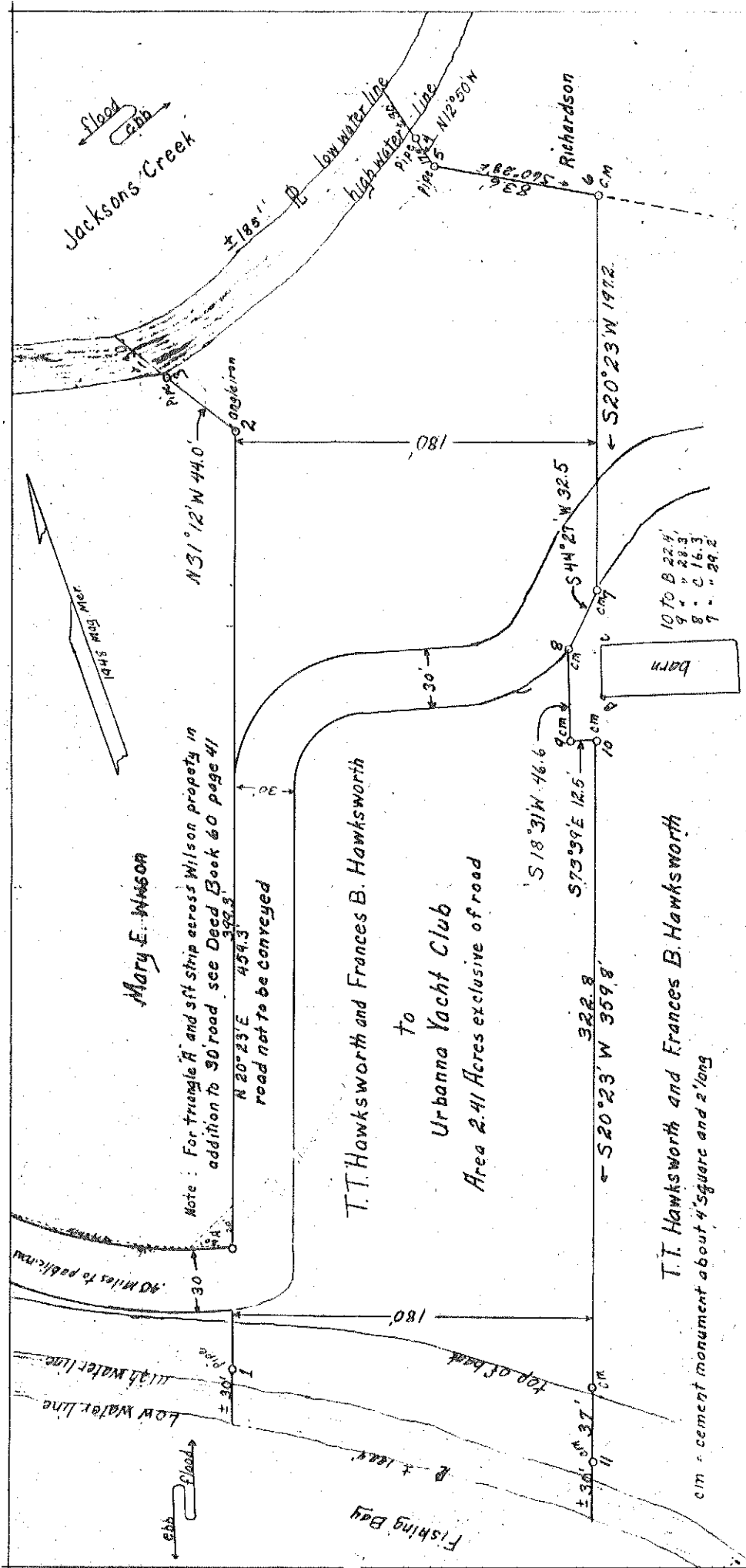
The plat referred to above is reprinted on the following page.

With the acquisition by the Hawksworths of Stove Point in its entirety one era in the history of this area ends and another begins. On August 6, 1936 the Hawksworths completed a plat of ten lots on their newly acquired property and sold lot #1 to Milton Cone. The development of Stove Point as a residential and recreational area had begun.



Deed file drawer 1935-1937

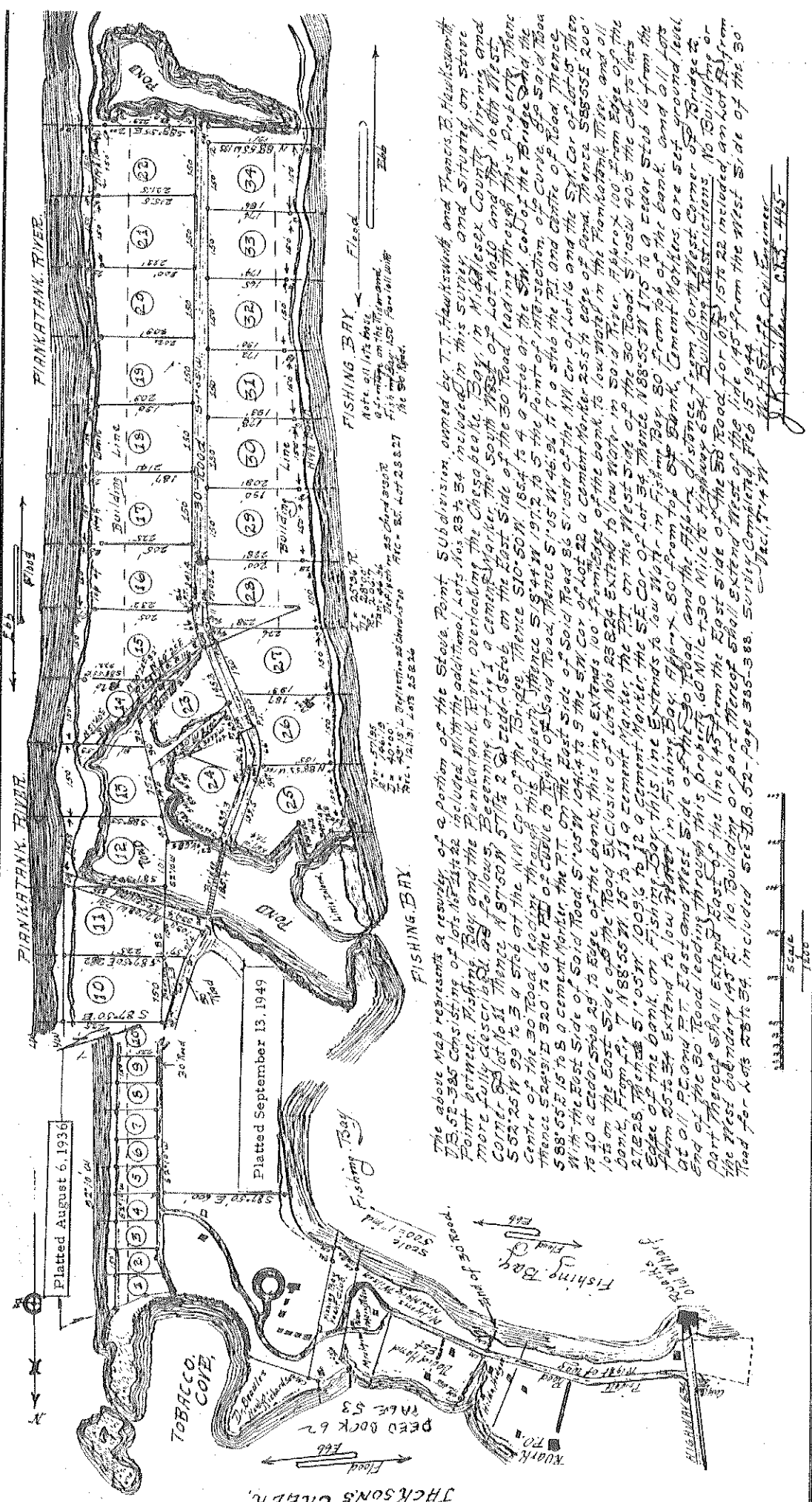
Shown above is the northern portion of Stove Point originally subdivided by William Coulborne in 1860 and estimated at that time to contain eighty five acres. It is one of two parcels comprising Stove Point, totaling 120 acres bought by the Hawksworths in March 1935.



This Map represents 2.41 Acres of land exclusive of road, extending from low water line in Fishing Bay to low water line in Jacksons Creek, a portion of 'Stove Point Neck' in Pinetop Magisteral District, Middlesex County, Virginia. Owned by T.T. Hawksworth and Frances B. Hawksworth. Surveyed for conveyance to Urbanna Yacht Club. The 30' road shown on map is not to be conveyed and is not included in the acreage. Lines between this and property of Mary E. Wilson found from survey of Wilson property (then Lyons) by G.L. Evans, certified surveyor March 25, 1935. Recorded in Deed Book 52, page 343. Other lines as indicated on ground by Mr. T.T. Hawksworth. All bearings magnetic, this date. No variation from Evans survey. Magnetic variation about 6°30' west.
 Dec 31, 1948

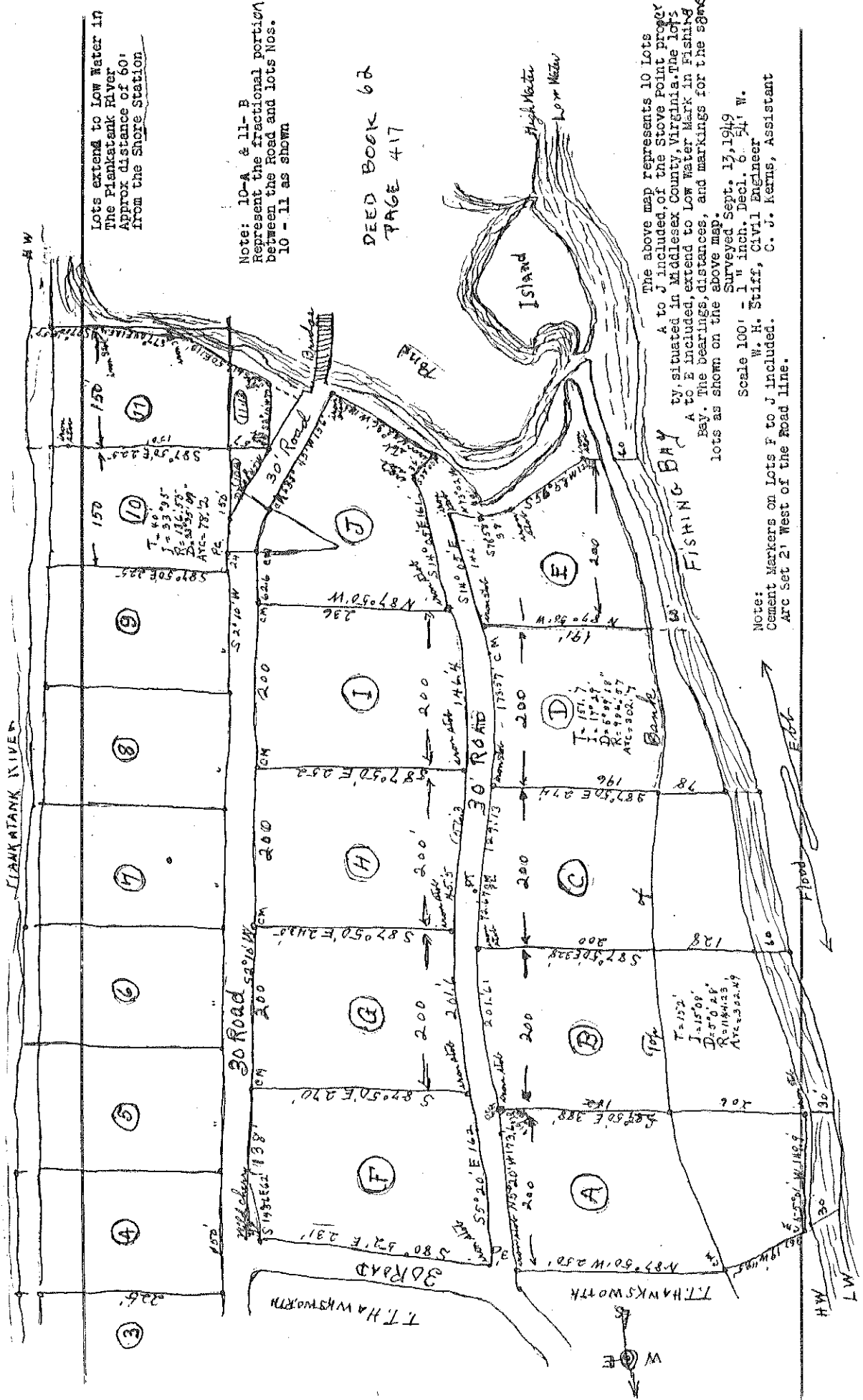
Note: Line 2-3 is 8.8 shorter than shown by Evans. To place pipe above high water line.

J.K. Sinclair, certified land Surveyor - 495
 M.D. Staff, cert. Sur.



The above Map represents a reurvey of a portion of the Stone Point Subdivision, owned by T. Hawthorn and Francis B. Hawksworth, D.B. 52-345 consisting of lots 14, 15, 22, included with the additional lots 23 to 34 included in this survey and situated on Stone Point between Fishing Bay and the Pamunktan River, overlooking the Chesapeake Bay, in Middlesex County, Virginia, and more fully described as follows: Beginning at 1/4 a corner marker, the South West of Lot No. 10 and the North West Corner of Lot No. 11, thence N 87° 50' W 57.16 ft to a corner marker, the East Side of the 30' Road leading through this Property, thence S 82° 25' W 99 to 5 a stake at the NW Cor of the 18' Road, thence S 10° 50' W 185.4 to 4 a stake at the SW Cor of the Bridge and the Centre of the 30' Road leading through this Property, thence S 19° 44' W 197.2 to 5 the point of intersection of Curves, the said 30' Road thence S 88° 55' E 320.7 to 6 the PI of Curve to Right of said Road, thence S 1° 05' W 46.96 to 7 a stake the PI and Centre of Road, thence S 88° 55' E 15 to 8 a cement marker, the T. on the East Side of said Road, 86.57 asin at the NW Cor of lot 16 and the SW Cor of lot 18. Then to 10 a cedar stake 29' to Edge of the bank, this line extends 100 from Edge of the bank to low water in the Pamunktan River and all lots on the East Side of the Road exclusive of lots 16, 18, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 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399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

J. H. Baulman, Civil Engineer
 1111 1/2 Street, S.W., Wash., D.C.



Lots extend to Low Water in
The Planktank River
Approx distance of 60'
from the Shore Station

Note: 10-A & 11-B
Represent the fractional portion
between the Road and lots Nos.
10 - 11 as shown

DEED BOOK 62
PAGE 417

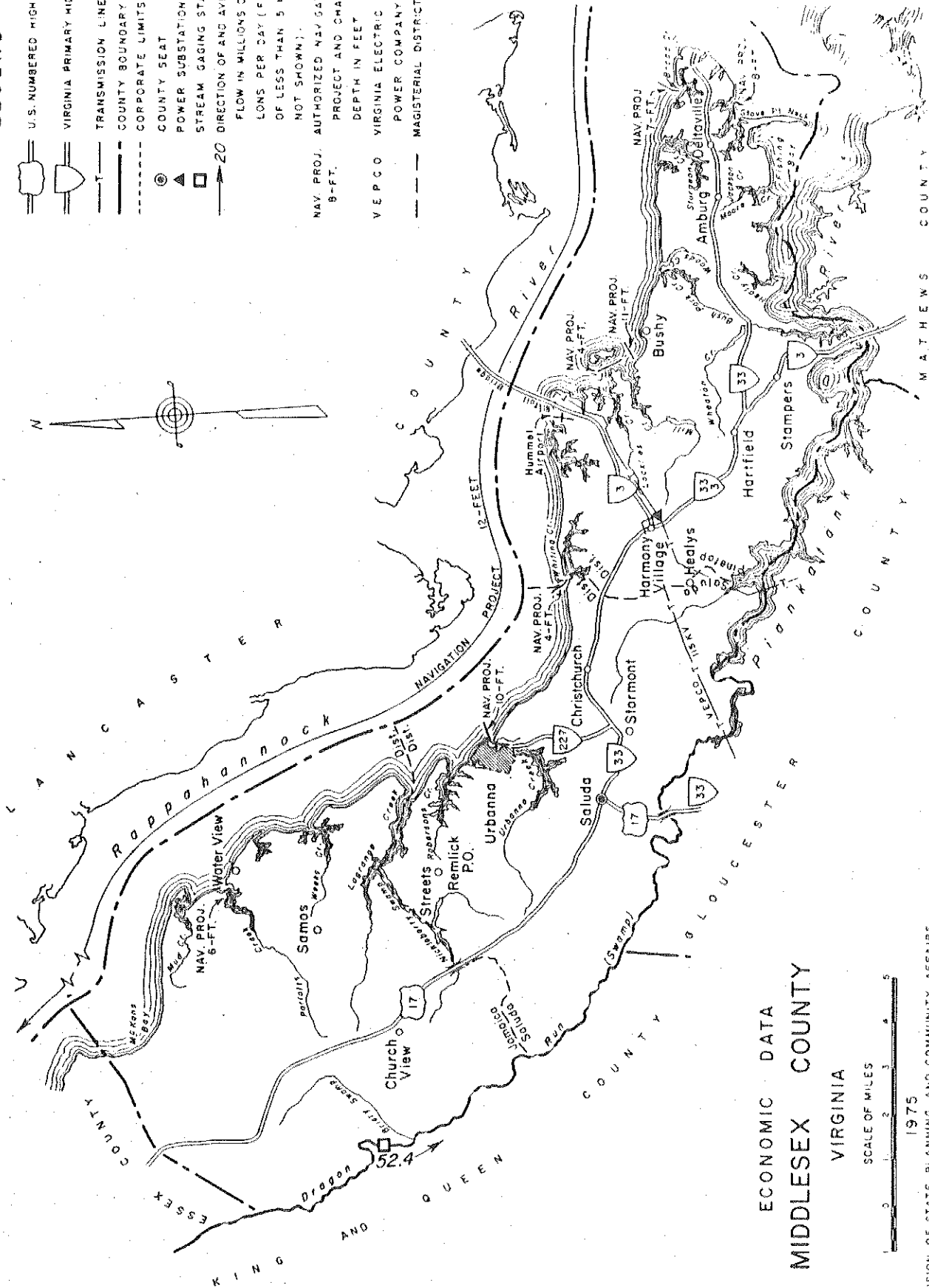
The above map represents 10 Lots
A to J included, of the Stove Point prop-
erty, situated in Middlesex County, Virginia. The lots
A to E included, extend to Low Water Mark in Fishing
Bay. The bearings, distances, and markings for the same
lots as shown on the above map.

Scale 100' = 1" inch. Decl. 6. 54' W.
W. H. Stiff, Civil Engineer
C. J. Kerns, Assistant

Note:
Cement Markers on Lots F to J included.
Arc Set 2' West of the Road line.

LEGEND

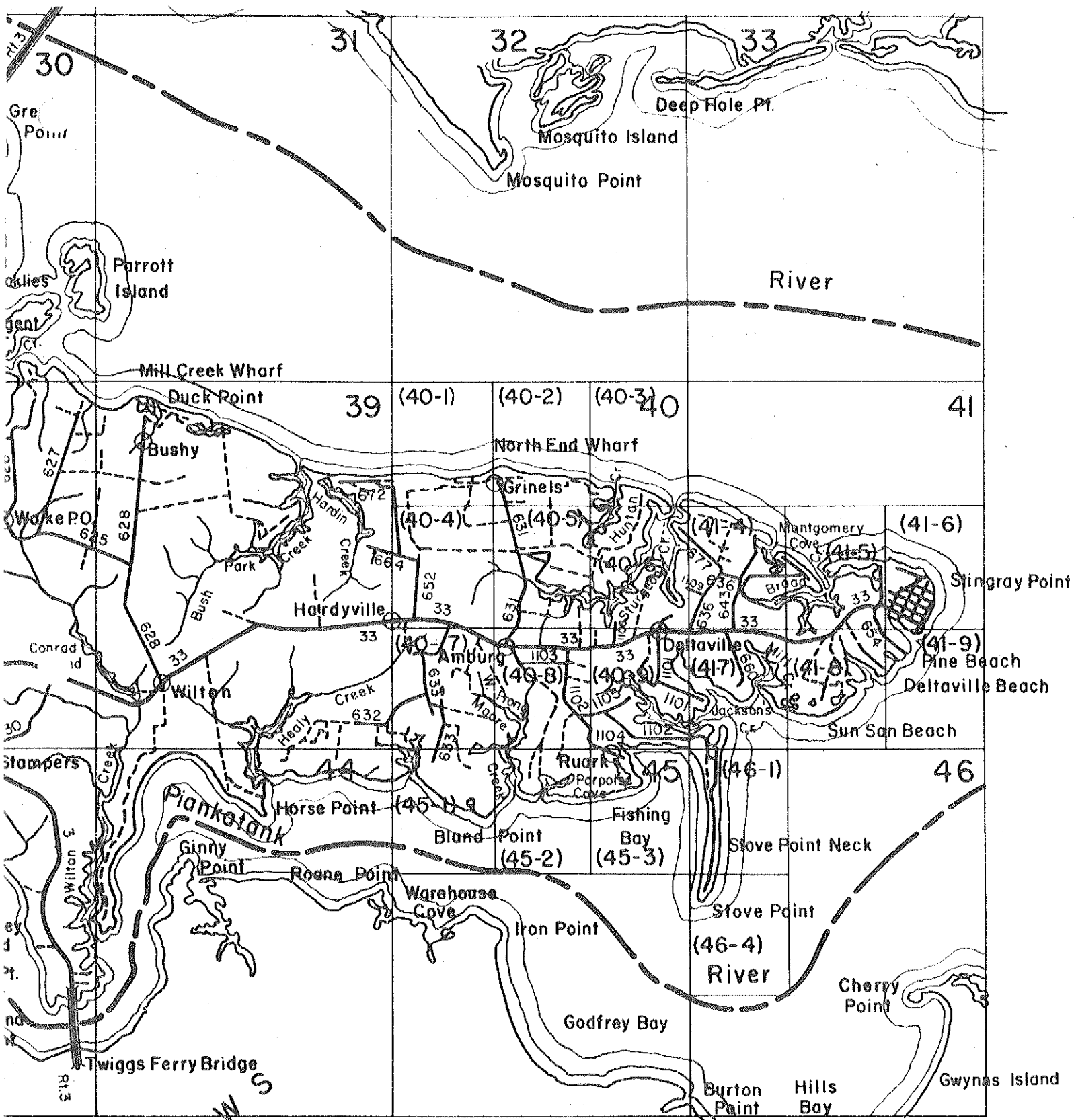
- U.S. NUMBERED HIGHWAYS
- VIRGINIA PRIMARY HIGHWAYS
- TRANSMISSION LINES
- COUNTY BOUNDARY
- CORPORATE LIMITS
- COUNTY SEAT
- POWER SUBSTATION
- STREAM GAGING STATION
- DIRECTION OF FLOW AND AVERAGE FLOW IN MILLIONS OF GALLONS PER DAY (FLOWS OF LESS THAN 5 MGD NOT SHOWN)
- NAV. PROJ. AUTHORIZED NAVIGATION PROJECT AND CHANNEL
- V.E.P.CO VIRGINIA ELECTRIC AND POWER COMPANY
- MAGISTERIAL DISTRICT LINE
- DEPTH IN FEET



**ECONOMIC DATA
MIDDLESEX COUNTY
VIRGINIA**

SCALE OF MILES
1 2 3 4 5

1975
DIVISION OF STATE PLANNING AND COMMUNITY AFFAIRS



MATHEWS COUNTY