NPS Form 10-900
(Rev. 8-86)

1792

OMB No. 1024-0018

United States Department of the Interior
National Park Service

SEP 25 1989
NATIONAL REGISTER

VLR 4/18/89
NRHP 10/30/89

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16.) Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable" For functions, styles, materials and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a) Type all entries.

1. Name of Property

historic name: Mt. Pleasant
other names/site number: 7-24 #007-0024

2. Location

street & number: Rt. 5, Box 279 (State Rt. 732 near Spring Hill) N/A not for pub
city, town: Staunton N/A vicinity
state: Virginia code: VA county: Augusta code: 015 zip code: 24401

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property		
		Contributing	Noncontributing	
X private	building(s)			
public-local	X district	7	5	buildings
public-State	site	1	1	sites
public-Federal	structure		2	structures
	object			objects
		8	8	Total

Name of related multiple property listing:
N/A

Number of contributing resources previously listed in the National Register: 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this x nomination __request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property x meets __does not meet the National Register criteria. __See continuation sheet.

Signature of certifying official Hugh C. Miller Date
Director, VA Department of Historic Resources 9-21-89
State or Federal agency and bureau

In my opinion, the property __meets __ does not meet the National Register criteria. __See continuation sheet.

Signature of commenting or other official Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:
✓ entered in the National Register.
___See continuation sheet.
___determined eligible for the National Register. ___See continuation sheet
___determined not eligible for the National Register.
___removed from the National Register.
___other, (explain:)

Entered in the National Register

Carlos Byers 10/30/89

for Signature of the Keeper Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)
DOMESTIC/ Single Dwelling
AGRICULTURE/SUBSISTENCE/ agricultural outbuildings

Current Functions
DOMESTIC/ Single Dwelling
AGRICULTURE/SUBSISTENCE/
agricultural outbuildings

7. Description

Architectural Classification
(enter categories from instructions)

EARLY REPUBLIC/ Federal

Materials (enter categories from instructions)

foundation: Stone
walls: Stone
roof: Metal
other: Wooden porches

Describe present and historic physical appearance.

_X_ See continuation sheet

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties
nationally statewide X locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance
ARCHITECTURE
MILITARY
POLITICS/GOVERNMENT

Period of Significance
1787-1850

Significant Dates
N/A

Cultural Affiliation
N/A

Significant Person
Moffett, George

Architect/Builder
unknown

State significance of property, and justify criteria, criteria considerations and areas and periods of significance noted above.

_X_ See continuation sheet

9. Major Bibliographical References

_X_ See continuation sheet

Previous documentation on file (NPS):
preliminary determination of individual listing
(36 CFR 67) has been requested
previously listed in the National Register
previously determined eligible by the National Register
designated a National Historic Landmark
recorded by Historic American Buildings Survey #
recorded by Historic American Engineering Record #

Primary location of additional data:
X State historic preservation office
Other State agency
Federal agency
Local government
University
Other:

Specify repository: Va. Dept of Hist. Res
221 Governor St.
Richmond, Va. 23219

10. Geographical Data

Acreage of property: 316.21 acres

UTM References

A	/ Zone	/ Easting	/ Northing	B	/ Zone	/ Easting	/ Northing
C.				D.			

_X_ See continuation sheet

Verbal Boundary Description

_X_ See continuation sheet

Boundary Justification

_X_ See continuation sheet

11. Form Prepared By

name/title	William T. Frazier		
organization	Frazier Associates	date	December 1988
street and number	213 N. Augusta Street	telephone	(703) 886-6230
city or town	Staunton	state VA	zip code 24401

Summary Description

Mt. Pleasant is a Federal-style Shenandoah Valley limestone farm house located on Route 732 in the northwest section of Augusta County near the village of Springhill. The original house (circa 1780-1810) has a two-story hall-parlor plan with an added rear ell dating to the mid-nineteenth century. The raised basement contains the original kitchen and a former dining room in the rear ell. There are elaborate Federal mantels in the major rooms and all of the woodwork dating from a mid-nineteenth century remodeling remains intact. Except for the addition of two bathrooms, the house is in remarkably original condition.

The nominated property consists of fifteen structures. The seven contributing buildings are: the house, barn, corncrib/garage, storage shed, chicken house, the springhouse, and an equipment shed. The contributing site is the ruins of the old mill. The eight noncontributing buildings are: the collapsed smokehouse, the ruins of a small shed, a metal barn, a metal machinery shed, a concrete block workshop, a silo with a cattle feeding station, two silos with a cattle feeding and loading station and a frame shed.

Architectural Analysis

Mt. Pleasant Farm is sited on a knoll overlooking the Middle River in Augusta County on Route 732 several miles southwest of the village of Spring Hill. Moffett Creek cuts through this 316 acre tract and bisects the fourteen outbuildings which are located over the hill behind the main house to the north and east. There are few shrubs and trees near the house and most of the immediately surrounding land is hilly and contains outcroppings of limestone.

This Shenandoah Valley limestone farm house with its hall/parlor plan dates from the last quarter of the 18th century or first part of the 19th century. The plan is similar to the neighboring Eugene Crosby House and varies from the three room, central passage plan found in many of the limestone farm houses of southern Augusta County. Its rear stone wing and much of its interior woodwork date from the early to mid-19th century. The main block is two stories with a raised basement, end chimneys, and a gable roof. A one-story entrance portico stands at the

front, and a screened porch at the side which has recently been enlarged and enclosed.

The walls of the house are constructed of coursed limestone rubble with limestone quoins at the corners and its foundation is coursed limestone rubble with a high plain water table. There are flat jack arches over raised basement windows and door. The exterior walls are partially covered with stucco applied in the 19th century and Portland cement has been used to patch some areas that were originally covered with stucco.

The one-story single-bay entrance portico is supported by four Tuscan columns with two pilasters. The entablature consists of a simple architrave, an undecorated frieze, and a plain cornice. A pediment with an undecorated tympanum fronts the gable roof of the portico. Its ceiling is constructed of wooden boards in an elliptical arch shape to clear the door surround which is composed of architrave trim and contains a six-paneled door within a recessed paneled opening. The two facing wooden benches take the place of any railing or balustrade on the sides of the portico. The concrete steps with their low side walls are a twentieth century change to the portico. The frame side porch is raised and is currently being enclosed and enlarged.

The original house has six-over-six double-hung windows surrounded with architrave trim. Louvered shutters are attached with wrought-iron strap hinges and pintles. There are four basement casement windows below the water table and in each gable end is a small attic fixed window with plain trim and four-light sash. The rear addition has nine-over-six double-hung windows on the main level and six-over-six sash on the second floor.

The roof of the original structure as well as the rear addition is a gable shape with a standing seam metal covering. Hewn common rafters are pinned together with trunnels. The original roof material of the main structure was wood shingles and a section of those shingles remains on the part of the original roof that has been covered by the intersecting roof of the rear addition. There is a simple box cornice that has a return on the end of each gable but it appears that this gable end section possibly was removed to facilitate the application of stucco at an earlier date.

The stucco which appears to have been added in the mid-19th century remains unpainted although several sections have deteriorated and fallen from the building and other areas have been patched with Portland cement.

The original hall/parlor plan connects to the rear addition which is currently being used as the kitchen. The plan of the second level is also a "T" shape reflecting the rear addition which does not connect through to the original house but instead has its own winding staircase leading to a bedchamber. The original section of the house has two bedchambers and the remaining space of this floor is taken up by the open staircase as well as the hall which leads to an enclosed staircase to the attic. The attic space is one large room over the original part of the house with a finished chamber in the northeast corner. There is no attic but just a crawl space over the addition.

The basement of the original house has three rooms with an exterior entrance on the northeast elevation and the rear addition has one room with an exterior entrance on the northwest elevation and an enclosed winding staircase to the main level. The plan of the original section and the addition thus form a "T" shape. The largest of the original rooms was the first kitchen and contains a large fireplace suitable for cooking. Next to this fireplace is a large recessed opening supported by a segmental arch in the stone wall. The remaining two rooms in the original section were most likely used for storage as much shelving remains in one of them. The room of the addition has a fireplace in its end wall as well as chair rail and a wooden floor suggesting that perhaps it was used for dining at some point in the house's history.

The main staircase along the back wall of the parlor is an open-string stair with ornamental brackets and simple rectangular balusters. The simple newel is turned and the handrail is walnut. The stairs to the attic and to the basement are winding and are enclosed with beaded boards.

The floors have four to six inch pine boards in both the original section and the addition and the attic has four to twelve inch pine boards, the widest flooring in the house. The original base-

ment kitchen now has a concrete slab floor but the two storerooms retain their original dirt floors. The floor of the rear basement wing has three to six inch pine boards, some with water damage.

The main floor has plaster walls with recent plaster ceilings that are finished in a swirled pattern. The addition retains its original plaster walls and ceiling. The second floor has plaster walls but the ceiling has been covered with another coat of plaster. The walls of the original basement kitchen are stone that has been whitewashed.

Many of the interior doors have an unusual five flat panel design with two vertical panels at the bottom of the door and three horizontal panels above. Most of the doors throughout the house retain their original hardware which are rim locks with small brass knobs. The basement batten doors have hand wrought strap or "H" hinges.

All of the door and window trim on the first floor is symmetrically molded with corner blocks and there is beaded chair rail with a beaded cap throughout these rooms. The design of the mantel in the main parlor is ornate and complex. There are double engaged Tuscan colonnettes with decorative raised end blocks and a decorative frieze. The mantel shelf projects above the end blocks and rests on a cornice. Next to the fireplace is a double built in press with doors that consist of six flat panels: two lower vertical ones and four horizontal above. The mantel in the second room on the main floor is similar in design to the one in the main parlor. It is composed of double engaged fluted Tuscan colonnettes supporting decorative end blocks and frieze. The mantel shelf projects above the end blocks and rests on a cornice.

There is symmetrically molded trim with corner blocks around most openings on the second floor although the corner blocks are plain whereas the ones on the first floor have a bull's eye motif. There is beaded chair rail throughout this floor and plain chair rail up the stairs on the back wall. The woodwork in the main bedchamber has a varnished finish. The mantel in this room has a rectangular opening framed by pilasters. The end blocks and frieze have plain recessed panels. The mantel shelf has projecting ends and cavetto as well as cyma recta moldings

in the cornice. The smaller bedchamber does not have a fireplace but does have a built-in double press with two five panel doors similar to other doors throughout the house.

On the main floor of the addition there is beaded chair rail and baseboard throughout as well as symmetrical moldings and cornerblocks around the openings. The rectangular opening of the fireplace is framed by pilasters with recessed decorative panels. The frieze is undecorated except for two recessed panels. The mantel shelf has projecting ends and is supported by a cornice that includes echinus and cavetto moldings. There is a pair of matching cupboards on each side of the mantel that retain their original graining. The chair rail and baseboard of the second floor addition are the same as on the first floor but the trim around the windows and cupboards is architrave . The second floor mantel is quite similar to the one on the main floor with pilasters, end blocks and two panels in the frieze. The cupboards retain their fine mahogany graining. The basement addition which at one time most likely served as a dining room has chair rail like in the rest of the wing. It also has a fiberboard wainscoting which is probably a later addition. There is architrave trim around the windows, doors, and cupboards. The rectangular stone fireplace has a simple mantel shelf that is supported by two plain consoles. There is a cupboard on the left side of the fireplace with perforated flower motif tin inserts used for ventilation as in a pie safe.

There are numerous outbuildings which are bisected by Moffett Creek which runs behind the barn and several of the older outbuildings. The gable-roofed barn with weatherboard siding was built in several sections. The right side (approximately 36 feet long by 27 feet wide) is the oldest part with its hewn posts and beams which are of mortise and tenon construction. It rests on a coursed rubble limestone foundation and has batten doors with strap hinges and probably dates from the early nineteenth century. The newer section is of heavy frame construction and has a concrete foundation. Both of these sections have lofts and are separated by a 12 foot central section with end double doors that allow loading into the lofts. There is a small one story addition to the new section of the barn which has a shed roof and a stone rubble foundation. The entire barn has a metal roof as well as a 15 foot shed roof overhang which runs the

length of the structure.

The chicken house is of late nineteenth century frame construction with weatherboards, a shed roof, and is approximately 15 feet wide by 12 feet long. The frame meat house with its lattice gable ends and metal roof is of similar age but has recently collapsed. The wood shed located next to the house is of frame construction with its vertical board siding and corrugated metal gable roof and dates from the early to mid-20th century. The springhouse is built into the side of a hill behind and below the house. It is constructed of poured concrete side walls and a corrugated metal gable roof. The corn crib/garage is composed of a central bay with a gable roof and weatherboards while the flanking vehicular side bays are covered with vertical boards and shed roofs. It dates from the early 20th century as does a neighboring four bay machinery shed which is in poor condition.

The remaining outbuildings are located on the other side of Moffett Creek, date from the mid-20th century, and are constructed of poured concrete, cinderblock, or metal sheathing. They consist of a silo and cattle feeding station, the remains of a small frame shed, a large corrugated metal barn, a five bay open machinery shed, a one story cinderblock shop, a small frame shed covered with weatherboards, and a double silo with a cattle loading station. A limestone chimney ruin located next to the silos is all that remains of an earlier mill. There are no traces of the millrace which ran northeast from Moffett Creek to the mill.

Statement of Significance

Mt. Pleasant is significant architecturally as a representative example of a Federal-style Shenandoah Valley limestone farm house. The 316-acre farm located in the northwest section of Augusta County contains numerous outbuildings ranging in date from the early nineteenth century to the 1960s. The original house (circa 1780-1810) has a two-story hall-parlor plan with an added rear ell dating to the mid-nineteenth century. This hall-parlor plan is similar to the neighboring Eugene Crosby House and varies from other Federal-era Augusta County limestone farmhouses, many of which use the more typical three-room plan with central halls. There are elaborate Federal mantels in the major rooms and all of the woodwork dating from a mid-nineteenth century remodeling remains intact. One of the earliest owners of the farm, Colonel George Moffett, was one of Augusta County's distinguished citizens who was very active in a variety of governmental affairs and in several battles in the Revolutionary War.

Historical Background

The property was owned in the late eighteenth century by Colonel George Moffett, who was a prominent local citizen and a Revolutionary War hero. George Moffett was born in Augusta County in 1735, the son of Mary Christian and John Moffett.

In 1763 he was appointed as a new commissioner in Augusta County and four years later he was appointed vice surveyor of highways in the county. By 1770 he was on a list of qualified vestrymen in the local Augusta church. In 1773 he was appointed as a local justice, a position that he would be reappointed to several times. On January 17, 1774, he received a commission from Lord Dunmore and that same year his company spent six weeks at Clover Lick Fort and then helped build Fort Warwick in what is now West Virginia. His company also fought Indians at Kerr Creek in Alleghany County. Several members of his company were injured at the battle of Point Pleasant in 1774. George Moffett continued to rise in command during the Revolution and became a Captain in March of 1776, and two years later he qualified as a Major.

It was during this time that George Moffett purchased the tract on which Mt. Pleasant stands. On August 15, 1786, he paid three hundred and fifteen pounds to the executors of John Archer's estate for five hundred and fifty acres of a two thousand four hundred acre tract located on Moffett's Branch (now known as Moffett's Creek). It is interesting to note that almost twenty years earlier in 1767 he was one of three men appointed to value the improvements that John Archer had made to his property.

According to local tradition and a plaque erected by the local chapter of the Daughters of the American Revolution, members of the Virginia General Assembly took refuge in the house in June 1781 when they fled from the British Colonel B. Tarleton who was pursuing them from Richmond, although deed research would indicate that Colonel Moffett did not own the property until five years later.

In 1778 he was qualified as a Commissioner of the Peace and on June 16, 1778 George Moffett became the Colonel of the County. He became the sheriff of Augusta County in November of 1779 and a year later he was appointed the local commissioner of tax. In October of 1780 Colonel Moffett's militia fought at the battle of King's Mountain in North Carolina, one of the most spectacular battles in which the Virginia Militia played a part. Colonel William Campbell combined forces of ten companies of Virginia Militia with the North Carolina Militia and fought and defeated Patrick Ferguson's Provincial Rangers who were loyalists to the Crown.

Colonel Moffett's regiment then fought under Major General Nathaniel Greene at the battle of Cowpens on January 17,1781 where British General Tarleton suffered his first setback. Guilford Court House was the next encounter in which Colonel Moffett's regiment under General Greene engaged the British. In this battle on March 15, 1781 General Cornwallis retained possession of the battlefield and the Virginia Militia was forced to withdraw.

After the Revolutionary War Colonel Moffett returned to Augusta County where he was reappointed in 1783 as County Lieutenant. This was the most prominent position in a county as noted in *A Guide to Virginia Military Organizations in the American Revolution, 1774-1787*

that states: "In colonial Virginia the lord lieutenant had his counterpart in the county lieutenant, usually a man of education and wealth like Colonel William Byrd. Most county lieutenants at the time of the Revolution were justices, lawyers, surveyors, planters or members of the General Assembly. The county lieutenant outranked all other militia officers although he nominally held only the rank of colonel." Indians remained a problem in Augusta County after the Revolutionary War and in May of 1783 Governor Benjamin Harrison wrote Colonel Moffett a letter in which he expresses regret about this issue and recommends that Moffett use the militia to protect local citizens.

In 1782 George Moffett was appointed again as a justice and it appears that he continued serving in that position until at least 1790. Colonel Moffett also was interested in education and became one of the first trustees of Liberty Hall (Washington College). This institution is now known as Washington and Lee University and is located in Lexington. On August 18, 1789, George Moffett took the oath of loyalty required by Congress pursuant to Article VI of the Constitution of the United States.

After the Revolutionary War Colonel Moffett had time to pursue his responsibilities to his farm and tax records of 1782-1787 reveal that he had sixteen slaves, a large number for the frontier of Augusta County. His landholdings in this region of the county were also large; by 1800 he owned seven tracts totally over 1700 acres. He also had extensive holdings in Kentucky of several thousand acres as listed in his will of 1811 that left varying amounts of acreage as well as cash payments of up to one thousand dollars to each of his nine children or their heirs. Colonel George Moffett died in 1812 and left this one-third of his Augusta County property and house to his wife, Sarah. It was noted that part of this tract was "bought of Archers' executor." The rest of the property noted as the "western division" he left to his son, William. Eight of his nine children were still living at his death and he provided generously to all of them as noted in the will. Augusta County Order Books record that throughout the years he also was appointed guardian to various orphans who came under his care.

Mt. Pleasant was sold to Bailey Dunlap in 1826 and the property remained in the Dunlap family

until 1900. It was during this ownership that the house was expanded and remodeled. Between 1850 and 1851 the sum added for buildings in the land tax records rose from $1000 to $1,800. It would appear that this was the year in which the large rear wing was added to the house, the front porch installed, the stucco added, and the interior of the entire house remodeled with new woodwork, windows, and doors.

The result of the renovations is an interior that has fine details and has remained virtually intact for almost the past one hundred and forty years. While the hall/parlor plan is unusual for an Augusta County stone house as previously noted, the woodwork is also noteworthy for the elaborate mantels, unusual five panel doors, and built-in presses.

After the Dunlap family ownership, Mt. Pleasant was sold to George Hiner and remained in that family until 1960 when it was purchased by George Ware. The present owner, Joan Berenson, bought the farm in 1986.

Bibliographical References

Augusta County Records including Deedbooks, Willbooks, Land Tax Records, and Order Books from 1746 to 1986.

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Gordon, Armistead C. *In the Picturesque Shenandoah Valley.* Richmond, VA: Garrett & Massie, Inc., Publishers, 1930, p. 136.

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Willis, Carrie Hunter, and Walker, Etta Belle. *Legends of the Skyline Drive and the Great Valley of Virginia.* Richmond, VA : The Dietz Press, 1937, pp. 80-81.

Wilson, Howard M. *Great Valley Patriots.* Verona, VA: McClure Printing Co., 1976. pp. 25, 63, 66, 206, 209.

UTM References

A	17/667420/4235420 Zone/ Easting/ Northing	B	17/667930/4234740 Zone/ Easting/ Northing
C	17/667680/4233640 Zone/ Easting/ Northing	D	17/666380/4233860 Zone/ Easting/ Northing
E	17/666230/4234090 Zone/ Easting/ Northing	F	17/666410/4234710 Zone/ Easting/ Northing

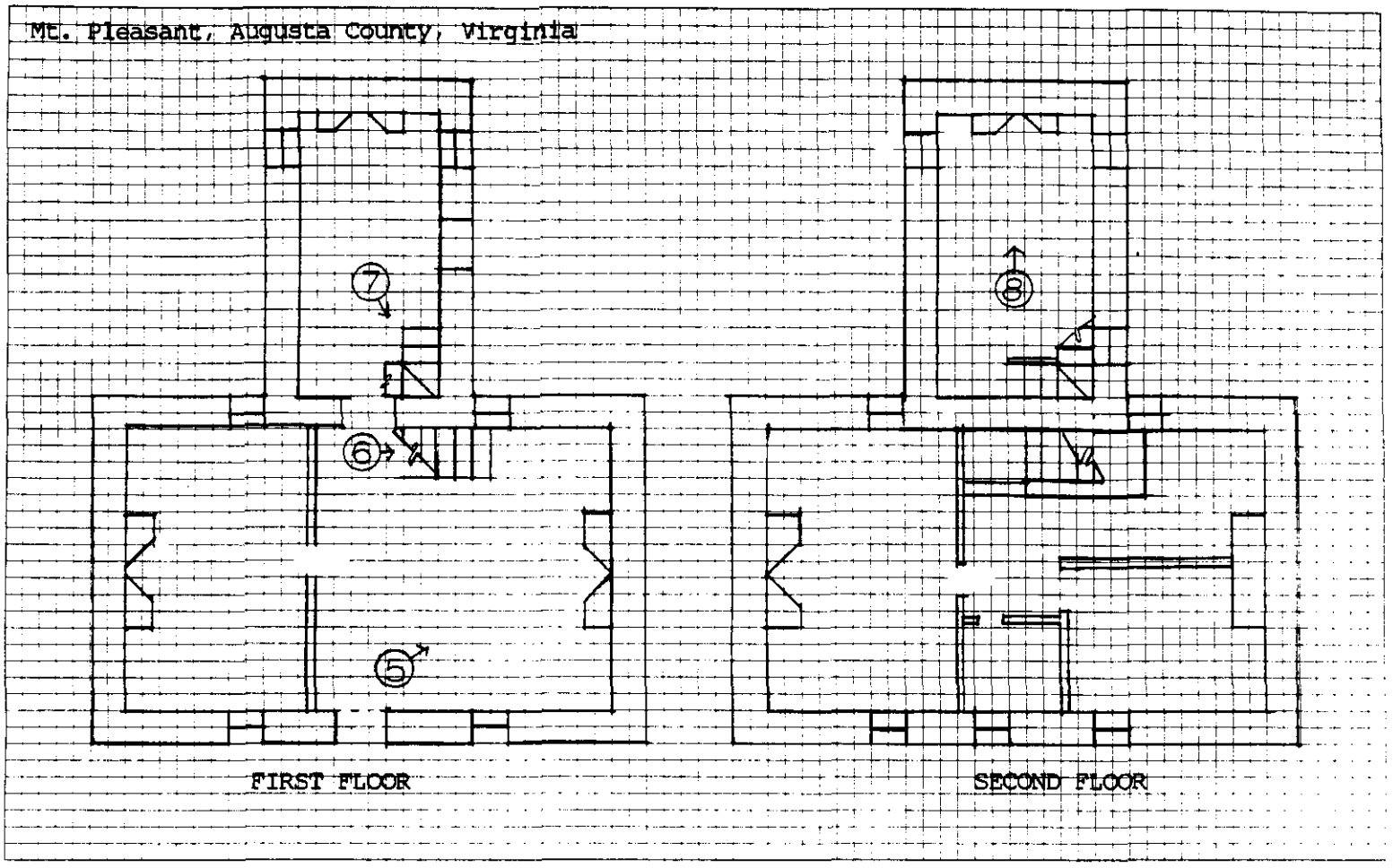
Verbal Boundary Description

The boundary includes the entire present 316.21 acres that comprise Mt. Pleasant Farm situated in North River District, Augusta County, Virginia on State Highway Route 732 and on Middle River recorded in Deedbook 873/ p.288. This property is a residue of a tract containing 458.50 acres, more or less, acquired by George M. Ware and Inez N. Ware, by deed dated August 25, 1960, of record in the Clerk's Office of the Circuit Court of Augusta County in Deedbook 457/ p. 210 after deducting 119 acres conveyed to A. T. Weller and Barbara R. Weller by deed dated July 18, 1972 in Deedbook 593/p.182 and 23.285 acres conveyed to Howard L. Dunsmore and Nancy F. Dunsmore by deed dated December 29,1982 in the Deedbook 787/p.418. The nominated boundaries are noted as Parcel 65 on the Augusta County Real Estate Maps # 25 and 35.

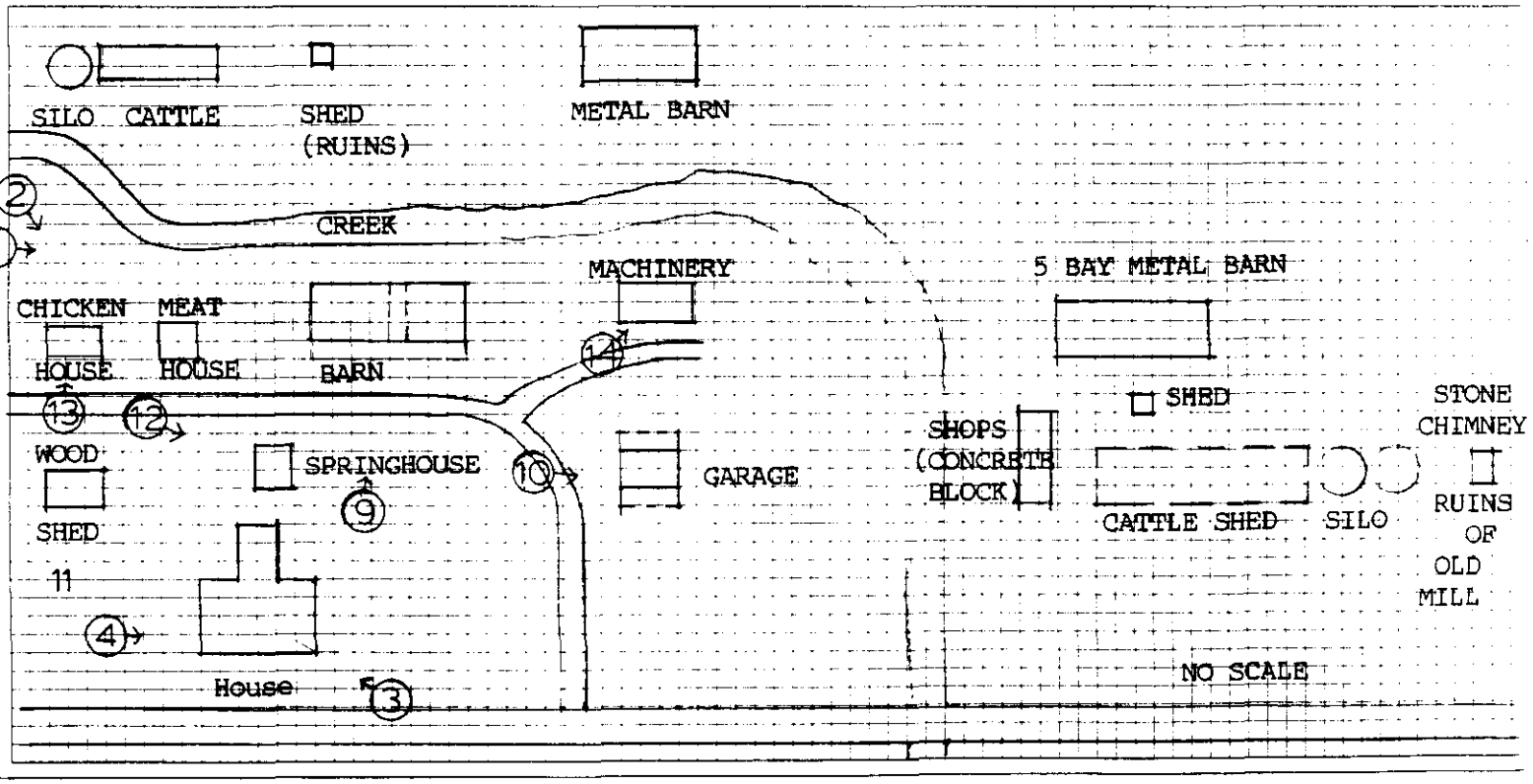
Boundary Justification

The boundary includes the farmhouse, outbuildings, fields, and wooded hillsides that overlook and have historically been part of Mt. Pleasant Farm. The farm borders both sides of Route 732 and the entire present tract is nominated to maintain the historic integrity of the complex and the view to Middle River.

Plan (Indicate locations of rooms, doorways, windows, alterations, etc.)

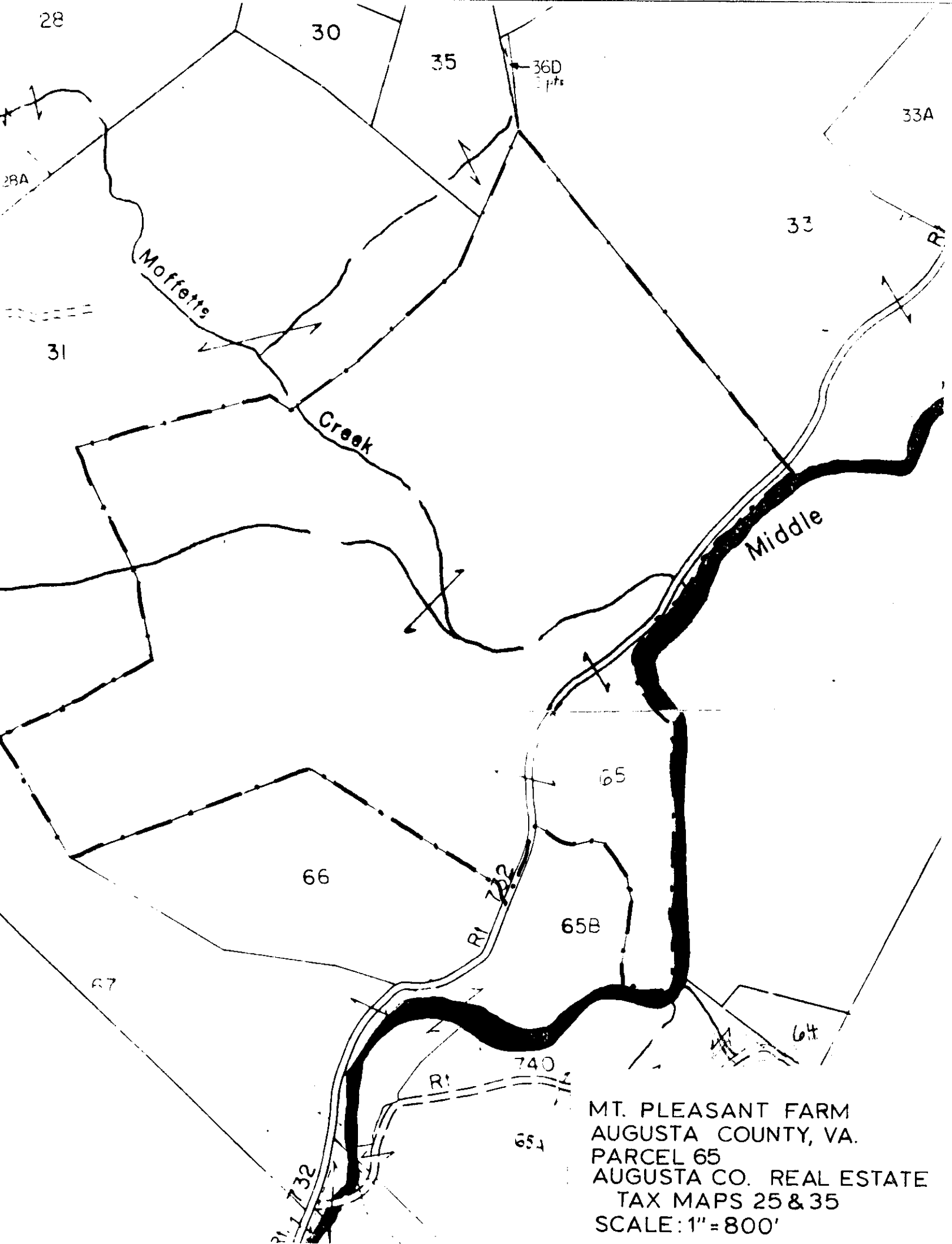


Site plan (Locate and identify outbuildings, dependencies and significant topographical features.)



Name, address and title of recorder William T. Frazier
213 N. Augusta Street
Staunton, VA 24401

Date May 1987


28
30
35
36D
33A
28A
33
31
Moffetts
Creek
Middle
65
66
65B
67
64
740
65A
732
MT. PLEASANT FARM
AUGUSTA COUNTY, VA.
PARCEL 65
AUGUSTA CO. REAL ESTATE
TAX MAPS 25 & 35
SCALE: 1" = 800'

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

COMMONWEAL
DIVISION OF MIN
JAMES L. CALVER

5160 I SW
(STOKESVILLE)

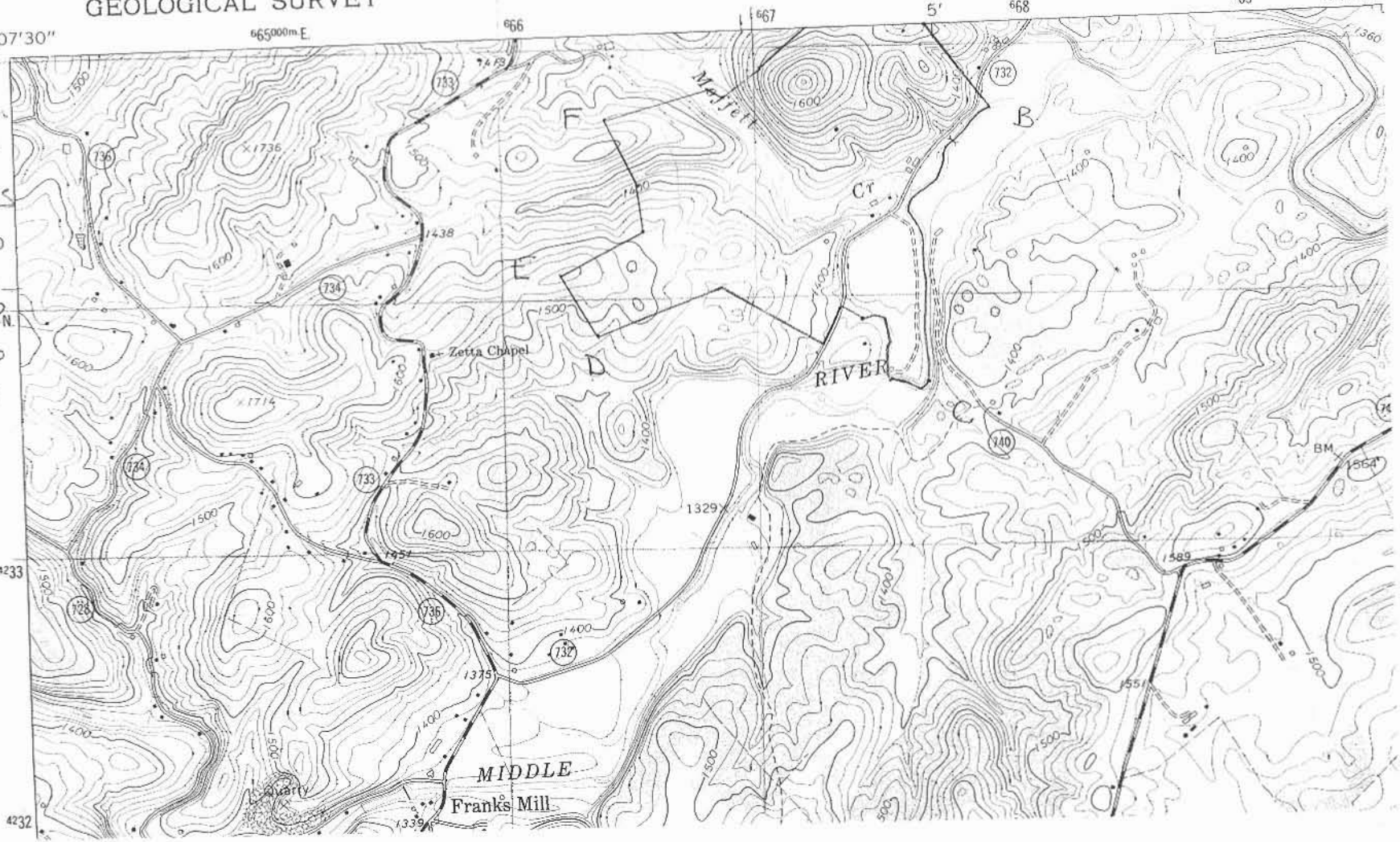
5160
(PARNA

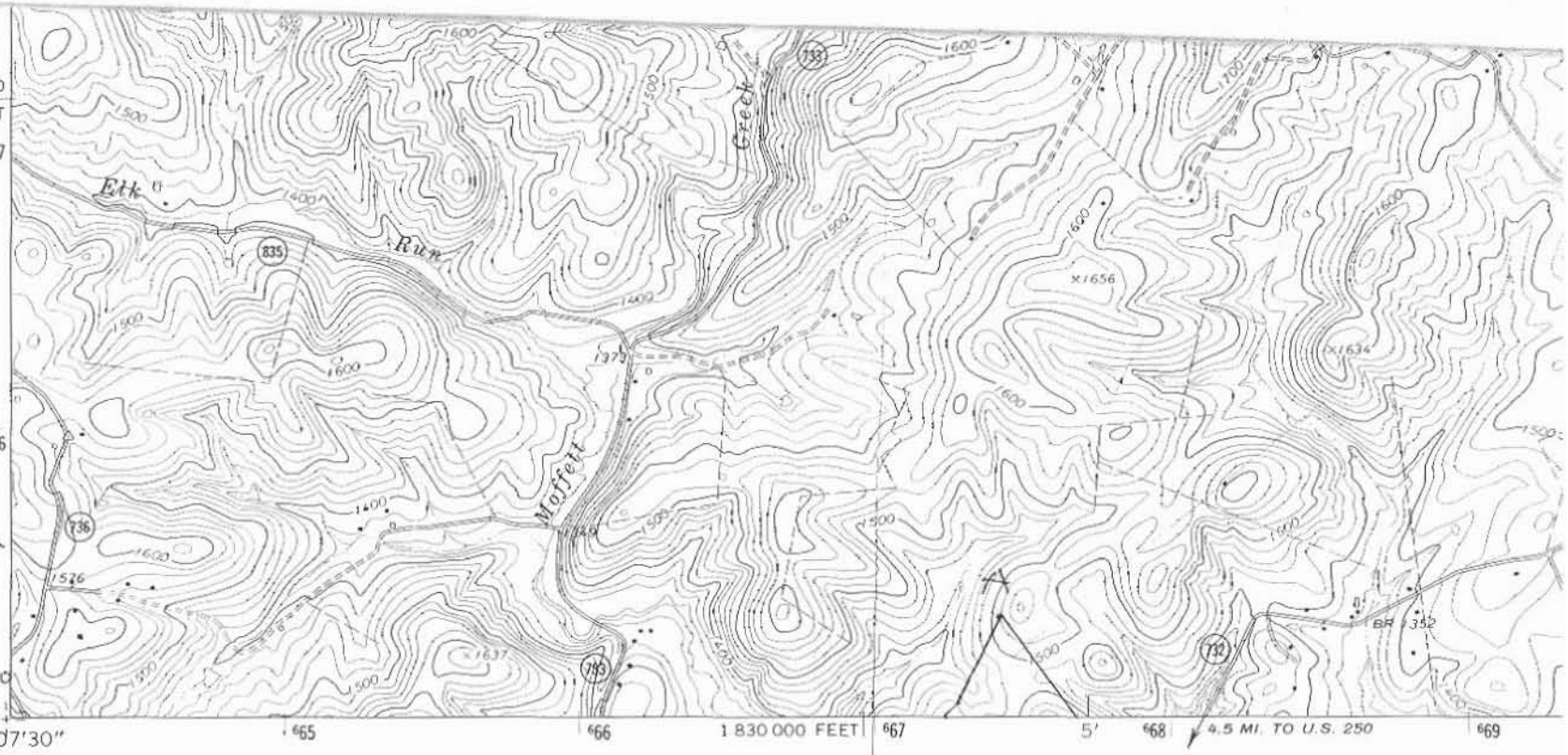
MT PLEASANT FARM
AUGUSTA COUNTY, VA

U.T.M. REFERENCES

B/17/667930/4234740
C/17/667680/4233640
D/17/666380/4233860
E/17/666230/4234090
F/17/666410/4234710

(SEE PARNASSUS
U.S.G.S. MAP FOR
OTHER UTM POINT)





MT PLEASANT FARM
AUGUSTA COUNTY, VA
UTM REFERENCES
A/17/667420/4235420

(SEE STAUNTON USGS MAP FOR OTHER UTM POINTS)

(CHURCHVILLE) 5160 II NW

Mapped, edited, and published by the Geological Survey

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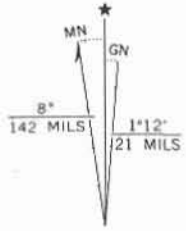
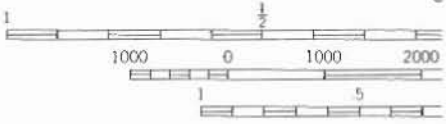
Topography by photogrammetric methods from aerial photographs taken 1965. Field checked 1967

Polyconic projection. 10,000-foot grid ticks based on Virginia coordinate system, north zone
1000-meter Universal Transverse Mercator grid ticks, zone 17, shown in blue
1927 North American Datum
To place on the predicted North American Datum 1983 move the projection lines 9 meters south and 22 meters west as shown by dashed corner ticks

Fine red dashed lines indicate selected fence and field lines where generally visible on aerial photographs. This information is unchecked



UTM GRID AND 1986 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET



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DOTTED LINES R
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A FOLDER DESCRIBING TOPOGRAPHIC