

3. Classification

Ownership of Property (Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property (Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

Contributing	Noncontributing	
<u> 2 </u>	<u> 5 </u>	buildings
<u> 0 </u>	<u> 0 </u>	sites
<u> 0 </u>	<u> 0 </u>	structures
<u> 0 </u>	<u> 0 </u>	objects
<u> 2 </u>	<u> 5 </u>	Total

Number of contributing resources previously listed in the National Register 0

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.) N/A

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: DOMESTIC	Sub: single dwelling
_____	secondary structure
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Current Functions (Enter categories from instructions)

Cat: DOMESTIC	Sub: single dwelling
AGRICULTURE	secondary structure
_____	agricultural outbuildings
_____	_____
_____	_____
_____	_____
_____	_____

7. Description

Architectural Classification (Enter categories from instructions)

Federal _____

Materials (Enter categories from instructions)

foundation BRICK
roof STONE: slate
walls BRICK
other WOOD: weatherboard

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria (Mark "X" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

Architecture _____

Period of Significance 1837 - 1859 _____

Significant Dates 1837
1859

Significant Person (Complete if Criterion B is marked above)
N/A

Cultural Affiliation N/A _____

Architect/Builder Alsop, Samuel, Jr. _____

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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

- State Historic Preservation Office
 Other State agency
 Federal agency
 Local government
 University
 Other
 Name of repository: _____

10. Geographical Data

Acreage of Property 5 acres

UTM References (Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing
1	18	279940	4235320	2	18	279985 4235270
3	18	279960	4235160	4	18	279800 4235220
5	18	279820	4235305			

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Katherine A. Sauners and Kymberly T. Wheeler
 organization Mary Washington College date September 1993
 street & number 1301 College Av. telephone 703-899-4037
 city or town Fredericksburg state VA zip code 22401

United States Department of the Interior
National Park Service

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Fairview
Spotsylvania County, Virginia

SUMMARY DESCRIPTION

Fairview and its remaining five acres were once part of a large plantation established by Samuel Alsop in eastern Spotsylvania County, Virginia. The property includes a brick, rectangular, two-story, five-bay, Federal-style dwelling with some Greek Revival-style details, a brick, rectangular, two-story, five-bay, gable-roofed kitchen/ servants quarter, and five noncontributing agricultural and domestic outbuildings. Fairview was built in 1837 by Samuel Alsop, an entrepreneur, planter, and builder. Fairview is an example of the late Federal style and represents the strong influence this design tradition had on domestic architecture in Virginia well into the nineteenth century. The house is of special interest because it contains very good examples of the decoratively-carved wooden mantels that were Samuel Alsop's architectural trademark. The house has been altered very little since its construction; however, a nearby housing development carved from former plantation fields threatens the integrity of setting of this magnificent dwelling and its associated farm buildings.

ARCHITECTURAL ANALYSIS

Fairview, a massive brick residence that is fifty-four by thirty-seven feet with a gable roof and four interior end chimneys, was built in the Federal style in 1837. Greek Revival-style architectural details were added during later renovation. Two stories high and rectangular in massing, the house is laid up in three- and five-course American bond brickwork and has a pair of interior chimneys at each gable end. Glazed header bricks laid in the east end chimneys in a diamond pattern contain the initials S. A. and the year 1837 inscribed in the brick. The chimneys on the west end of the house are also decorated with a diamond pattern of glazed header bricks that contain the initials W. E. Simple, flat jack arches support window openings while large elliptical arches frame the door openings on the front and rear of the house. Fairview's interior plan features a wide central stair passage flanked on each side by two rooms.

Fairview's most distinguishing features are its architectural details. Greek Revival-style entrance porches on both principal elevations (north and south) were added to the house in the mid-nineteenth century. A massive wooden, three-bay, one-story, one-level entrance porch supported by high brick piers is located on the north side of the house. Ghosts of the first, much simpler Federal-style porch survive under the present porch. The porch possesses ten square paneled columns and pilasters, a turned balustrade, and a balustraded deck above. The porch frieze features an intricately carved pattern of alternating sunbursts and squares. This same pattern, apparently a Samuel Alsop trademark, appears on other houses Alsop built, notably at Kenmore Woods (1828) and Oakley (1827). A one-bay, one-story, wooden porch currently supported by high cast concrete piers is located on the south side of the house. This porch has four fluted square columns and a plain balustrade. The columns support a flat roof with a simple frieze.

Fairview's main entrance door, located on the north elevation, is a double door surmounted by a seven-light rectangular transom and flanked by three-light sidelights above a wooden paneled apron. The south elevation entrance door has no transom but, like the north entrance door, it is flanked by three-light sidelights. Tripartite windows that consist of eight-

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Fairview
Spotsylvania County, Virginia

over-eight double-hung sash windows flanked by four-light side lights are positioned directly over the front and rear doors.

The nine-over-nine double-hung windows on the first floor and the six-over-six double-hung windows on the second floor have sandstone sills and flat jack arches. The six-light casement windows of the raised basement have lintels with simple elliptical jack arches. A decorative wooden cornice that features the same frieze pattern carved on the northern entrance porch extends under the eaves of the slate gable roof.

Between 1929 and 1930, two-story frame additions were made to both the east and west gable ends of the house to accommodate bathrooms. An exterior entrance to the basement was also included in the eastern addition. Both additions have brick foundations and are clad with weatherboard. The gable roof on each addition is covered with asphalt shingles. A small one-story rear ell with an attached screened porch was also added at the same time to the southwest corner of the house. Connected to the kitchen, this small room served as an eating area. Clad with weatherboard, the addition is supported by brick piers and has a hipped roof covered with asphalt shingles.

Fairview's floor plan contains a wide central passage flanked by two rooms on each side. On the east side there is a double parlor, each room of which has direct access to the central passage. Separated by sliding pocket doors, the parlors contain identical carved mantels. Each of these Federal-style mantels has a dentil cornice and a frieze with a central rectangular panel featuring a sunburst design. Semi-engaged Doric columns flank the fireplace opening. The walls throughout the house are painted plaster. A kitchen now occupies the southwest corner of the first floor. Both it and the northwestern room flank a side hall which leads from the central passage to an exterior door and service buildings in the yard beyond. According to the probate inventory of Samuel Alsop's estate in 1860, the first floor of the house contained the parlors, the central passage, a nursery, and a chamber. This chamber contained a bed and other bedroom furnishings. The nursery, located in what is now the kitchen, contains a closed service stair which communicates with every level of the house. The mantels in these two rooms are simpler than those in the parlors. The mantel in the chamber features the same frieze decoration and columns featured in the parlor mantels, however, it has no dentils. The mantel in the kitchen has a plain frieze with three rectangular wooden panels. The fireplace is flanked by two, fluted, rectangular pilasters. The rooms of the first floor originally had chair rails, but these have been removed. A picture rail has also been removed from the central passage.

The main stairway in the house has a turned wooden newel, an oval hand rail, and two plain balusters for each tread. Simple scroll brackets adorn the string below each tread. Beneath the string there are twelve vertical wooden panels. Directly below this stairway is an enclosed stair that leads to the basement and what was originally the family dining room. The basement dining room was located directly below the first-floor parlors and its floor, originally brick, was covered by concrete in the 1960s. The walls of the basement are also brick and were painted but never plastered. Ghosts of fireplace mantels survive in the dining room despite modern repair and renovations. The probate of 1860 indicates that the Alsops dined in comfort.

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Fairview
Spotsylvania County, Virginia

China, wine goblets, ivory-handled silverware, a walnut dinner table, a side board, and carpets furnished the space. Built-in cupboards have been removed from the dining room.

The plan for the second floor of the house is identical to that of the first. Two large bedrooms lie on both sides of the central passage which is lit at both ends by large tripartite windows. Similar in size, the rooms contain wooden mantels that differ slightly. The mantel located in the northeast corner bedroom has the same sunburst motif and columns as the parlors, but dentils are located only on the architrave. The decorative carving in the southeast corner bedroom contains a frieze which has, at its center, a sunburst inside a rectangular field. The fireplace opening is surrounded by two, fluted, rectangular pilasters. The mantels of the northwest and southwest corner rooms have simple friezes comprised of rectangular panels and fluted pilasters that flank the fireplace opening. The rooms of the second floor still retain their chair rails.

Located immediately west of the main house is a brick, two-story, five-bay kitchen/servants quarter dependency. Built over a low basement, this building has a gable roof, a corbeled brick cornice, and two interior end chimneys. Similarities in the brickwork suggest it was built at the same time as the main house. This kitchen is aligned with the west gable end of the main house. A door in the west gable end provided access to the side service hall of the main house. Two rooms are located on the first floor of the kitchen and a central stair leads to the second floor which contains two rooms and a modern bathroom. The first-floor south room contains a large fireplace with two wall ovens and the north room contains a smaller fireplace with a carved wooden mantel.

There are five outbuildings to the west of the kitchen. These include a brick, one-story, four-bay garage with a gable roof and a brick, one-story, one-bay smokehouse with a pyramidal roof. A chicken coop, a large equipment shed, and a barn are of frame construction and have corrugated tin roofs. All five outbuildings were built during the 1940s. All are deteriorating rapidly.

Several large oak trees and magnolia trees shade the yard and survive from the nineteenth century. Ornamental boxwood, now much overgrown, line a sod-covered brick walkway leading to the front porch.

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Section 8 Page 4

Fairview
Spotsylvania County, Virginia

STATEMENT OF SIGNIFICANCE

Fairview is an example of the late Federal style and represents the strong influence this design tradition had on domestic architecture in Virginia well into the nineteenth century. Built by entrepreneur, builder, and planter Samuel Alsop, the house is of special interest because it contains very good examples of the decoratively-carved wooden mantels and cornice details that were Alsop's architectural trademark throughout Fredericksburg and eastern Spotsylvania County.

Fairview is an exceptionally well-preserved example of the large, late Federal-style plantation houses built by Alsop, with such Federal and Greek Revival details as the incised decoration on the cornice and the Greek Revival porches on the north and south elevations with their square, fluted, and paneled columns. Solidly built and generous in proportion, with the exception of three wooden additions and mid-nineteenth-century porches, the house has been altered little since its construction in 1837. The property originally encompassed about 1,200 acres.¹ After the Civil War, the plantation was reduced in acreage and passed through many owners. Fairview now comprises five acres.

HISTORIC CONTEXT

Fairview is one of several brick houses that Samuel Alsop (1776-1859) constructed in the eastern portion of Spotsylvania County, Virginia. During a building career that spanned more than three decades, Alsop built the Shepherd House (early 1800s), Oakley (1828), Kenmore Woods (1828), Coventry (1834), Mill Brook (1836), and numerous houses in Fredericksburg.² He also supervised the construction of Berea Church in Spotsylvania County, now used as the Spotsylvania Historical Society Museum. Fairview itself was built in 1837. The intricately carved wooden mantels in these houses were his trademark.

Fairview is an example of the Federal and Greek Revival styles of building that were especially popular in Virginia during the first half of the nineteenth century, a time of agricultural change in Virginia. Many residents of the Tidewater counties were migrating to the Piedmont or to states and territories farther to the west and south in search of new lands on which to grow cotton. Samuel Alsop and his family remained in the Fredericksburg and Spotsylvania area and prospered. Fairview is a reflection of Alsop's wealth, but it is also a reflection of his architectural preferences.

In addition to his role as builder, Samuel Alsop had financial interests in a diverse range of enterprises.³ He owned land in the town of Fredericksburg, principally in the Liberty Town addition, as well as in Spotsylvania, Caroline, and Culpeper counties.⁴ He continued to purchase land until he died. At different times Alsop had owned a tavern in Spotsylvania, operated the Alum Springs Mill in Fredericksburg to supply flour and corn meal, as well as plaster, and a lumber company in Fredericksburg.⁵ He also supervised the operation of a mill on his Fairview plantation.⁶ Indeed, his main interests appeared to involve the operation of his plantation where he grew rye, oats, corn and wheat. Alsop resided at Fairview from 1837 until his death in 1859.⁷

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Section 8 Page 5

Fairview
Spotsylvania County, Virginia

Sam Alsop's estate at the time of his death was considerable. According to the detailed inventory taken of his estate in 1860, Alsop owned more than one hundred slaves, \$3,000 worth of livestock and equipment, and \$730 in furniture and household goods. Tax books reveal he had assets of over \$100,000. The Fredericksburg Star of July 18, 1888, described Alsop as "one of the largest slave and land owners and moneyed men in this section of Virginia."

At the time of Alsop's death in 1859, Fairview consisted of nearly 1,200 acres.⁸ Soon afterward, the Samuel Alsop family migrated to Georgia as the threat of the Civil War loomed larger.⁹ Fairview survived the war, and, after the family returned, the family sold it to John P. Herndon and Ann Eliza Herndon in 1866.¹⁰ Mrs. Herndon was the granddaughter of Samuel Alsop. Like many other land owners in Virginia during the post Civil War period, the Herndons encountered financial difficulties in the late 1860s and began to sell parcels of Fairview land.

In April 1869 Mrs. Mary E. Stoy purchased 250 acres and John Hayes purchased approximately seventy acres of Fairview property.¹¹ Deeds of trust were then established by Herndon and William Fitzhugh for the remaining acreage. These 475 acres included the main dwelling house, the outbuildings, and the mill tract.¹² John Herndon declared bankruptcy in the 1870s, and many transactions involving Fairview followed.¹³

James and Eliza Wallis purchased the property in 1877, and Fairview remained in their family for fifty years.¹⁴ They continued to subdivide the land. In 1927 the remaining seventy-five acres were sold to Langbourne M. Williams for \$10,650.¹⁵ Mr. Williams built three wooden additions to the house between 1929 and 1930. In 1930, he sold the property to S. Bernard and Mary P. Coleman.¹⁶ The Colemans utilized the property by growing wheat, corn and hay and by raising Black Angus cattle and built five agricultural buildings on the property during the 1940s for these purposes.¹⁷ Electricity was added to the house in 1930.¹⁸ The Colemans also poured a concrete floor in the basement room that had originally served as the Alsop family dining room.¹⁹ The Colemans also changed the name of the property from Fairview to Breezeland.²⁰ The Colemans sold the property in 1973 to Campanelli, Incorporated, a development firm.²¹ In 1975, John and Ann Wolfrey bought the five acres on which the house, the kitchen/quarter and the five outbuildings stand.²² The Wolfreys resided at Fairview until 1988 when they sold the property to the Fairview Company of Bethesda, Maryland.²³ In 1993 Richard and Barbara Westebbe purchased the parcel and began to restore some of the features.²⁴

ENDNOTES

1. Spotsylvania County Deed Book SS, p.197
2. Jerry David Alsop, Alsop's Tables, 1986, pp. 218-226.
3. Spotsylvania County Deed Book U, p. 204.
4. Spotsylvania County Deed Book V, pp. 85, 166 & 294.

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Fairview
Spotsylvania County, Virginia

5. Jerry David Alsup, Alsop's Tables, 1986, pp. 221 & 225. Concerning the Alum Springs Mill see Virginia Herald 1 June 1831, Pg. 3, column 4, and again on 2 April 1836, pg. 3 column 3, advertisements for ground plaster by Samuel Alsop at Alum Springs.
6. Fredericksburg News 19 March 1852. "Byrd C. Leavell, esq. of Spotsylvania, seven miles from this place (Fredericksburg) had his barn and stables burnt on monday night. . . A few months since Mr. Leavell had his dwelling house burnt in the same neighborhood and less than a mile from his residence have been burnt a three storied mill, the property of Sam Alsop."
7. Spotsylvania Will Book W, p.224.
8. Spotsylvania Will Book W, p. 234.
9. Henrietta Owen, Personal letter to Ann Wolfrey, 2 November 1982.
10. Spotsylvania County Deed Book SS, p.197.
11. Spotsylvania County Deed Book SS, pp. 301 & 589.
12. Spotsylvania County Deed Book TT, pp.121 & 362.
13. Spotsylvania County Deed Book VV, p.418.
14. Spotsylvania County Deed Book VV, p.421.
15. Spotsylvania County Deed Book 101, p.376.
16. Spotsylvania County Deed Book 104, p.446.
17. Mary P. Coleman, Personal interview, 23 September 1988.
18. Mary P. Coleman, Personal interview, 23 September 1988.
19. Mary P. Coleman, Personal interview, 23 September 1988.
20. Mary P. Coleman, Personal interview, 23 September 1988.
21. See Deed Book 308, page 224. The sale is actually to the Fairview Corporation who then sold the land to the Campanelli Corporation. See Deed Book 332, page 37.
22. Spotsylvania County Deed Book 357, p.396.
23. Spotsylvania County Deed Book 833, pp.34-36.
24. Spotsylvania County Deed Book 1134, p. 539.

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Fairview
Spotsylvania County, Virginia

MAJOR BIBLIOGRAPHICAL REFERENCES

Alsup. Alsop's Tables. Byhalia: Alsup Press, 1986.

Coleman, Mary P. Personal interview. 23 September 1988.

"Philip Brooks, The Washington Post Finds a Colored Centenarian, The Star Has Something to Say About It."
Fredericksburg Star, Vol 20:67. 18 July 1888. Pg. 2.

Owen, Henrietta. Personal letter to Ann Wolfrey. 2 November 1982.

Spotsylvania County Deed Book U, p. 204.

Spotsylvania County Deed Book V, pp. 85, 166 & 294.

Spotsylvania County Deed Book SS, pp. 197, 301, 589.

Spotsylvania County Deed Book TT, pp. 121, 362.

Spotsylvania County Deed Book VV, pp. 418, 420-421.

Spotsylvania County Deed Book 87, p. 52.

Spotsylvania County Deed Book 92, p. 373.

Spotsylvania County Deed Book 95, pp. 146-147.

Spotsylvania County Deed Book 101, p. 376.

Spotsylvania County Deed Book 104, p. 446.

Spotsylvania County Deed Book 357, p. 396.

Spotsylvania County Deed Book 833, pp. 34-36.

Spotsylvania County Will Book W, pp. 234-242.

Wolfrey, Ann R. Personal interview. 26 September 1988.

VERBAL BOUNDARY DESCRIPTION

The boundary of the nominated property is delineated by the polygon whose vertices are marked by the following UTM reference points: A: 18/279940/4235320, B: 18/279985/4235270, C: 18/279960/4235160, D: 18/279800/4235220, E: 18/279820/4235305.

BOUNDARY JUSTIFICATION

The boundary encompasses the historic core of Fairview that retains historic integrity and includes the main residence, the kitchen/servants quarter, chicken coop, equipment shed, smokehouse, garage, and barn. The portions of the original holdings historically associated with Fairview that have been sold for residential development have been excluded.

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Fairview
Spotsylvania County, Virginia

PHOTOGRAPHS

Fairview, Spotsylvania County, Virginia
VDHR File No. 88-12

All photos were taken by Katherine Saunders in November 1990. Negatives are on file with the Virginia Department of Historic Resources collection at the Virginia State Library and Archives, Richmond, VA.

1. VIEW OF: north elevation of main house; view looking south
NEGATIVE NUMBER: 12104/02
PHOTO 1 of 15
2. VIEW OF: north elevation of main house; view facing southwest
NEGATIVE NUMBER: 12104/15
PHOTO 2 of 15
3. VIEW OF: detail of north porch; view facing southeast
NEGATIVE NUMBER: 12103/22
PHOTO 3 of 15
4. VIEW OF: southern facade of main house; view facing north
NEGATIVE NUMBER: 12103/24
PHOTO 4 of 15
5. VIEW OF: interior of central passage and northern exterior door
NEGATIVE NUMBER: 12103/20
PHOTO 5 of 15
6. VIEW OF: detail of main stair in central passage; view facing south
NEGATIVE NUMBER: 12103/06
PHOTO 6 of 15
7. VIEW OF: detail of mantel and built-in cupboard in northeast parlor, first floor; view facing east
NEGATIVE NUMBER: 12103/09
PHOTO 7 of 15
8. VIEW OF: detail of mantel in second-floor chamber, southeast room; view facing east
NEGATIVE NUMBER: 12103/13
PHOTO 8 of 15
9. VIEW OF: detail of mantel in second-floor chamber, southeast room; view facing south
NEGATIVE NUMBER: 12103/14
PHOTO 9 of 15
10. VIEW OF: exterior of kitchen/quarter dependency; view facing west
NEGATIVE NUMBER: 12104/17
PHOTO 10 of 15
11. VIEW OF: exterior of twentieth-century garage; view facing south
NEGATIVE NUMBER: 12104/06
PHOTO 11 of 15

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Fairview
Spotsylvania County, Virginia

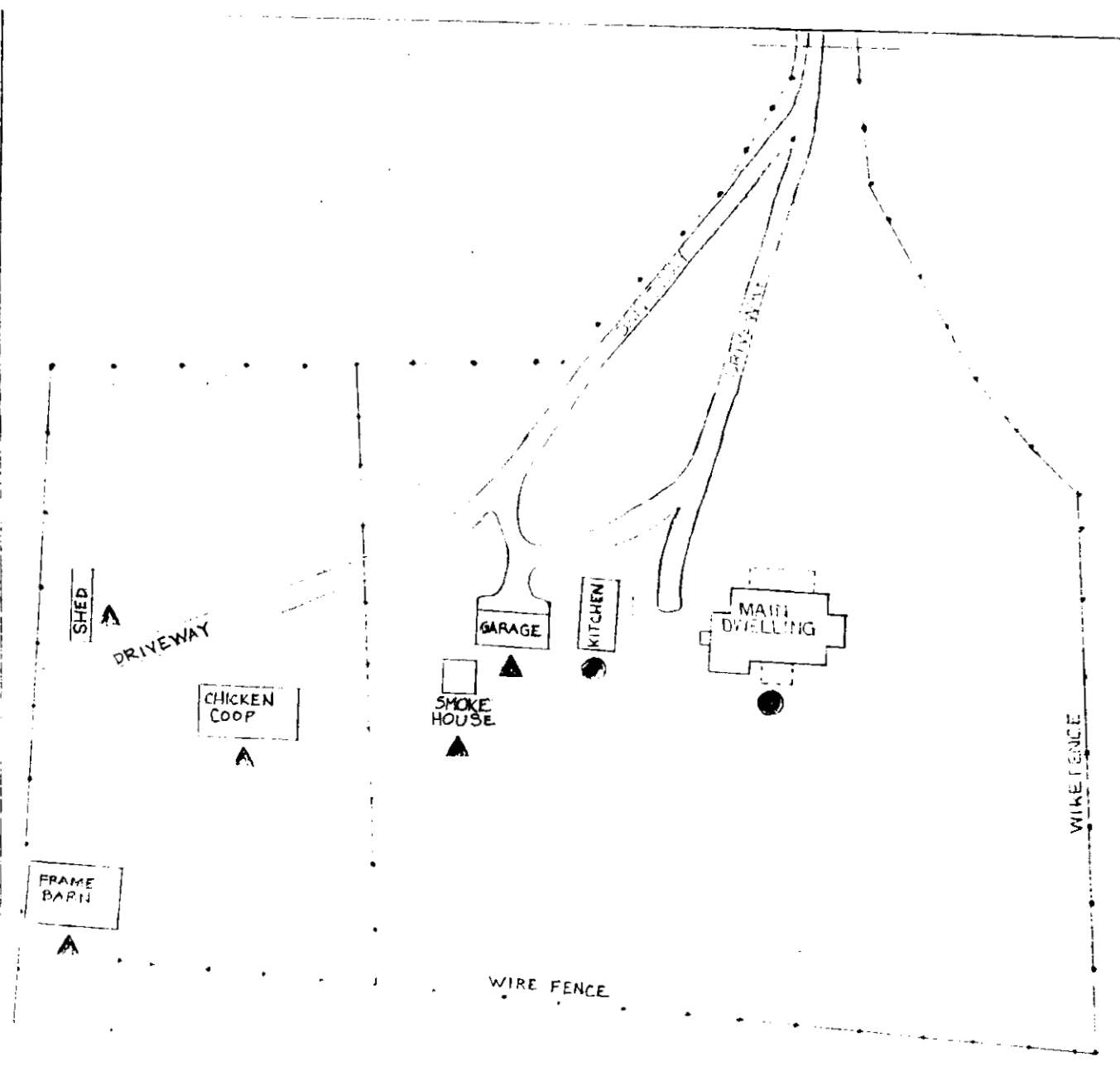
12. VIEW OF: exterior of twentieth-century smokehouse; view facing south
NEGATIVE NUMBER: 12104/05
PHOTO 12 of 15
13. VIEW OF: exterior of twentieth-century equipment shed; view facing north
NEGATIVE NUMBER: 12104/07
PHOTO 13 of 15
14. VIEW OF: exterior of twentieth-century chicken coop; view facing west
NEGATIVE NUMBER: 12104/09
PHOTO 14 of 15
15. VIEW OF: exterior of twentieth-century barn, northeast corner; view facing southwest
NEGATIVE NUMBER: 12104/08
PHOTO 15 of 15



FAIRVIEW SITE PLAN

NOT TO SCALE

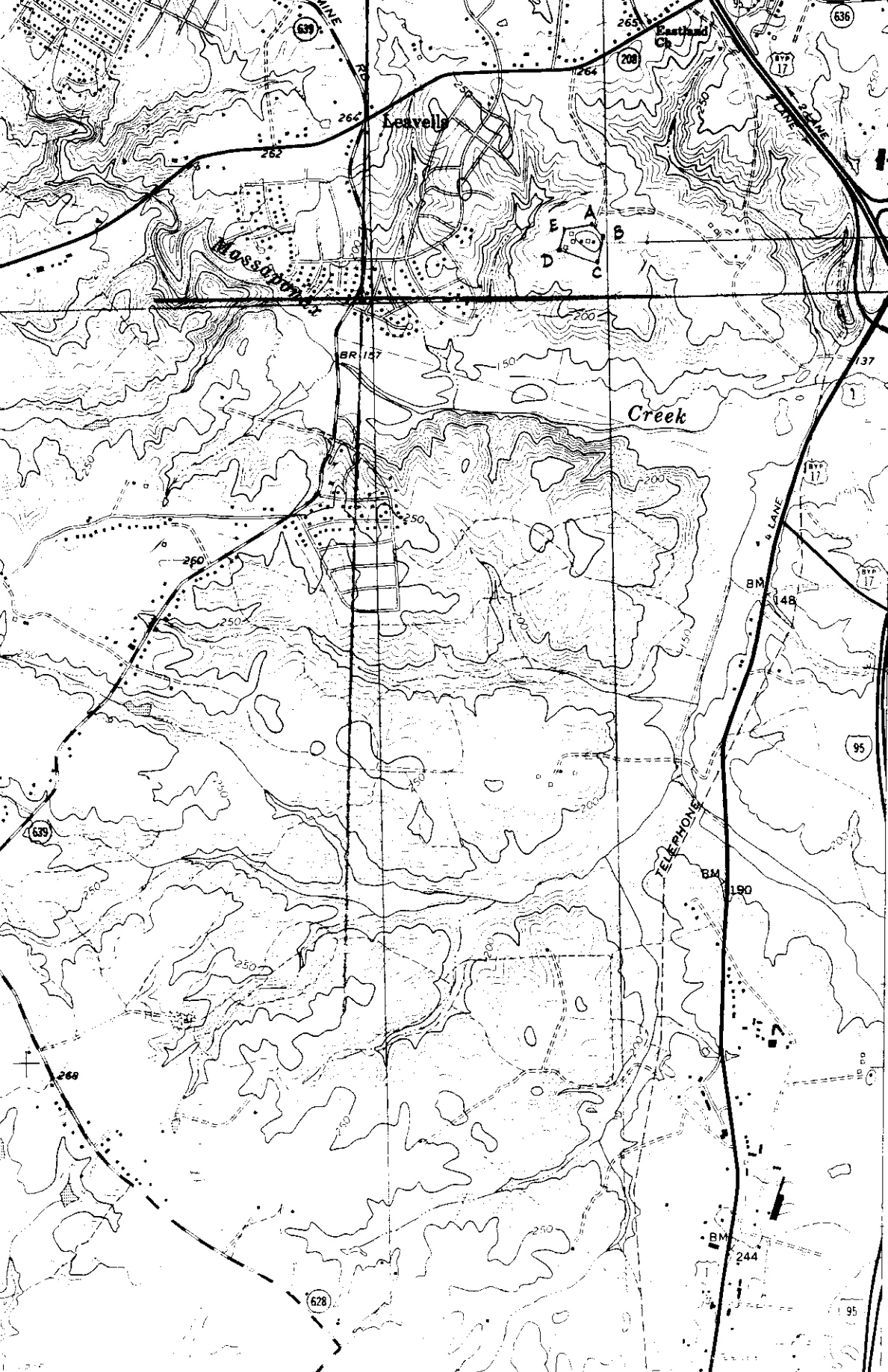
- CONTRIBUTING
- ▲ NON-CONTRIBUTING



SPOTSYLVANIA QUADRANGLE
 VIRGINIA-SPOTSYLVANIA CO.
 7.5 MINUTE SERIES (TOPOGRAPHIC)

5560 IV SW
 (FREDERICKSBURG)

32'30" 278 279 2 280 000 FEET 7 MI. TO U.S. 17 4 MI. TO VA. 3 281 77° 30' 38° 15'



FREDERICKSBURG (U.S. 17) 6 MI.

Fairview V.D.R. 88-12
 Spotsylvania Co., VA

UTM REFERENCES :

A	18	279940	4235320
B	18	279985	4235270
C	18	279960	4235160
D	18	279800	4235220
E	18	279820	4235305

4235

4234

200 000
 FEET

12'30"

4233

4231