



## PRELIMINARY INFORMATION FORM (PIF) for INDIVIDUAL PROPERTIES

*Note: PIFs are prepared by applicants and evaluated by DHR staff and the State Review Board based on information known at the time of preparation. Recommendations concerning PIFs are subject to change if new information becomes available.*

DHR No. (to be completed by DHR staff) 007-0128

### 1. General Property Information

Property name: Mint Spring Tavern, Old Virginia Inn, Old Virginia Tavern

Property address: 1893 Lee Jackson Highway

City or Town: Staunton

Zip code: 24401

Name of the Independent City or County where the property is located: Augusta County

Category of Property (choose only one of the following):

Building X Site \_\_\_\_\_ Structure \_\_\_\_\_ Object \_\_\_\_\_

### 2. Physical Aspects

Acreage: 1.77

Setting (choose only one of the following):

Urban \_\_\_\_\_ Suburban \_\_\_\_\_ Town \_\_\_\_\_ Village \_\_\_\_\_ Hamlet \_\_\_\_\_ Rural X

Briefly describe the property's overall location and setting, including any notable landscape features:

The property is located in the Shenandoah Valley in Augusta County, VA, six miles south of Staunton, VA, along the historic Lee Jackson Highway (formerly known as Route 11, Route 2, Junction Valley Turnpike, Great Wagon Road, and Great Indian Road, which was an ancient path forged by migrating buffalo). The property has views of the Blue Ridge Mountains to the east. The original 1749 Beverley patent was for 236 acres, but the house was sold on 222 acres in 1814, 20 acres in 1870, and 1.77 acres in 2022. Within the current property's boundaries are three springs that feed into Christian's Creek, and the wild mint that grew near them is where the Mint Spring Tavern and the unincorporated community of Mint Spring, VA, derive their names. The property slopes west upward toward White Oak Ridge, which historically was known as Chestnut Ridge. The outline of the Valley Turnpike is still visible running in front of the main house and other parts of the property.

### 3. Architectural Description

Architectural Style(s): Predominantly Federal from a circa 1812 renovation but maintains many elements of its original 1700s primitive log construction

If the property was designed by an architect, landscape architect, engineer, or other professional, please list here: Neighbor and Virginia House of Delegates member Joseph Smith of Folly Mills may have been involved in designing the circa 1812 Federal renovation

If the builder is known, please list here: original one-pen, log house likely built by Scotch-Irish settler John Glass on his 1749 Beverly patent lot

Date of construction (can be approximate): Circa 1749 first pen, late 1700s saddlebag addition, circa 1812 Federal renovation, mid-1800s service ell addition, and circa 1850 - 1870 one-room addition

#### **Narrative Description (Please do not exceed one page in describing the property):**

Briefly describe the property's general characteristics, such as its current use (and historic use if different), as well as the primary building or structure on the property (such as a house, store, mill, factory, depot, bridge, etc.). Include the materials and method(s) of construction, physical appearance and condition (exterior and interior), and any additions or other major alterations.

The Mint Spring Tavern currently and historically has been a private property; however, in the 18th and 19th Centuries, it played a role in America's early transportation network as a stagecoach stop, tavern, general store, and post office due to its location on the historic Great Wagon Road/Valley Turnpike in the Shenandoah Valley. The property exemplifies pre-revolutionary exploration, settlement, and frontier life in colonial America as one of the original log houses built by Scotch-Irish settlers as they migrated into the Shenandoah Valley to serve as a buffer between Native Americans west of the Blue Ridge mountains and colonial settlers in Jamestown and Williamsburg. A circa 1812 renovation transformed the primitive, log house on a stone foundation into a modern, Federal-style home and tavern. Its primary architectural style today remains Federal, but it retains many elements of its original vernacular 18th Century log construction.

In addition to the Federal renovation, the house has had several other renovations - most historic themselves and still intact - as it evolved to accommodate changing needs and styles: a late 1700s saddlebag addition of log construction; a mid-1800s service ell; a circa 1850 - 1870 one-room addition of unknown purpose; a circa 1920s dormer to accommodate a bathroom; a 1936 renovation that replaced the saddlebag parlor's front door and restored flooring; and a late 1900s addition that included a sunroom, mudroom, and half bathroom.

The wood siding and shutters from circa 1812 need repair. The house's metal roof is in good condition, but the gutters and flashing need repair. The 51-foot long porch runs the width of the house and was renovated circa 1812 to add Jeffersonian, Chippendale style railings and Federal style square columns with chamfered corners. The porch foundation was likely built along with the late 1700s saddlebag addition and used mortise, tenon, and peg construction with large beams. The porch needs restoration due to water damage from a rusted gutter that caused one of the chestnut sills to rot. The house has a combination of historic and modern windows; and historic windows from various periods are stored in the carriage shed and attic of the garage. At least two 1700s window frames remain intact; one was recently exposed, and another is hidden behind plaster and lath. The basement has an 18th Century bar window and one original batten door.

The interior is in overall decent condition with historic floors, plaster and lath walls, beadboard walls, shiplap walls, and one exposed log wall that maintains 18th Century limewash, stone chinking, clay and burnt lime daubing, and 19th Century lime and animal hair daubing. The log wall was exposed in 2023 to repair termite damage. Flooring ranges from original, raw 1700s plank floors up to 15.5" wide in the north bedrooms; circa 1812 five-inch, even-width pine floors in the parlors and south bedrooms; mid-1800s random-width pine

floors in the one-room addition; and early 1900s narrow pine floors in the dormer addition and first floor north room. Most updates were layered on top of original features, and early 1800s wallpaper remains in many rooms under layers of other wallpaper and paint. The house's eight fireplaces/thimble ports are in varying states of condition, and their historic updates include elements from a variety of periods including the 1700s, early 1800s, mid-1800s, late 1800s, and the early 1980s.

Some historical documents based on oral history inaccurately state that a circa 1812 fire destroyed the house. The house's architecture supports the claim that a fire took place circa 1812 and damaged the house but did not destroy it. The fire appeared to occur around the fireplace only, and only the floors in the two parlors were replaced after the fire; 18th Century architectural elements remain intact in the original pen and saddlebag addition.

In a bullet list, include any outbuildings or secondary resources or major landscape features (such as barns, sheds, dam and mill pond, storage tanks, scales, railroad spurs, etc.), including their condition and their estimated construction dates.

- General Store and Post Office. Built in 1837 as a store, formally designated a post office in 1841; exterior siding needs repair; wooden gutter attached with iron; Palladian front doors with brass cremone hardware; commercial style, seeded windows built to face the Great Wagon Road in 1837; north door added when Turnpike was built between the store and house in 1840, leaving the back of the building toward the Turnpike; exposed, hand-sawn wood plank interior walls with remnants of limewash.
- Valley Turnpike. Built 1840; removed in 1937 when Route 2/Route 11 was built, but the property still has remains such as the outline running in front of the house, rocks, macadamized rock clusters, and remnants of a stone retaining wall.
- 1700s Shed. Purpose unknown. Dilapidated condition. The siding, cement foundation, glass windows on the south gable, and the south wall were added/replaced in mid-20th Century; maintains two 1700s bar windows (one with missing bars); marriage marks on rafters.
- Carriage Shed. Likely early 1800. Dilapidated condition; pole construction; primitive wooden latch on batten door.
- Stone Spring House. A historic reproduction that dates to the mid-20th Century but date of original structure and construction type is unknown; primitive batten door with strap hinges; supplied water to the house before city water was available
- Springs. The property has three springs; one of which has been buried since at least the 19th Century but is evident via drainpipes and dirt erosion on the property; the other two are still visible.
- Garage. Likely dates to 1937; cinder block construction

#### 4. Property's History and Significance (Please do not exceed one page)

Briefly explain the property's historic importance, such as significant events, persons, and/or families associated with the property.

If the property is important for its architecture, engineering, landscape architecture, or other aspects of design, please include a brief explanation of this aspect.

The Mint Spring Tavern qualifies under Criterion A, because its historical significance lies in its association with the development of America's interstate transportation network due to its role as a stagecoach stop, general store, and post office with a period of significance from 1749 to 1937. The original, circa 1749 one-pen, log house was built by Scotch-Irish settler John Glass along the former ancient buffalo path that became the Great Wagon Road. It is one of the original log houses built on a Beverly land patent lot as Scotch-Irish and German settlers migrated from Pennsylvania to the Shenandoah Valley along the Great Wagon Road to serve as a buffer between Native Americans and colonial settlers in Jamestown and Williamsburg. Various inaccurate theories have evolved from oral history regarding the property's origins and have circulated in the 1937 WPA Survey and books and articles that mention the property; however, the chain of ownership tracing back to John Glass is well-documented in Augusta County deed, land survey, and court records. German settler Henry Swink purchased the property from Glass' son-in-law John Sensebough in 1778 and ran the house as an unlicensed tavern. The earliest known documentation of the house serving as a tavern is a 1779 Augusta County court conviction of Henry Swink for illegally selling liquor as the new Commonwealth of Virginia cracked down on liquor sales to collect taxes to fund the Revolutionary War.

Between 1816 - 1864, the property was a licensed ordinary, stagecoach stop, post office, and general store. Revolutionary War soldier Samuel Gardner, who fought in the Battle of Yorktown in 1781 and whose father Francis Gardner was famously killed near Buffalo Gap by Native Americans in 1764, purchased the property from Henry Swink in 1814 and received the property's first documented ordinary license in 1816. The success of the Tavern was due to the transformation of the Great Wagon Road into the macadamized Valley Turnpike in 1840, which facilitated interstate trade and significantly boosted the economy of the Shenandoah Valley. In 1837, Samuel's son Alexander Gardner obtained a merchant's license and borrowed money to build the outbuilding that served as a store. In 1841, the U.S. Postal Service designated the property as an official Post Office and appointed Alexander as the Mint Spring Postmaster. Alexander served as the tavern's innkeeper until the end of the Civil War. Between 1810 through the Civil War, the number of enslaved residents at Mint Spring Tavern ranged from one to six, and many of their names are known from historic records. The coffles of enslaved persons forced to march from the Armfield and Franklin Slave Center in Alexandria, VA, to be traded in the Deep South walked directly in front of the steps of the Tavern, which may have played a role in providing food, water, and supplies to the coffles.

During the Civil War, the Mint Spring Tavern, located on the primary route between Staunton and General Stonewall Jackson's headquarters in Lexington, VA, experienced both Union and Confederate soldiers marching across the property as they moved through the Shenandoah Valley. Taverns often supported military efforts, and Mint Spring was a parade ground for the Mint Spring Company of the 93rd Regiment of the Virginia Militia, which eventually became part of the Stonewall Brigade. In 1862, cadets from the Virginia Military Institute (VMI) camped at Mint Spring en route to Staunton to join Stonewall Jackson's troops in support of the McDowell Campaign. Union soldiers looted houses in the Mint Spring area in June 1864 on the march to Lexington, where they burned VMI. Neighbors gathered at the Tavern to greet Confederate General Jubal Early's troops in 1864. Owner Alexander Gardner experienced significant debts as a result of the Civil War, began selling portions of the property to pay for his debts, and faced a series of lawsuits that continued after his death in 1875. In 1870, he sold the Mint Spring Tavern on 20 acres to John Towberman, who was the Augusta County Sheriff and was married to the sister of Alexander's wife, a descendant of Henry Swink.

The post-Civil War advent of the railroad to Mint Spring led to reduced traffic on the Turnpike and created stiff competition for stagecoach lines. The railroad was built east of the house on land that is no longer part of the property; Towberman insisted the railroad be built a good distance from the house. The railroad was disassembled in the 1940s to support World War II efforts, and Interstate 81 was built in its place in the 1950s.

By the early 20th Century, the Mint Spring Tavern was no longer the bustling stagecoach stop, trading post, and post office of the previous century, but the property continued to evolve with the times, becoming a "tourist home." The tourist home industry emerged concurrently with the motel industry as the popularity of automobiles increased in the 1920s and 1930s and owners of private residences offered rooms for rent and home cooked meals for motorists traveling along America's new highways. The federal highway system launched in 1926, and in 1937, Route 2 (eventually Route 11) replaced the Valley Turnpike to accommodate cars, which were damaging the macadamized surface of the nearly century-old road. The road was moved several yards east so that it no longer ran directly in front of the Tavern; it was now closer to the location of the original buffalo path and Great Wagon Road. Contemporary newspapers referred to the Mint Spring Tavern as the Old Virginia Inn or Old Virginia Tavern. Today the outline of the former Valley Turnpike is still visible on the property, and remnants of the historic turnpike remain, including cut stones, clusters of macadamized rocks, and large stones that seem to be remains of a retaining wall.

In addition to its role in the development of America's interstate transportation network, Mint Spring Tavern qualifies under Criterion C due to its architecture with a period of significance from 1749 - 1870. The Tavern is one of the original 18th Century Scotch-Irish log houses in the Shenandoah Valley, and the house includes architectural features specifically associated with antebellum Virginia taverns. These features include the front porch running the width of the house, which offered a place for patrons to wait for stagecoaches to travel to Staunton, Lexington, and other destinations or to wait for friends or relatives arriving on stagecoaches; the porch stairs terminating at the edge of the Valley Turnpike so that customers could easily disembark stagecoaches and enter the Tavern to obtain a meal while the driver would refresh the horses; two parlors; a small room on the first floor of unknown purpose that may have served as an innkeeper's room, private dining room, or third parlor; and a large bedroom upstairs without a heat source where tavern patrons likely spent the night and shared beds to stay warm. The predominant architectural style is Federal, but the house retains many architectural elements from the 1700s. Historic renovations include the late 1700s saddlebag addition; the circa 1812 Federal-style modernization; a mid-19th Century ell service addition; and a circa 1860 - 1870 one-room addition of unknown purpose with a narrow chimney that likely was used for a coal stove and reflects the ability of Mint Spring residents to receive coal either by stagecoach from Staunton after first being transported via railroad to Staunton prior to the Civil War or via the railroad that extended to Mint Spring after the Civil War.

The circa 1749 one-pen, pioneer log house was built on a hand-cut, stone foundation with chestnut logs. The basement's stone fireplace is 12 feet wide and six feet deep. The basement has one original batten door with strap hinges, another batten door that is not original but retains historic strap hinges, and a 1700s window with wooden bars. A log wall recently exposed to repair termite damage in the saddlebag addition parlor revealed hand-hewn, chestnut logs with adze marks, V-notch corners, stone chinking, and primitive clay and burnt lime daubing that predates the daubing's early 19th Century lime and horsehair repairs. The daubing and logs have historic limewash, and the room's walls have the ghost of a chair rail that was removed in the mid-1800s and ran into the adjacent room, where it is still extant. The plaster and lath that covered the log walls was installed in the mid-1800s when the service ell was built to cover a late 1700s window opening, which is now exposed and still maintains original chalky (likely buttermilk) paint. A beadboard wall consistent with early, primitive interior walls in the Shenandoah Valley divides the saddlebag parlor from the adjacent room. Remnants of the wall's chalky paint as well as pencil signatures (including one belonging to a Confederate soldier and neighbor, who was captured at the Battle of Gettysburg) have been preserved. Two pencil signatures on the plaster wall adjacent to the fireplace, likely dating to the circa 1812 renovation, and possibly belonging to the plasterers also have been preserved. The saddlebag parlor floor was replaced during the circa 1812 renovation with five inch, even-width pine floors and maintains a faded, painted, black checkerboard pattern consistent with early to mid-1800s interior design. The 18th Century parts of the house were built without nails and used mortise, tenon, and peg construction. Late 1700s, random-width floors in the north bedroom are as wide as 15.5 inches, and only 13 planks span the 18-foot long room.

The circa 1812 Federal renovation added clapboard siding over the logs; dentil detailing along the roof; and new parlor floors; and it updated the 51-foot wide front porch with square, chamfered columns and

Jeffersonian Chippendale railings reminiscent of neighboring Folly Mills and nearby Monticello. Although unsubstantiated, oral history suggests that neighbor and Virginia House of Delegates member Joseph Smith of Folly Mills may have been involved in designing the Federal renovation. Other updates include plaster and lath over the interior log walls, the division of the bedroom above the original pen into two bedrooms, an upstairs hallway so that the bedrooms could be accessed without walking through other bedrooms, and transom windows for the two internal upstairs bedrooms (the north and south bedrooms each have two windows for air circulation, and the internal bedrooms each only have one external window; the transom windows allowed light into the hallway and better temperature management for the two internal bedrooms). The front porch has mortise, tenon, and peg construction with chestnut beams that maintain adze marks. The attic rafters are fastened by pegs and have hand-carved marriage marks with roman numerals.

The 1837 general store and former Mint Spring Post Office has exposed, hand-sawn wood walls with remnants of a limewash finish; Palladian-style front French doors with a brass cremone bolt; two large, original, commercial style windows with visible seeds; clapboard siding; and a wood gutter attached by iron above the Palladian doors. A second exterior door appears to have been added on the north wall for easier access in the 1840s after the Valley Turnpike was built to run up to the house's porch and resulted in the back of the store facing the road. In the 1960s, the McKinney family built a one-room addition to the outbuilding to use the former post office as the Mint Spring Antiques store, which they ran until the early 2000s.

Please list all sources of information used to research the history of the property, such as deeds, census and tax records, and/or published articles and books. (It is not necessary to attach lengthy articles or family genealogies to this form.)

- Augusta County Court Deed Books
- Augusta County Marriage Records
- Augusta County Court Chancery Cases
- Augusta County Court Order Books
- Augusta County Court Will Books
- Augusta County Court Militia Court Records
- Augusta County Court Personal Property Tax Records
- Augusta County Court Register of Deaths Books
- Beard, John Joseph. "Application to Robert E. Lee Camp Confederate Soldiers' Home (Richmond, Va.)," Library of Virginia Archives, 1910.
- Ball, Edward. "Retracing Slavery's Trail of Tears." *Smithsonian Magazine*. November 2015.
- Cartmell, Thomas Kemp, *Shenandoah Valley Pioneers and Their Descendants: A History of Frederick County, Virginia (illustrated) from Its Formation in 1738 - 1908*. Eddy Press Corporation, January 1909.
- Chalkley, Lyman. *Chronicles of the Scotch-Irish Settlement in Virginia: Extracted from the Original Court Records of Augusta County 1745-1800*
- Commonwealth of Virginia General Assembly Acts
- Drexel, Nellie D. "Old Virginia Inn: Survey Report," *Works Progress Administration Virginia Historical Inventory Project* 29 October 1937. (contains inaccurate information from WPA Survey and oral history)
- Drexel, Nellie D, and Gardner, J.C. "Locust Lawn: Survey Report," *Works Progress Administration Virginia Historical Inventory Project*. April 1938. (contains inaccurate information from WPA Survey and oral history)
- Evans, Jeffrey S. and Reed, Karen K. "Doc and Dolly McKenney: The Quintessential Southern Couple." Green Valley Auctions, 2007. (contains inaccurate information from WPA Survey and oral history)
- U.S. Federal Census Records
- Hosier, James Walter. "Traveller's Comments on Virginia Taverns, Ordinaries and Other Accommodations from 1750 to 1812." Master's Thesis, University of Richmond, 1964.
- "Lexington and the Burning of the Virginia Military Institute." National Park Service website, updated July 20, 2022.
- McAllister, J.T. *Virginia Militia in the Revolutionary War*. Bowie Md: Heritage Books, 1989. Facsimile reprint. Originally published: Hot Springs, Va : McAllister Pub, c1913.
- McFarland, Francis. *Diary of Francis McFarland (1859-1864)*. Available online at The Valley of the Shadow website. <https://valley.lib.virginia.edu/papers/AD9500> .
- Newspapers: *The Daily News Leader, Staunton Spectator, Staunton Vindicator, The Valley Virginian, The Richmond Times-Dispatch, Richmond Inquirer*
- Nutt, Joe. *Historic Houses of Augusta County: Pen and Ink Drawings of Fifty-Two Historic Homes with Historical Narratives*. Humphries Press, 1 January 2007. (contains inaccurate information from WPA Survey and oral history)
- "Old Homes of Augusta County," *Augusta Historical Bulletin*, Volume 5, Number 2 (Fall 1969): 12. (contains inaccurate information based on WPA Survey and oral history)
- "Southern Claims Commission: Claim of James Beard, August 21, 1871, Claim No. 15,991," Valley of the Shadow [website]. <https://valley.lib.virginia.edu/claims/SCC0300> . Accessed 5 March 2023. Original source: National Archives, Washington, D.C., fiche # 948.

- Thomson, William. *Thomson's Mercantile and Professional Directory*. (Baltimore: William Thomson, No. 6 Carroll Hall, 1851), 108, 110.
- "The Valley Turnpike Company." National Park Service Website. <https://www.nps.gov/cebe/learn/historyculture/the-valley-turnpike-company.htm>.
- U.S., *Civil War Soldier Records and Profiles, 1861-1865* [database online]. Provo, UT, USA: Ancestry.com Operations Inc, 2009.
- U.S. *Find a Grave Index, 1600s-Current* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2012.
- U.S. *Freedmen's Bureau Records, 1865-1878*. Ancestry.com Operations, Inc. Lehi, UT, 2021. The National Archives in Washington, DC;
- U.S. Postal Service. "For the Mint Spring Post Office in Augusta County, Virginia," *Postal History - Postmaster Finder: Postmasters by City*. <https://about.usps.com/who/profile/history/postmaster-finder/postmasters-by-city.htm>
- Waddell, Joseph A. *Annals of Augusta County, Virginia, from 1726 to 1871*. Staunton, VA: C. Russell Caldwell, Publisher. 1902.
- Wise, Jennings C. *The Military History of the Virginia Military Institute from 1839 to 1865*. J.P Bell Company, Inc. Lynchburg, VA, 1915, Page 204.
- Wright, Aerika. "Staunton during the Civil War" *Encyclopedia Virginia*. Virginia Humanities, (11 May. 2021).
- Yoder, Paton. "Tavern Regulation in Virginia: Rationale and Reality." *The Virginia Magazine of History and Biography*, vol. 87, no. 3, 1979, pp. 259-78.
- Maps: Hildebrand, J.R. *1736 William Beverley Patent*. and Jedidiah Hotchkiss maps

#### 5. Property Ownership (Check as many categories as apply):

Private: ☒ Public\Local ☐ Public\State ☐ Public\Federal ☐

**Current Legal Owner(s) of the Property** (If the property has more than one owner, please list each below or on an additional sheet.)

name/title: Keryn Ross

organization: \_\_\_\_\_

street & number: 1893 Lee Jackson Highway

city or town: Staunton state: VA zip code: 24401

e-mail: kross55@hotmail.com telephone: 202-641-2423

Legal Owner's Signature: \_\_\_\_\_

Date: \_\_\_\_\_

name/title: Alexander Price

organization: \_\_\_\_\_

street & number: 1893 Lee Jackson Highway

city or town: Staunton state: VA zip code: 24401

e-mail: price31p@hotmail.com telephone: 202-751-7466

Legal Owner's Signature: \_\_\_\_\_

Date: \_\_\_\_\_

• • **Signature required for processing all applications.** • •



In the event of corporate ownership you must provide the name and title of the appropriate contact person.

Contact person: \_\_\_\_\_

Daytime Telephone: \_\_\_\_\_

**Applicant Information** (Individual completing form if other than legal owner of property)

name/title: \_\_\_\_\_

organization: \_\_\_\_\_

street & number: \_\_\_\_\_

city or town: \_\_\_\_\_ state: \_\_\_\_\_ zip code: \_\_\_\_\_

e-mail: \_\_\_\_\_ telephone: \_\_\_\_\_

Date: \_\_\_\_\_

PLEASE DO NOT ATTACH CONTINUATION SHEETS TO THIS FORM. THANK YOU!





**Mint Spring Tavern, Old Virginia Inn, Old Virginia Tavern**  
**Augusta County, Stuarts Draft Quad**  
**DHR ID: 007-0128**

■ Listed Resources  
 □ 007-0128

Created By: D. Bascone 11/3/2023  
 Sources: VDHHR 2023, ESRI 2023, VDOT 2023, VGIN 2023  
 Records of the Virginia Department of Historic Resources (DHR) have been gathered over many years and the representation depicted is based on the field observation date and may not reflect current ground conditions. The map is for general illustration purposes and is not intended for engineering, legal or other site-specific uses. The map may contain errors and is provided "as-is". Contact DHR for the most recent information as data is updated continually.





JUNE 15, 2022

"THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND (PLAT OF 1.774 ACRES OF LAND BEING A PORTION OF PROPERTY PRESENTLY IN THE NAME OF MINT SPRINGS INVESTMENTS, LLC ) IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY"

By: ITS LIQUIDATING TRUSTEES

By: \_\_\_\_\_ DATE \_\_\_\_\_  
KAY M. AGEE, SUCCESSOR TRUSTEE OF THE ELOISE H. MOORE TRUST

By: \_\_\_\_\_ DATE \_\_\_\_\_  
KAY M. AGEE, SUCCESSOR TRUSTEE OF THE H. LYNN MOORE TRUST

CITY / COUNTY OF \_\_\_\_\_ TO WIT: \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME IN  
THE JURISDICTION AFORESAID

THIS DAY OF , 2021

BY: KAY M. AGEE

MY COMMISSION EXPIRES: \_\_\_\_\_

|               |        |
|---------------|--------|
| NOTARY PUBLIC | NUMBER |
|---------------|--------|

1. DATUM AS SHOWN HEREON IS ACCORDING TO RECORDED INFORMATION AND A CURRENT FIELD SURVEY.

2. TAX MAP 74D-(1)-11.

3. BEARINGS ARE ROTATED TO STATE PLANE COORDINATES (VIRGINIA NORTH).

4. ANY EASEMENT SHOWN HEREON IS BASED ON RECORDED INFORMATION. THIS PROPERTY MAY BE EXPRESSLY SUBJECT TO EASEMENTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN DULY RECORDED DEEDS, PLATS AND OTHER INSTRUMENTS CONSTITUTING CONSTRUCTIVE NOTICE IN THE CHAIN OF TITLE TO THE PROPERTY HEREBY SURVEYED THAT ARE NOT SHOWN. THIS PROPERTY MAY BE SUBJECT TO OTHER EASEMENTS NOT OF PUBLIC RECORD.

5. NO TITLE REPORT HAS BEEN FURNISHED.

6. 1.774 ACRES AS SHOWN HEREON HAS AN EXISTING DWELLING, SEPTIC SYSTEM, AND HIGHWAY ENTRANCE PERMIT WHICH IS NOT AFFECTED BY THIS BOUNDARY LINE ADJUSTMENT.

7. THERE WAS NO EVIDENCE OF ANY GRAVE, OBJECT OR STRUCTURE MARKING A PLACE OF BURIAL OBSERVED.

8. THE LOT AS SHOWN HEREON, IS IN COMPLIANCE  
WITH THE PROVISIONS OF CHAPTER 25 APPLICABLE  
TO FRONTAGE, WIDTH AND AREA.

AUGUSTA COUNTY SUBDIVISION AGENT \_\_\_\_\_ DATE \_\_\_\_\_

**Lotts & Associates, P.C.**  
**Land Surveying - Land Planning**  
21 Cambridge Drive \* P.O. Box 1167  
Stuarts Draft, Virginia 24477  
Phone (540) 337-0012 Fax (540) 337-1455



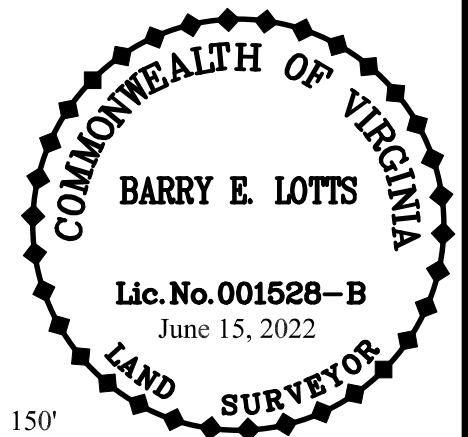
SHEET 1 OF 2

**PLAT OF  
1.774 ACRES OF LAND  
BEING A PORTION OF PROPERTY  
PRESENTLY IN THE NAME OF  
MINT SPRING INVESTMENTS, LLC**  
RIVERHEADS DISTRICT, AUGUSTA COUNTY, VIRGINIA

SCALE 1" = 50'  
JUNE 15, 2022

**LEGEND**

- IRON PIN SET
- ▲ IRON PIPE FOUND



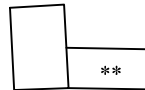
17.371 ACRES  
REMAINING PORTION OF  
INSTRUMENT No. 080005890  
TAX MAP 74D-(1)-11

17.371 ACRES  
REMAINING PORTION OF  
INSTRUMENT No. 080005890  
TAX MAP 74D-(1)-11

GARY WAYNE SIMMONS  
AND KAY LYNN HARRIS  
INSTRUMENT No. 060010098  
TAX MAP 74D-(1)-10

**1.774 ACRES  
PORTION OF  
INSTRUMENT No. 080005890  
TAX MAP 74D-(1)-11**

BUILDING



\*\*  
PORTION OF  
BUILDING TO  
BE REMOVED

BUILDING

N 57°03'06" W 252.50'

17.371 ACRES  
REMAINING PORTION OF  
INSTRUMENT No. 080005890  
TAX MAP 74D-(1)-11

448.42' IRON PIN FOUND  
WHITE OAK GAP ROAD  
STATE ROUTE 697

S 38°01'13" W 382.73'

N 68°47'40" E 134.28'

S 76°22'13" E 106.81'

S 51°57'01" E 87.92'

N 40°07'54" E 125.91'

N 34°39'52" E 120.00'

**LEE JACKSON HIGHWAY  
U.S. ROUTE 11  
80' RIGHT-OF -WAY**



SHEET 2 OF 2

**Lotts & Associates, P.C.**  
Land Surveying - Land Planning  
21 Cambridge Drive \* P.O. Box 1167  
Stuarts Draft, Virginia 24477  
Phone (540) 337-0012 Fax (540) 337-1455



007-0128\_Mint\_Spring\_Tavern\_2022\_Exterior\_Main\_House\_Valley\_Turnpike\_Outline





007-0128\_Mint\_Spring\_Tavern\_2022\_Exterior\_Main\_House\_East\_Elevation





20231031\_105900





007-0128\_Mint\_Spring\_Tavern\_2023\_Exterior\_Main\_House\_North\_Elevation





20231031\_111510





20231031\_110809





20231031\_110939





007-0128\_Mint\_Spring\_Tavern\_2023\_Exterior\_Main\_House\_West\_Elevation





007-0128\_Mint\_Spring\_Tavern\_2023\_Exterior\_Main\_House\_South\_Elevation





20231031\_112218





007-0128\_Mint\_Spring\_Tavern\_2022\_Exterior\_Porch\_Beam\_Construction





20231031\_112108





007-0128\_Mint\_Spring\_Tavern\_2022\_Exterior\_Porch\_Railing\_Column





007-0128\_Mint\_Spring\_Tavern\_2022\_Exterior\_Porch\_Peg\_Construction





007-0128\_Mint\_Spring\_Tavern\_2022\_Exterior\_Basement\_Window\_with\_Bars



20231031\_112632





20231031\_112442



20231031\_112527



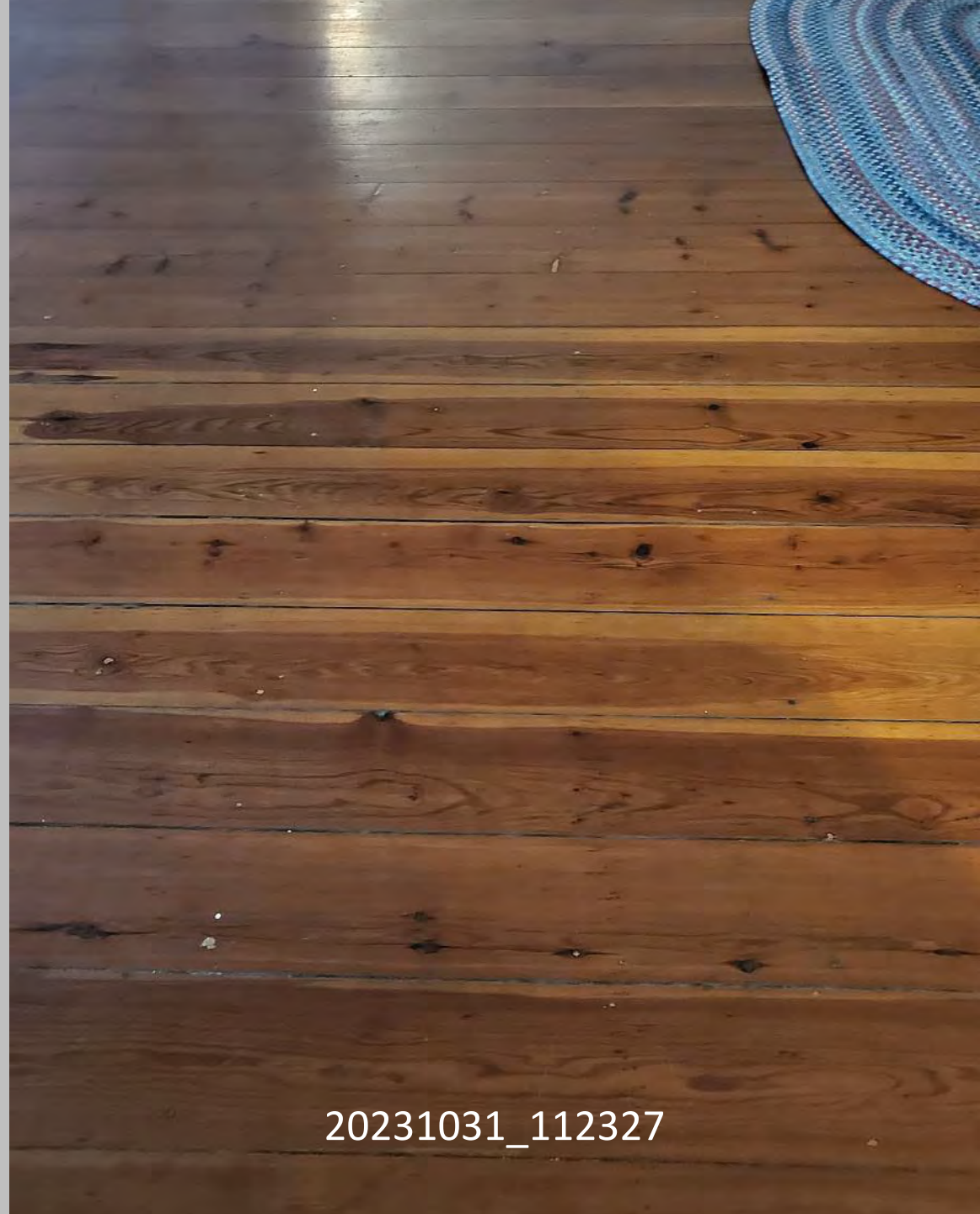
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20231031\_112327



20231031\_113106





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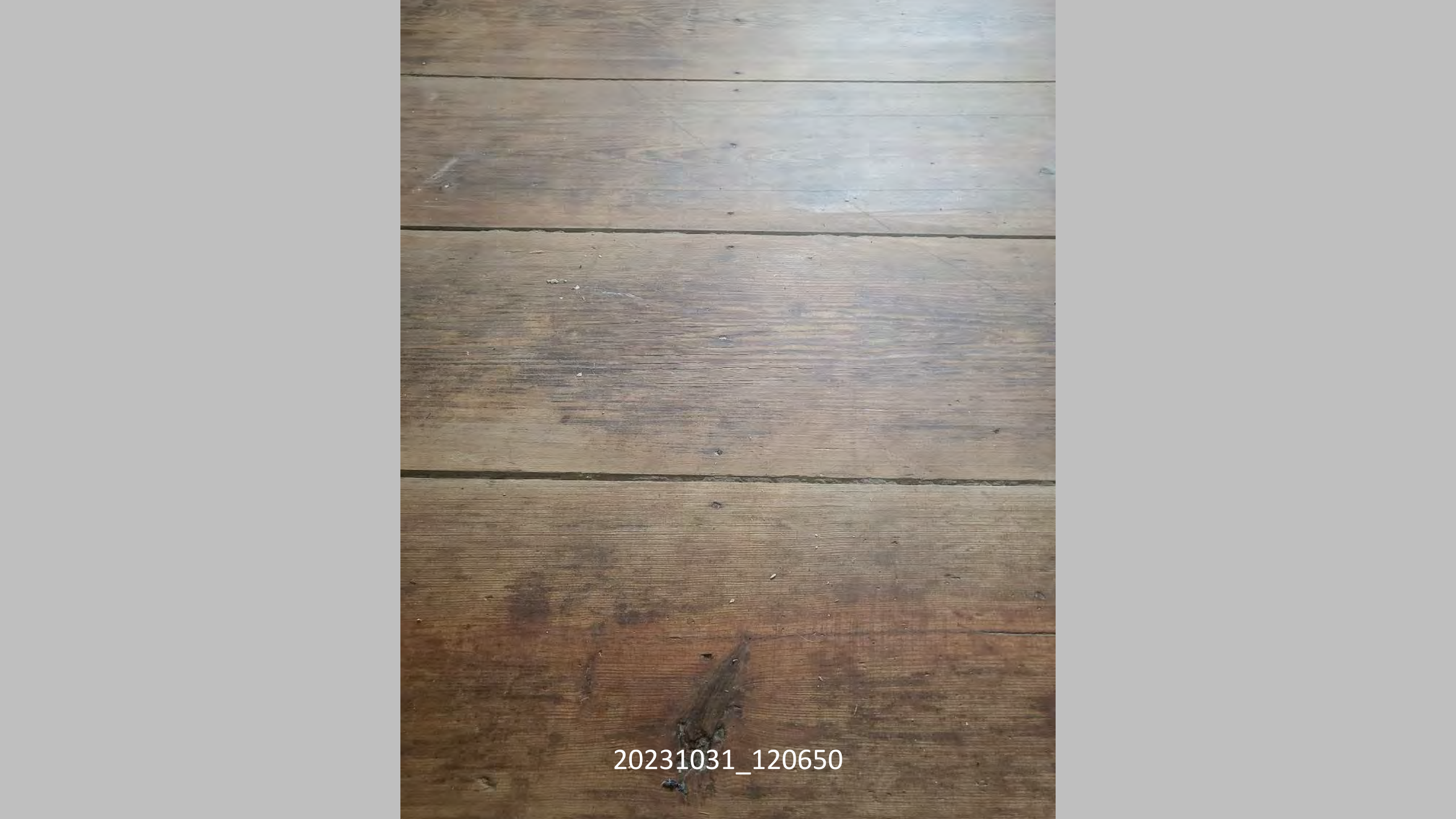


20231031\_113326





20231031\_113713



20231031\_120650





007-0128\_Mint\_Spring\_Tavern\_2023\_Ell\_Addition\_Staircase



007-0128\_Mint\_Spring\_Tavern\_2023\_Ell\_Addition\_Kitchen\_Beadboard\_Wall





007-0128\_Mint\_Spring\_Tavern\_2023\_Ell\_Addition\_Kitchen\_Fireplace



007-0128\_Mint\_Spring\_Tavern\_2023\_Ell\_Addition\_Kitchen\_Den\_View





007-0128\_Mint\_Spring\_Tavern\_2023\_Ell\_Addition\_Butlers\_Pantry



007-0128\_Mint\_Spring\_Tavern\_2023\_Ell\_Addition\_Butlers\_Pantry\_Kitchen\_View





007-0128\_Mint\_Spring\_Tavern\_2023\_Ell\_Addition\_Butlers\_Pantry\_Interior



007-0128\_Mint\_Spring\_Tavern\_2023\_Ell\_Addition\_Bathroom\_Beadboard\_Wall





007-0128\_Mint\_Spring\_Tavern\_2023\_Ell\_Addition\_Bathroom\_Interior\_Door



007-0128\_Mint\_Spring\_Tavern\_2023\_EII\_Addition\_Hallway\_Second\_Floor





007-0128\_Mint\_Spring\_Tavern\_2023\_Ell\_Addition\_Dormer\_Entrance



007-0128\_Mint\_Spring\_Tavern\_2023\_Ell\_Addition\_Dormer\_Bedroom





007-0128\_Mint\_Spring\_Tavern\_2022\_Outbuilding\_Carriage\_Shed



007-0128\_Mint\_Spring\_Tavern\_2022\_Outbuilding\_Carriage\_Shed\_Primitive\_Door





007-0128\_Mint\_Spring\_Tavern\_2022\_Outbuilding\_Post\_Office\_Exterior\_North\_Elevation





007-0128\_Mint\_Spring\_Tavern\_2022\_Outbuilding\_Post\_Office\_East\_Elevation





007-0128\_Mint\_Spring\_Tavern\_2022\_Outbuilding\_Post\_Office\_Wooden\_Gutter





007-0128\_Mint\_Spring\_Tavern\_2023\_Outbuilding\_Post\_Office\_South\_Elevation\_Addition





007-0128\_Mint\_Spring\_Tavern\_2023\_Outbuilding\_Post\_Office\_Palladian\_Doors\_Interior



007-0128\_Mint\_Spring\_Tavern\_2022\_Slave\_Dwelling\_Northwest\_Elevation





007-0128\_Mint\_Spring\_Tavern\_2023\_Slave\_Dwelling\_North\_Wall





007-0128\_Mint\_Spring\_Tavern\_2023\_Slave\_Dwelling\_East\_Wall





007-0128\_Mint\_Spring\_Tavern\_2023\_Slave\_Dwelling\_West\_Wall





007-0128\_Mint\_Spring\_Tavern\_2023\_Slave\_Dwelling\_South\_Wall





007-0128\_Mint\_Spring\_Tavern\_2023\_Slave\_Dwelling\_Wallpaper



007-0128\_Mint\_Spring\_Tavern\_2023\_Slave\_Dwelling\_Rafters\_Marriage\_Marks





007-0128\_Mint\_Spring\_Tavern\_2023\_Outbuilding\_Garage\_South\_Elevation





Garage\_and\_Shed\_North\_Elevation





007-0128\_Mint\_Spring\_Tavern\_2023\_Outbuilding\_Garage\_and\_Shed\_East\_Elevation





20231031\_110843