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# Greene County Magazine

Lots in Stanardsville

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## Special Stanardsville Bicentennial Issue

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Greene County Historical Society

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(pages 18 - 37)

## LOTS IN STANARDSVILLE

Donald D. Covey

In LAWS of VIRGINIA, November 1794, CHAPTER 44 is labeled, "An ACT for establishing several towns." (This act was actually passed on December 10, 1794.) Paragraph 5 reads as follows:

"that forty-five acres of land the property of William Stanard in the county of Orange, as the same are already laid off into lots and streets, shall be, and they are hereby established a town, by the name of 'Stanardsville;' and James Madison, Zachariah Burnley, William White, May Burton, Junior, Robert Miller, James Easley, John Beadles, Thomas Davis, George Argenbright, and Isaac Davis, gentlemen, appointed trustees thereof."

Based on this act of the general assembly, other cities and towns besides Stanardsville that may be celebrating bicentennial anniversaries in 1994 are New Salem, Franklin, Jonesville and Middleton, Virginia, and Point Pleasant and Charleston, West Virginia.

Looking at this information we may well ask what Stanardsville was like two hundred years ago. What were its boundaries; how large were its lots; and who lived and owned property in the town. We will soon encounter a number of difficulties. First, William Stanard's plat of Stanardsville has been lost. Second, his numbering of the lots had no consistent logic. Only in a general sense does he number from west to east. Third, his heirs, with one exception (Eaton Stanard with Lot # 37),<sup>1</sup> never bought or sold lots with reference to the number. If they did, we have yet to find others. Fourth, deeds in the early days, if recorded, were often lax in description. They often assume knowledge that we do not have with any assurance. Finally, these men seem to have traded property much as we trade stock. Robert Pritchett owned 14 different lots at various times and was party to a number of trust deeds. George W. Price owned at least 9 different lots; and Thomas Sorrille owned at least 8. It is often difficult to determine which lot is being sold.

We must thank J. Randolph Grimes for his earlier work on William Stanard's sale of land in the Octonia Grant.<sup>2</sup> He found all

those lots which were recorded as sold by William Stanard; but, since he was not specifically interested in Stanardsville at the time, he went no further. There is much more work to be done; and it may never be complete.

As recorded in the Deed Books of Orange County, the lots which Stanard sold are as follows:

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<u>Lot</u>	<u>Grantee</u>	<u>Deed Book &amp; Page</u>	<u>Date</u>
2	Thomas Bartlett	D.B. 20, p. 406	4/27/1795
4	Michael Moyer	D.B. 22, p. 399	4/26/1802
6	John Beadles	D.B. 22, p. 116	12/27/1800
9	Robert Branham	D.B. 21, p. 163	2/27/1800
10	Robert Branham	D.B. 25, p. 337	9/7/1797
11	John Beadles	D.B. 22, p. 115	8/19/1796
13	Frances Hodges	D.B. 25, p. 56	1/10/1799
17	Robert Branham	D.B. 21, p. 81	2/22/1800
19	Benjamin Pritchett	D.B. 21, p. 309	9/1/1797
20	Benjamin Pritchett	D.B. 21, p. 309	9/1/1797
21	Boswell Pulliam	D.B. 22, p. 84	7/22/1800
22	Robt. Stringfellow	D.B. 21, p. 285	8/27/1797
25	Andrew Fleck	D.B. 20, p. 403	4/27/1795
26	Andrew Fleck	D.B. 20, p. 403	4/27/1795
29	Fred. Stonebarger	D.B. 21, p. 49	4/21/1797
30	John Coleman	D.B. 20, p. 404	4/24/1795
31	Andrew Fleck	D.B. 21, p. 2	11/2/1795
32	Daniel Sweeny	D.B. 21, p. 47	4/2/1797
34	Jacob Swartzwalder	D.B. 20, p. 405	4/25/1795
40	Daniel Carroll	D.B. 22, p. 27	4/16/1800
44	Phillip Boyer	D.B. 22, p. 82	18/4/1800
46	John Malone	D.B. 21, p. 235	4/20/1795
49	John Clum	D.B. 20, p. 431	4/25/1795
51	John Hammond	D.B. 20, p. 430	4/25/1795
—	Henry Fleck	D.B. 22, p. 211	4/18/1800

This is a total of 25 lots.

Mr. Grymes recently found four unrecord deeds at the Orange County Clerk's Office the sale of four more lots by William Stanard.<sup>3</sup>

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<u>Lot</u>	<u>Grantee</u>	<u>Date</u>
1	George Price	3/26/1802
5	Thomas Bartlett	9/23/1796
15	William H. Stanard	4/19/1800
18	Robert Stringfellow	10/22/1800

Though no deed has been found, there is evidence that four more numbered lots were sold by William Stanard since resale occurred during his life time (He died in 1807.). These are the lots:

<u>Lot</u>	<u>Reference to Lot</u>	<u>Deed Book &amp; Page</u>	<u>Date</u>
7	Sold to Henry Hume	D.B. 24, p.372	1/27/1808
8	by Robert Branham.		
28	Sold to Henry Shroeder by Daniel Carroll.	D.B. 22, p. 456	9/15/1802
33	The "unnumbered" lot on the first list was located "on a cross street adjoining William Duke's lot # 33."	D.B. 22, p. 211	4/18/1800

In other deeds we find reference to four more numbered lots, none of which can be traced back to William Stanard:

<u>Lot</u>	<u>Reference to Lot</u>	<u>Deed Book &amp; Page</u>	<u>Date</u>
3	Lot # 3 was sold to George Price by Richard Golding and others.	Unrecorded Deed	8/18/1812
12	Lot # 13 is said to lie between lots # 12 & # 14.	Orange County D.B. 25, p. 183	10/26/1810

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37 Sold to Eaton                      Orange County  
Stanard by John                      D.B. 33, p. 448                      9/24/31                      Robinson.

These deeds regularly state that they were half acre lots. If Henry Fleck's "unnumbered" lot<sup>4</sup> was sold outside the original plat, there would have been a total of 91 lots. At this point we have documented the sale of thirty seven lots. It is well to have the numbers of all these lots; and, as we continue to examine deeds in Orange and Greene County, we will identify considerably more lots on a map. At this time, however, one must conclude that as many as fifteen acres (30 lots) may never be found.

Perhaps the best place to start is with Lot # 5. This lot is described in an 1845 deed<sup>5</sup> as bounded on the north by Main Street, on the west by S.R. 622<sup>6</sup> and on the east by John Miller, who owned Lot # 6 at that time.<sup>7</sup>

There is no record of the sale of Lots # 7 & 8 by William Stanard. An early deed places them on the north side of Main Street directly opposite Lots # 5 & 6 and fronting on the lots of John Beadles.<sup>8</sup> In 1833 Lot # 8 seems to be described as "opposite B. Brown on Main Street;"<sup>9</sup> but an insurance policy between the Mutual Assurance Society and Robert Branham dated 1805 definitely places Lot # 7 to the west of # 8.<sup>10</sup> However, Lots # 1, 2, 3 & 4, then, fall into place. Bezabel Brown owned Lot # 4, which lies at the current western boundary of Stanardsville, at the right time.<sup>11</sup> Here we must take a small leap of faith. In 1803 Lot # 4 is described as "adjoining Daniel Price."<sup>12</sup> Daniel Price was listed in the tax records of Orange County from 1800 to 1817 as owning a lot in Stanardsville, though apparently he died about 1814; but there is no number given to the lot, and no deed. We learn, in an unrecorded deed of 1812, that there was a Lot # 3 purchased by George Price (son of Daniel Price).<sup>13</sup> Since the deed record to Lot # 2 does not include Daniel Price,<sup>14</sup> I place these lots in their logical order. In an unrecorded deed listed earlier William Stanard one and one-half acres "adjoining the town of Stanardsville at the south corner thereof at the west end beginning at the corner of Lot # 1. Thus Lot # 1 was on the south side of Main St, presumably directly below Lot # 2. Lot # 2 would then be the last lot on the west end of Stanardsville and adjoining the Tanyard, the next identifiable property to the west.<sup>15</sup>

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There is no evidence of lots being sold between Lot # 1 and S.R 622. That land, presumably including all unsold lots, was sold in 1813 as 21 3/4 acres.<sup>16</sup>

Thomas Sorrille purchased Lot # 9 in 1811.<sup>17</sup> He owned the lot when a deed to Lot # 6 placed him to it's south;<sup>18</sup> Later a deed to Lot # 5 stated that it was bounded "on the south by the lands of the widow Elizabeth Sorrille".<sup>19</sup> At a later date it is described as "adjoining lands of Joseph H. Ham dec'd (north) and Mrs Henning (south) and bounded on one side by the road from Stanardsville to the Beazley mill and on the other or opposite side by the Street on the south side of the Court House lot."<sup>20</sup>

Lot # 10 is an interesting case because it is now Court Square; and there is a persistent belief that the Stanard family saved this one lot for a court house and county buildings. In fact it was sold by William Stanard to Robert Branham just as the other lots he sold.<sup>21</sup> When it was sold to Robert Stringfellow by Branham, it was described as "east of Lot # 9."<sup>22</sup> When George W. Price bought it from Stringfellow, it was described as "east of lot owned by Thomas Sorrille and adjoining it."<sup>23</sup> Actually this seems reasonable. William Stanard, who died in 1807 (thirty one years before Greene County was established) had no reason to save a lot for the building of a courthouse he had no idea would ever come to Stanardsville. Unfortunately we can find no further deeds leading up to 1838 and the establishment of Greene County. Thomas E. Johnson in A History of Greene County<sup>24</sup> states that Robert Stanard deeded the lot to the county. Historically this is possible. Robert Stanard was a brother of William H. Stanard<sup>25</sup> and lived long enough to have written such a deed, though it is not to be found. (Greene County Deed Book # 1 was stolen in the early years; and, with a few exceptions, we do not know what it contained.)

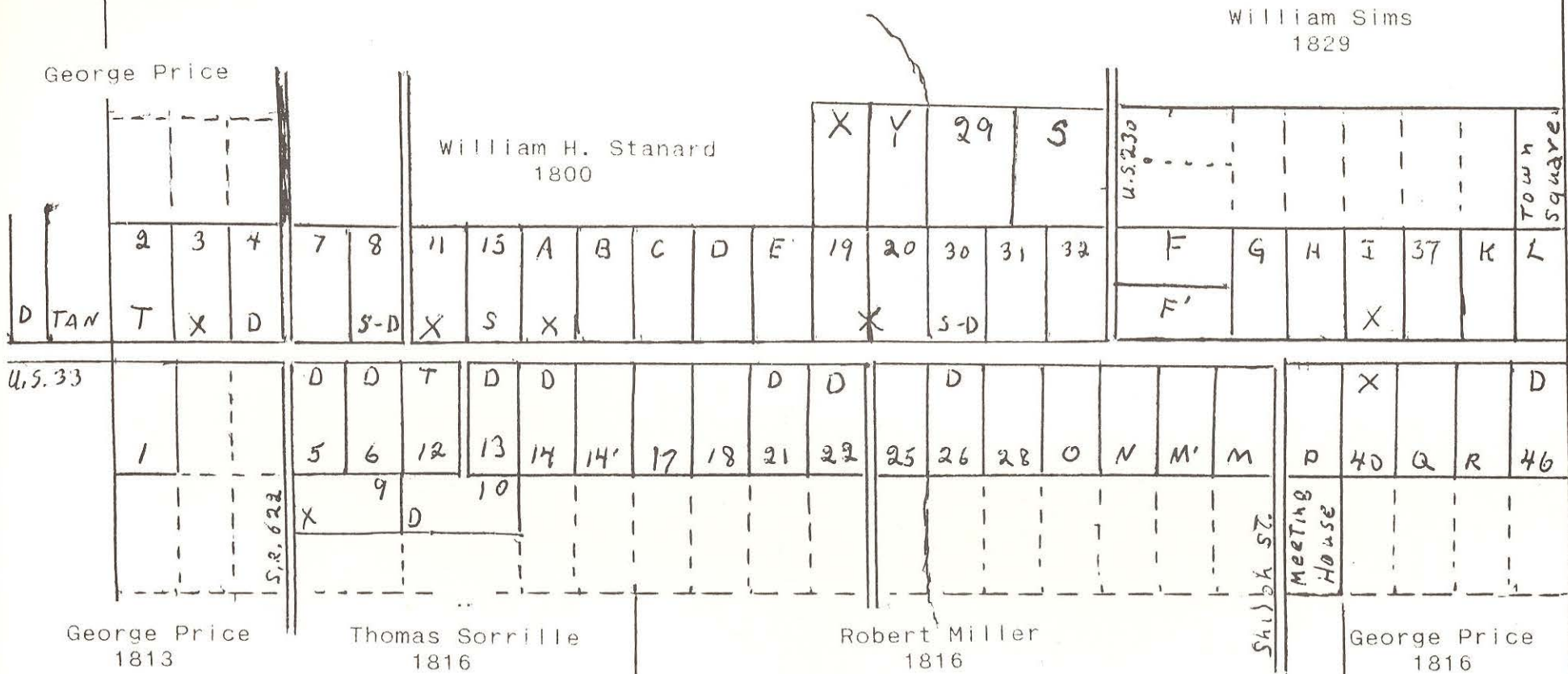
The Land on the north side of Main Street and between Ford and Willow Lane accomodates two lots. We know Lot # 11 was on the western half of the land (where Christ Episcopal Church now stands) because Lot # 6 was said to be "adjoining the cross street between said lot and James Blakey's lot east"<sup>26</sup> and Lot # 11 is then described as "immedi-ately opposite the tavern of James Blakey."<sup>27</sup>

In another unrecorded deed listed earlier William Stanard gave

1794 Plat for Stanardsville

No attempt is made at exact representation.

Dotted lines indicate possible or probable lots.



1835 Stanardsville

- T - Tavern
- D - Dwelling
- S - Store
- X - Possible Dwellings
- Tan - Tanyard

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or sold "all that lott of land in the town of Stanardsville distinguished in Plait of said town by the No. 15 on which the Storehouse now stands" to his son William H. Stanard. This placement becomes more clear in the next paragraph.

Lot # 13 is placed on the south side of Main Street by an early fire insurance policy.<sup>28</sup> In one deed it is described as "between Lots # 12 and # 14."<sup>29</sup> (Evidently James Blakey's tavern was on Lot # 12.) This becomes even more sure when in 1833 Lot # 13 is placed "opposite store house of William H. Stanard."<sup>30</sup> There is no other way to place these lots.

If we are attempting to recover the original plat, we should probably eliminate both Ford Street south and Blakey Street. Early deeds do not mention them. However, an insurance policy between the Mutual Assurance Society and Francis Hodges dated December, 1805, definitely places a cross street to the west of Lot # 13, or between # 12 and # 13. We might well question the early existence of Willow Lane. There are no early deeds to give us any indication; and as late as 1842 there was no mention of an access road here (See deed given in Endnote # 31).

Lots A and B were not sold by William Stanard nor by his children. Their disposal was eventually settled by a suit in the Orange County Court (Aug., 1835), Branch Stanard vs John & Ophelia Sorrille and others. The result was that Neuton Hume bought Lot A and George W. Price bought Lot B.<sup>31</sup> When Hume deeded Lot A to Robert Pritchett (perhaps a trust deed),<sup>32</sup> George W. Price was on the west (Lot # 11') and Robert Pritchett on the east (Lot B).<sup>33</sup>

When Dr. Q.R. Hume bought two lots (B and C) in an 1878 settlement of Robert Pritchett's estate,<sup>34</sup> they lay between Benjamin White on the west (who owned Lot A at that time)<sup>35</sup> and the Dower Pro-perty of Laura Pritchett, widow of Robert, on the east. (Currently we have only the witness found in End Note 36 that Robert Pritchett had purchased Lot B. A piece of moulding taken from the house still standing on Lot C has written on it, "Robert Pritchett 1847.")

When in 1897 G.C. Miller bought the Dower Pro-perty of Laura Pritchett,<sup>36</sup> It was bounded on the west by Dr. Q.R. Hume (Lots B



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& C) and on the east by Hungry Run and consisted of 3.4 acres.

G.C. Miller (the son) finally divided the property. In 1950 he sold approximately two acres,<sup>37</sup> including the original Lots # 19 and 20 purchased by Benjamin Pritchett (father of Robert).<sup>38</sup>

The remaining approximate acre (Lot D & E) was transferred by will and deed.<sup>39</sup> We know little about these two lots; but, since they were regarded as part of Laura Pritchett's Dower Property, we might guess that they were purchased at about the same time.<sup>40</sup> The placement of Lot # 14 was determined with reference to Lot # 13. It was apparently first sold by William H. Stanard (son of William Stanard) to James G. Blakey in 1834 as a half acre lot.<sup>41</sup> However, when James Blakey sold the property to James Sims and Thomas Davis about two months later, there were two half-acre lots.<sup>42</sup> I cannot extend the history of the second lot back beyond James G. Blakey; but up to the latest sale of the Lafayette Hotel lot, it has sold as an approximate one acre lot.<sup>43</sup> For lack of any better way to designate the second lot, I have named it Lot # 14'.

Logically Lot # 17 fits in just to the east of what is now the Lafayette Hotel lot. If I am correct, Thomas Sorrille purchased the lot in 1816.<sup>44</sup> Though logic is not always to be trusted in this study, it seems right in this case. We know that Lot # 18 was also owned for a number of years by Thomas Sorrille and subsequently by his widow, Elizabeth, who then passed on both of these lots (#17 and # 18) to A.D. Almond in 1859.<sup>45</sup> They have been sold as a unit since then, including the latest sale.<sup>46</sup>

Very early Robert Stringfellow owned Lots # 18, 21 & 22. In 1801 he sold Lot # 18 to Copes & Brother; and it was said to be "adjoining lot Robert Stringfellow sold to David Henderson."<sup>47</sup> Then Stringfellow sold Lot # 21 ("Lot adjoining where Stringfellow now lives").<sup>48</sup> Finally he sold lot # 22,<sup>49</sup> presumably the lot where he lived. In any event various deeds place these lots side by side.

Lot # 25 is said to adjoin "the cross street between that and Walter Head's lot."<sup>50</sup> At that time Walter Head owned Lot # 22.<sup>51</sup> Lot # 26 (sold at the same time as Lot # 25) "joins # 25 on the

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east side."<sup>52</sup>

When Henry Shroeder purchased Lot # 28,<sup>53</sup> it adjoined Thomas Sorrille (probably on the east) and Andrew Fleck (who owned lot # 26 at the time)<sup>54</sup>. Though it cannot be certain, this placement seems most logical because of its relationship to both Fleck and Sorrille lots. Apparently the sale to Shroeder did not work out; and the probable original purchasers (Daniel Carrol and Emmett) neglected or were unable to pay the taxes. Sold at a tax sale by Sheriff John Henshaw, it passed to Charles Howard and Richard Chapman who sold it to George W. Price.<sup>55</sup> When Price sold this lot and Lot # 26 to William Sims in 1840, the boundary description places the two lots together.<sup>56</sup>

At the time Richard Coleman bought Lot # 32 the boundary was said to begin on Main Street, run north with a cross street, run along Stanard property and with Andrew Fleck's property to Main Street.<sup>57</sup> "A cross street" must refer to what is now U.S. 230. In fact a later deed describing this lot further identifies the cross street as the Madison-Culpeper Road.<sup>58</sup> This description places Andrew Fleck's Lot # 31 to the west side (When Andrew Fleck bought lots # 25, 26 & 31, from William Stanard in 1795, only Lot # 31 was on the north side of Main Street).<sup>59</sup> When John Sorrille purchased lot # 31, it was said to "adjoin the lot of John Sorrille and lot supposedly owned by Coleman."<sup>60</sup> (See endnote to Lot # 32 for Coleman.) John Sorrille had previously purchased lot # 30,<sup>61</sup> which fits in with this description. Lot # 29 is described as "bounded by Andrew Fleck and John Clee."<sup>62</sup> This describes a lot to the north of both Lots # 30 & 31 at that time; and, while Thomas Sorrille owned various lots at times, there is no reason to believe that Clee owned any other lots. Currently we can place only three more numbered lots ( Lots # 37, 40 and 46).

None of the lots north of U.S.33 and east of U.S. 230 can be traced back to sale by William Stanard; but for the most part they show their original character. Lot F is a slight problem. It is traceable back to William Sorrille and has been regarded as a one acre lot quite consistently.<sup>63</sup> In 1845 Sorrille bought several lots from Samuel Slaughter, whose wife inherited them from her grand-father, William Stanard.<sup>64</sup> I believe two of these lots are

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here and thus have divided this lot into F and F'.

Most of the lots in this group identify their neighbors in deed after deed. Lot G declares that William Sorrille is on its west side.<sup>65</sup> After the death of Neuton Hume, an owner of Lot H & I, William Rout, who owned Lot G,<sup>66</sup> purchased both lots.<sup>67</sup> Lots G & H have been sold as one since then. They were owned by George W. Shelton from 1878 to 1923.<sup>68</sup>

William Rout sold his Lot I to James Robinson.<sup>69</sup> When lot J passed from John Robinson to Eaton Stanard (son of William), the deed indicated it was Lot # 37.<sup>70</sup> Later, when Lots I and # 37 are bought as a unit, we learn that they are bounded on the west by George W. Shelton.<sup>71</sup>

As early as 1833 John Robinson sold two one-half acre lots to Robert Pritchett;<sup>72</sup> That deed recognized Eaton Stanard (Lot # 37) on the west and George W. Price on the east. Since that time Lots K & L have been sold as a unit.

Apparently Lot L on the north side of U.S. 33 marks the east end of Stanardsville. The land beyond has been bought and sold several times as varying amounts of acreage and never as a half acre lot. The deed in which George W. Price purchased ten acres from John Robinson is most interesting.<sup>73</sup> Its boundaries are described as beginning at the corner of the town of Stanardsville and going east along the north side of the road. The boundary continues north; then west to William Sims and the town square; then south with the town line to its beginning.<sup>74</sup> Improbable as a town square may seem in this place, I believe there was a lot north of Lot L. The deed also establishes the eastern boundary line of north east Stanardsville.

In our first record of the sale of Lot M it is "south of Turnpike (U.S. 33)" and "west of street (Shiloh Street) leading to meeting house" and was considered to be one acre.<sup>75</sup> It was a large lot beside a rather small lot N.<sup>76</sup> Since we first hear of Lot M when it is sold by Joseph Ham and William Sorrille,<sup>77</sup> it may consist of two more lots which Sorrille bought from Samuel Slaughter.<sup>78</sup>

George W. Shelton purchased both Lots M, M' & N.<sup>79</sup> When

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Carrie Beasley bought Lot O, the lot was bounded on the east by Shelton and on the west by the Misses Dunn.<sup>80</sup> Later William Thomasson bought both Lot O from Carrie Beasley<sup>81</sup> and the lot of the Misses Dunn (Lot # 28) to the east.<sup>82</sup> When Thomasson sold these two lots to B.I. Bickers,<sup>83</sup> they were adjoining S.A. Mitchell. That lot, passed down through the Mitchell family for years, was located on the south side of Main Street and east side of the branch (Lot # 26).<sup>84</sup>

The most difficult portion of the original Stanardsville plat to decipher is on the south side of U. S. 33 extending from Shiloh Street to the eastern boundary of Stanardsville. Currently we can trace only two lots back to their purchase from William Stanard. Some are traceable to the early years of Greene County. Another complication comes in the fact that all the property was owned at one time or another by various members of the Robinson family (Susan, Benjamin, James, Lucy, Mary Octavia, Mary Rebecca Robinson Carpenter and possibly others). If they made deeds whenever they passed a lot to another family member, it seems that some were never recorded. They wrote numerous wills which are recorded; but they seldom indicate specific properties.

This is what we can document. Susan Robinson bought Lot # 46 in 1842,<sup>85</sup> and later willed to Lucy Robinson.<sup>86</sup> It was located opposite Zachariah Harrison (Lot L) on our map.<sup>87</sup> Lot # 40 was sold to Daniel Carrol in 1800,<sup>88</sup> who failed to pay the taxes. Sheriff John Henshaw sold the lot to Charles Howard & Richard Chapman.<sup>89</sup> It passed on through James Melone and George Price to George W. Price.<sup>90</sup> Benjamin Robinson bought Lot # 40 in 1857.<sup>91</sup> The lot was said to be opposite Arthur Stephens, who owned lot I at about this time.<sup>92</sup> When Lucy Robinson came into possession of Lot P it was located with the turnpike to the north, a cross street (Shiloh Street) to the west, and the church lot (Shiloh Baptist) to the south.<sup>93</sup> When Lucy Robinson sold property to Mary Octavia, it seems to have amounted to two acres.<sup>94</sup> It is described as one lot on which there is a house (1/2 acre), one lot east of the above lot (1/2 acre) and one lot lying west of the first lot (1 acre) "running with fence from west corner of blacksmith shop to farm of P. Cole". Thus the sale might have involved four half acre lots along Main Street or three half acre lots with one back lot. However, with lot # 46 located so definitely below Lot L it is impossible to believe that William Stanard did not plat five one-half

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acre lots opposite those on the north side of U.S. 33. We have added Lots Q & R.

When Robert Miller purchased 107 acres "adjoining town of Stanardsville, adjacent to land of Thomas Sorrille", it was "exclusive of one-half acre joining the town and one-half acre allotted to the meeting-house".<sup>95</sup> Again an 1850 deed mentions the meeting house more than ten years before Shiloh Baptist Church came into being.<sup>96</sup> I believe that a meeting-house lot was set aside just as there was a town square lot.

When Benjamin Robinson owned Lot # 32,<sup>97</sup> it was described as adjoining Mrs. Lucy Gibbons on the north; and, when Joseph Ham sold three one-half acre lots on the north side of town to William Sorrille,<sup>98</sup> they were described as between George W. Price and Lucy Gibbons. Currently we have no further information about these lots; but they did exist on the west side of U.S. 230. We label them Lots S, T, U & V.

William Duke purchased two lots from George W. Price and George Bright.<sup>99</sup> These lots were described as bounded on the north by a run running across street, adjoining William Stanard and lots of Benjamin Pritchett and John Clee. This places them behind Lots # 19 and 20. We label them Lots X & Y.

What do we know? Thirty one numbered lots have been placed on the map. 23 lettered lots have been placed on the map. Five other lots (14' F', M', "town square" and the meeting-house lot) have been placed. A total of fifty nine. But this is only two-thirds of the Stanardsville lots. Where can the rest be? There are various indications of back lots. In one deed the "unnumbered lot" is said to be back of William Duke's Lot # 33.<sup>100</sup> A fire insurance policy<sup>101</sup> states that James Blakey had a vacant lot behind his insured building. Lots X, Y, #29 and Mrs. Gibbons' Lot S are all back lots north of Main Street. The "Town Square" lot suggests that there could have been as many as seven more back lots east of U.S. 230 and north of Main.

It was not until 1816 that Thomas Sorrille bought farm land east of S.R. 622 and immediately south of Stanardsville<sup>102</sup>; Robert Miller bought farm land adjoining Sorrille on the east<sup>103</sup> and George Price bought land to the east of Miller.<sup>104</sup> This was some

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twenty two years after the plat of Stanardsville was made. Possibly Sorrille's land included several back lots that had not previously been sold. (Lots # 9 & 10 were back lots in this area.) Mostly within Miller's purchase there is the possibility of thirteen such back lots extending east from Court Square to Shiloh Street. The meeting-house lot suggests the possibility of four more back lots east of it within Price's purchase. (The Stanard family sold only one lot with refer-ence to lot number after the death of William.)

As early as 1800 William H. Stanard bought his plantation whose boundary extended east from about the north east corner of the present IGA Store.<sup>105</sup> An 1835 survey<sup>106</sup> shows it extending to U.S. 230 and a corner with William Sims. It does not appear that there was room for more back lots than those already listed (X, Y, # 29 and S). In fact it puts Lots T, U & V in doubt as part of the original plat.

Admittedly some of this is speculation; but it can be seen that Stanardsville was 25 lots long. I believe the town was originally contained within this length and that back lots accounted for a total of 90 or 91 lots. On the map lots drawn in with dotted lines show how it could have been. We probably never will know how it was.

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1. Eaton Stanard bought Lot # 37 from John Robinson. Orange Co. D.B. 33, p. 448; 9/24/1831.
2. J. Randolph Grimes, Jr., The Octonia Grant; Seminole Press, Charlottesville, VA, 1977.
3. Unrecorded deeds have been rejected for actual recording for technical reasons (perhaps a tear in the page of an undecipherable word); but these quite clearly detail the transaction.
4. Orange County Deed Book 22, p. 211; 4/18/1800.
5. Unrecorded Deed in Orange County Clerk's Office; 12/15/1799.  
Greene County Deed Book 2, p. 481; 6/17/1845.
6. Throughout we will endeavor to use current designations for streets and roads. This should make location of lots easier for the reader.
7. John Miller was the fourth purchaser of Lot # 6. Greene County Deed Book 2, p. 345; 4/21/1844.
8. Orange County Deed Bk 25, p. 153; May 23, 1811. John Beadles purchased, and still owned, both Lot # 11 to the east and Lot # 6 to the south. (Refer to list of lots sold by William Stanard.)
9. Orange County Deed Book 34, p. 375; 3/27/1833.
10. Mutual Assurance Society Policy # 12/31/1805
11. Orange County Deed Book 28, p. 195; 4/6/1819; and Deed Book 37, page 51; 6/20/1837.
12. Orange County Deed Book 28, p. 81-82; 9/27/1803.
13. Unrecorded Deed in Orange County Clerk's Office; 8/28/1812.
14. Orange County Deed Book 20, p. 406; 4/27/1795.  
Orange County Deed Book 21, p. 469; 2/21/1799.  
Orange County Deed Book 23, p. 103; 8/10/1803.

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Orange County Deed Book 27, p. 49; 9/22/1816.  
Orange County Deed Book 28, p. 208; 8/23/1819.

15. The first mention of the Tanyard may be found in Greene County Chancery Court Book 1, p. 367, November 21, 1864, in the suit Isaac Davis vs Waller Price. The Tanyard was on the north side of U.S. 33. It apparently contained about two acres. Mr. Rodney Kibler presently owns what must have been most of the Tanyard. It is a rather ancient house and lot directly across U.S. 33 from the entrance to the Greene County School grounds. Greene County D.B. 146, p. 126; April 18, 1984.

16. Orange County D. B.25, p. 475; 2/20/1813.

17. Orange County Deed Book 21. p. 163; 2/27/1797.  
Orange County Deed Book 24, p. 52; 11/14/1805.  
Orange county Deed Book 25, P. 234; 8/23/1811.  
Orange County Deed Book 26, p. 1; 10/16/1811.

18. Orange County Deed Book 34, p. 196; 9/21/1832.

19. Greene County Deed Book 2, p. 481; 6/17/1845.

20. Greene County Deed Book 6, p. 630; 8/11/1879.

21. Orange County Deed Book 25, p. 37; 9/7/1797.

22. Orange County Deed Book 25, p. 91; 12/6/1810.

23. Orange County Deed Book 26, p.252; 6/7/1815.

24. Thomas E. Johnson, A History of Greene County,  
p. 41; Greene County Publishers, Inc.

25. J. Randolph Grymes, Jr. The Octonia Grant,  
Appendix F-7; Seminole Press, Charlottesville, VA  
22901.

26. Orange County Deed Book 34, p. 196; 9/21/1832.

27. Orange county Deed Book 32, p. 441; 10/24/1818.

28. Mutual Assurance Society Policy No.\_\_\_\_,  
Revaluation No. 17; September, 1805.



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29. Orange County Deed Book 25, p. 183; 10/26/1810.
30. Orange County D.B. 34, p. 419; 6/6/33.
31. Greene County Deed Book 3, p. 87-88; 11/13/1839.
32. Some time later B.F. White, Sr. apparently purchased Lot A (Greene County Chancery Court Order Book II, p. 428, 446, 535.); and for some reason the sale was not made final until the son, B.F. White, Jr. obtained the lot in 1882 (Greene County Chancery Court Order Bk II, p. 676 and Deed Book 5, p. 110; 11/7/1882). The trail of deeds from that time to the present is quite clear.
33. Greene County Deed Book 3, p. 132; 7/13/1842.
34. Greene County Deed Book 6, p. 429; 12/29/1878.
35. Greene County Chancery Court Orders Book 2, pp. 428, 446, 535, & 676.
36. Greene County Deed Book 11, p. 231; 12/11/1897.
37. Greene County Deed Book 30, p. 104; 8/28/1950.  
Greene County Deed Book 31, p. 382; 9/19/1954.
38. Though we have this deed, we can place the lots only in relation to the Laura Pritchett Dower Property.  
Orange County Deed Book 21, p. 309; 9/26/1897.
39. Greene County Deed Book 37, p. 264; 11/11/1964.
40. An unrecorded deed in the County Clerk's Office of Orange County dated Oct. 5, 1818, has a lot on the north side next to B. Pritchett passing from St. Clair Kirtley to Thomas Sorrille. There is no antecedent to this deed; but in 1823 Sorrille sold a lot adjoining B. Pritchett to Robert Pritchett (Orange County D. B. 30, p. 77; 1/1/1823.). This would be Lot E.
41. Orange County Deed Book 35, p. 32; 4/13/1834.
42. Orange County Deed Book 35, p. 298; 6/6/1834.
43. Greene County Deed Book 208, p. 172;

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44. Orange County Deed Book 26, p. 390; 8/26/1816.
45. Greene County Deed Book 4, p. 785; 3/28/1859.
46. Greene County Deed Book 38. p. 219; 6/10/1965.
47. Orange County Deed Book 24, P. 326; 12/3/1801.
48. Orange County Deed Book 22, p. 84; 2/22/1802.
49. Orange County Deed Book 22, p. 84; 2/22/1802;  
and Deed Book 22, page 315; 2/22/1802.
50. Orange County Deed Book 30, p. 172; 8/26/1823.
51. Orange Ccounty Deed Book 27, p. 213; 5/25/1820;  
and Deed Book 34, p. 365; 9/1/1830.
52. Orange County Deed Book 30, p. 172; 8/26/1823.
53. Orange County Deed Book 22, p. 456; 9/15/1802.
54. Orange county Deed Book. 20, p. 403; 4/27/1795.
55. Orange County Deed Book 30, p. 177; 8/7/1823.
56. Greene County Deed Book 2, p. 16; 11/14/1840.
57. Orange County Deed Book 21, p. 47; 4/2/1897.  
Orange County Deed Book 22, p. 85;  
Orange County Deed Book 24, p. 130;
58. Orange County Deed Book 30, p. 289; 1/17/1824.
59. Orange County Deed Book 20, p. 403; 4/27/1795.
60. Orange County Deed Book 30, p. 176; 8/23/1823.
61. Orange County Deed Book 29, p. 357; 7/31/1822.
62. Orange County Deed Book 22, page 229;  
5/15/1807.
63. Greene County Deed Book 4, p. 276; 27/12/1834.  
Greene County Deed Book 8, p. 232; 4/16/1882.  
Greene County Deed Book 11, p. 46; 11/18/1897.

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64. Greene County Deed Book 4, p. 276; 11/22/1845.
65. Greene County Deed Book 4, p. 450; 11/1/1855;  
Greene County Deed Book 4, p. 610; 4/20/1857  
Greene County Deed Book 7, p. 61; 6/11/1878.
66. Greene County Deed Book 4, p. 610; 4/20//1857.
67. Greene County Deeed Book 4, p. 678; 10/14/1858.
68. Greene County Deed Book 7, p. 61; 11/6/1878.  
Greene County Deed Book 20, p. 128; 1923.
69. Greene County Deed Book 4, P. 678; 10/14/1850.
70. Orange County Deed Book 33, p. 448; 7/27/1831;
71. Greene County Deed Book 13, p. 190; 4/2/1903.
72. Orange County Deed Book 35, p. 352; 2/18/1833.
73. Orange County Deed Book 33, p. 475, 11/10/1831.
74. Orange County Deed Book 33, p. 324; 10/10/1831.
75. Greene County Deed Book 4, p. 78; 9/14/1850.
76. Greene County Deed Book 9, p.155; 11/19/1892.  
Greene County Deed Book 29, p. 282; 4/4/1949.
77. Greene County Deed Book 4, p. 78; 9/14/1850.
78. Greene County Deed Book 4, p. 273; 12/27/1845.
79. Greene County Deed Book 7, p. 155; 11/23/1882.  
Greene County Deed Book 7, p. 662; 7/15/1886.
80. Greene County Deed Book 7, p. 514; 7/20/1885.
81. Greene county Deed book 9, p. 87; 6/7/1891.
82. Greene County Deed Book 8, p. 61; 8/17/1888.
83. Greene County Deed Book 13, 87; 11/22/1902.
84. Greene County Deed Book 5, p. 199; 12/15/1859.

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85. Orange County Deed Book 21, p. 235; 4/20/1795.  
Greene County Deed book 2, p. 22; 1/15/1827.  
Orange County Deed Book 34, p. 518; 5/27/1827.  
Greene County Deed Book 2, p. 25; 8/1/1842.
86. Greene County Will Book 2, p. 41; 2/16/1862.
87. Greene County Deed Book 4, p. 330; 11/19/1850.
88. Orange County Deed Book 22, p. 77; 4/6/1800.
89. Orange County Deed Book 26, p. 308; 10/11/1815.
90. Orange County Deed Book 28, p. 196; 8/12/1819.  
Orange County Deed Book 30, p. 279; 2/22/1820.
91. Greene County Deed Book 4, p. 158; 1/10/1851.  
Greene County Deed Book 5, p. 158; 1/10/1864.
92. Greene County Deed Book 6, p. 392; 3/19/1875.
93. Greene County Deed Book 6, p. 150; 7/15/1875.
94. Greene County Deed Book 6, p. 358; 3/12/1877.
95. Orange County D.B. 27, p. 103; 8/30/1816.
96. Greene County D.B. 4, p. 78; 9/12/1850.
97. Greene County Deed Book 5, p. 132; 5/15/1861.
98. Greene County Deed Book 4, p. 78; 9/14/1850.
99. Orange County Deed Book 30, p. 457; 8/23/1824.
100. Orange County Deed Book 29, p. 50; 5/26/1806.
101. The Mutual Assurance Society, Policy # 5-  
296, Declaration #1923. Aug. 23, 1823.
102. Orange County D.B. 27, p. 63; 8/30/1816.
103. Orange County Deed Book 27, p. 79; 8/30/1816.
104. Orange County D.B. 27, p. 60; 8/30/1816.
105. Orange County Deed Book 23, p. 13; 2/26/1803.

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106. J. Randolph Grimes, Jr., The Octonia Grant,  
Seminole Press, Charlottesville, VA, 1977.  
Page F-5, Fig. F-1.