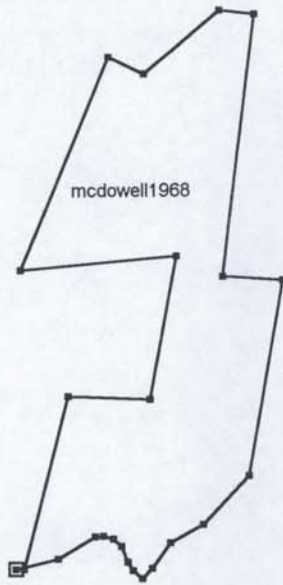


Mezinas Farm

Dear Noyes M^c Dowell & Mary Benz Mc Dowell
Dear Noyes Mc Dowell, jr.
1-5-1968 257a 2a 2p

DB 452 p 57



Item 75

!

! Abstracting info.

Typ deed

Id

Ref db 439, p57

Dat 1/5/1968

Rec

Frm Dean & Mary McDowell

To dean Mcdowell, Jr.

Con

Re

Adj

Wit

!

! Metes and bounds. "Beginning at..."

Pt cedar run

Ln n76e; 30p;

Pt cedar run

Ln n58.5e; 30p;

pt cedar run

ln n85.5e; 6p;

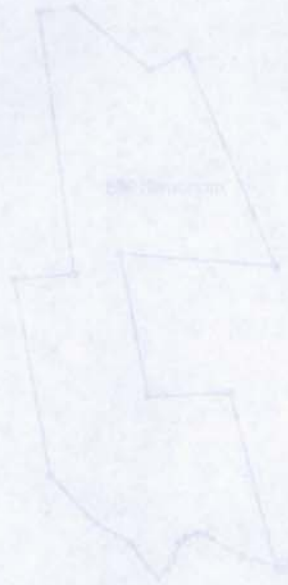
pt cedar run

ln s72.5e; 7p;

pt run

ln s47e; 8p;

pt run
ln s20e; 12p;
pt run
ln s31e; 7p;
pt run
ln s50e; 8.5p;
pt run
ln n43e; 10p;
pt run
ln n35e; 22p;
pt run
ln n61e; 26.5p;
pt run
ln n43e; 47p;
pt sycamore tree old cr warne
ln n10e; 140p;
pt stone in bar
ln n86.25w; 42.44p;
pt stone e side of road
ln n7e; 186.96p;
pt stake cr warne howison
ln n83.5w; 24.66p;
pt stake in drain
ln s49.25w; 69.32p;
pt 2 red oaks by stone
ln n63.5w; 27.24p;
pt stake in howison's line
ln s22.25w; 162.52p;
pt sm persimmon tree cr herndon
ln n84.75e; 108.32p;
pt stone
ln s10.5w; 102.6p;
pt stone
ln n87.75w; 57p;
pt stone
ln s14w; 126p;
end



Nokesville's Merrimac Farm becomes state wildlife area; first tour Feb. 9

By ROSE MURPHY
Observer staff

"I'm delighted. This is a great success. Northern Virginia residents will benefit greatly when Merrimac Farm is open to the public this spring."

These remarks were made Jan. 30 by Kim Hosen, executive director of Prince William Conservation Alliance (PWCA), as she discussed the nearly \$3 million purchase of the 302-acre farm at 14712 Deepwood Ln., Nokesville. She explained the farm is the newest addition to Virginia Department of Game and Inland Fisheries (VDGIF) network of wildlife management areas.

The farm was acquired by VGDIF with support from the al-

liance, the US Marine Corps base at Quantico and the McDowell family, owners of the property.

The property was bought for \$2,859,500 using funds from several sources. PWCA obtained a Virginia Land Conservation Foundation (VLCF) grant for \$820,773, which was given to VDGIF for the purchase. Virginia Department of Conservation and Recreation administers these grants, which are used to acquire and protect special properties. Since the grants require a 50 percent match, VDGIF contributed \$608,997 from its capital monies to the sale. The US Department of the Navy gave \$1,429,750 to VDGIF under a federal encroachment protection program.

Hosen noted Merrimac Farm

includes a farmhouse, an old stone house and a barn.

"The farmhouse is in great shape, and the stone house was a tenant house in use until recently. The stone house will serve as a nature center and offices, and a biologist will live in the farmhouse," she explained.

The farm has wetlands, a hardwood forest, upland meadows and access to Cedar Run. Because of the cooperation of federal and state agencies, local non-government groups and private individuals, the property will be saved permanently for the public to use for hunting, fishing, wildlife watching and environmental education programs, according to Julia Dixon of VDGIF.

The farm's opening this spring will coincide with the peak of the bluebell season. The site has one of the largest patches of bluebells in Northern Virginia.

Hosen said the first of a series of tours of the farm will take place at 10 a.m. February 9. A series of cleanup days also is in planning stages.

"We plan on clearing out behind the stone house," Hosen added.

Information on the tours and cleanup days can be obtained from

PWCA web site, or by phoning 703-499-4954.

Information from VDGIF pointed out the proximity of the farm to more than two million Northern Virginia residents will permit them to take part in wildlife-related recreation and education programs.

Plans for the farm include managed hunts, fishing, wildlife viewing areas and environmental education programs. Restricted activities will include horseback and bicycle riding, use of all-terrain vehicles, dog walking and jogging.

Hosen remarked that prohibited activities are only those "formal rules used in wildlife management areas to protect wildlife diversity."

VDGIF reported the farm has a one-mile frontage on Cedar Run, and that its purchase will protect the watershed and help in the restoration of Chesapeake Bay. Cedar Run runs into the Occoquan River, which is a tributary of the Potomac River. Protecting the Cedar Run wetlands "also will promote better water quality for Northern Virginia. Occoquan Reservoir provides drinking water for more than 1.2 million people who reside in Prince William, Fairfax, Fauquier,

Loudoun and Stafford Counties," according to VDGIF.

Merrimac Farm previously had been managed as part of a shooting preserve, leading to excellent wildlife habitat. The farm is next to Quantico Base.

The Marine Corps' involvement in the project is part of a federal program to work with state and local agencies, conservation groups and landowners to protect military installations by establishing an easement to act as a buffer area against incompatible development and to support local land conservation efforts.

"This partnership not only allows us to continue our mission of training Marines, but also lets the local community enjoy important Virginia habitat in its natural state,"

commented Col. Charles Dalliche, Quantico Base commander. "We are happy to partner with the Commonwealth and the Prince William Conservation Alliance to honor the wishes of the McDowell family and protect this land from development."

Merrimac Farm originally was owned by Col. Dean McDowell, who bought in the property after World War II, and whose death in 2002 led to fears the site would be developed.

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McDowell to McDowell

1-51968

DO 439 p 57

259 a 2R 22P

Same plot as 1882 db 33

p 231

Reed stem 61

Down Cedar Run

- 1) Stone on S. Bank Cedar Run
N 76 E 30P
- 2) Cedar Run
N 58.5 E 30P
- 3) Cedar Run
N 85.5 E 6P
- 4) S 72 1/2 E 7P
- 5) S 47 E 8P
- 6) S 0 20 E 12P
- 7) S 31 E 7P
- 8) S 50 E 8.5P
- 9) N 43 E 10P
- 10) N 35 E 22P
- 11) N 41 E 26.5P
- 12) N 43 E 47P
- 13) Large sycamore cr. w. name
N 10 E 140P
- 14) Stone at base
N 86 1/4 W 143.44P
- 15) Stone East side of road
N 7 E 186.96P
- 16) Stake corner allen Howrain
N 83 1/2 W 24.66P.
- 17) Stake in draw
S 49 1/4 W 69.32P
- 18) 2 small red poles
N 63 1/2 W 27.24 poles
- 19) Stake - Howrain's line
S 22 1/4 W 162.52
- 20) small prunition tree
N 84 3/4 E 108.32P
- 21) Stone
S 10 1/2 W 102.6P
- 22) Stone
N 87 3/4 W 57P
- 23) Stone
S 14 W 126P.
- 24) Beginning

ROYES McDOWELL, party of the second part:

WITNESSETH, that in consideration of the natural love and affection which the parties hereto have for each other and the further sum of One Dollar (\$1.00), receipt whereof is hereby acknowledged, the said parties of the first part do hereby grant, bargain, sell and convey, with General Warranty of Title, unto the said party of the second part, all that certain tract or parcel of land, together with all the improvements thereon, and all rights, ways and easements appurtenant thereto, lying and being situate in Cedar Run and the Fayman-Aden Road, Prince William County, Virginia, and more particularly described as follows:

BEGINNING at a stone on the south bank of Cedar Run, corner to the land formerly owned by G. M. Applegate and running down the Run with the meanders thereof N. 76° E. 30 poles; N. 58½° E. 30 poles; N. 85½° E. 6 poles; S. 72½° E. 7 poles; S. 47° E. 8 poles; S. 20° E. 12 poles; S. 31° E. 7 poles; S. 50° E. 8.5 poles; N. 43° E. 10 poles; N. 35° E. 22 poles; N. 61° E. 26.5 poles; N. 43° E. 47 poles to the large sycamore tree, a corner to the farm formerly owned by Gideon Warne; thence with his line, N. 10° E. 140 poles to a stone at the bars, N. 86½° W. 42.44 poles to a stone on the east side of the road; N. 7° E. 186.96 poles to a stake, corner to the said Warne and Allen Howison; thence with Howison, N. 83½° W. 24.66 poles to a stake in a drain; S. 49½° W. 69.32 poles to two small red oaks by a planted stone; N. 63½° W. 27.24 poles to a stake in Howison's line, a corner to the land formerly owned by S. Frace; thence with Frace, S. 22½° W. 162.52 poles to a small persimmon tree in an old ditch, corner to Herndon, Applegate, and Frace; thence with Applegate, N. 84 3/4° E. 108.32 poles to a stone; and S. 10½° W. 102.6 poles to a stone; N. 87 3/4° W. 57 poles to another stone; S. 14° W. 126 poles to the beginning, containing 259 acres, 2 roods and 22 poles, and being the same land acquired by the Grantors herein by Deed from Philip B. Reading and wife recorded in Deed Book 239, page 101 among the land records of Prince William County, Virginia.

1-5-1868 Mary being Mc Dowell to Dear Royes McDowell
Dear Royes McDowell
Dear Royes McDowell

Rec'd
Mc Dow
Applegate
Cher. h.
1/26/68

1868
1/26/68

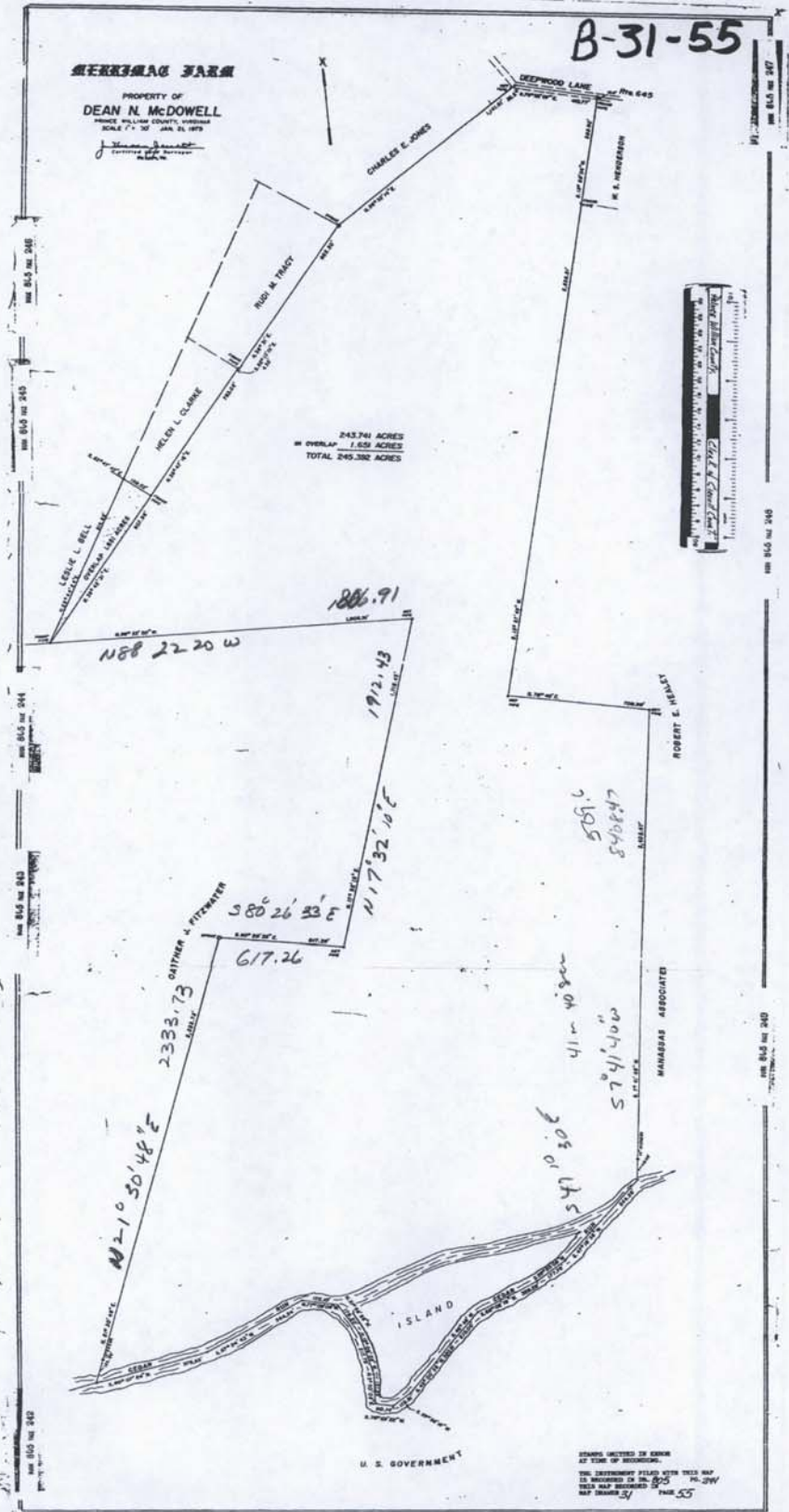
452
DB 439-57

B-31-55

DEAN N. McDOWELL FARM

PROPERTY OF
DEAN N. McDOWELL
HANCE HILL COUNTY, MISSISSIPPI
SCALE 7" = 30' JAN 21, 1975

J. H. HARRIS
SURVEYOR



NOTE:

Account match
Master done
4-1968
DB 439 857