

Robb Harrison

From: Dan Sears [dan@searsdesigngroup.com]
Sent: Thursday, April 14, 2022 8:47 AM
To: Jim and Bev Wiggins
Cc: Greg Fitch; Robb Harrison
Subject: Re: Granville tract deed research
Attachments: Fitch.04.docx; ATT00045.html

Follow Up Flag: Follow up
Flag Status: Flagged

Thank you. Will review. Will share.

Sent from my iPhone

On Apr 13, 2022, at 8:50 PM, Jim and Bev Wiggins <jimerly@embarqmail.com> wrote:

Hi Dan--

Attached is the research done on tax parcel 95264 by Sy Robbins, who chairs CCHA's preservation committee. Maybe Fitch can use some of the history of the parcel in naming things or otherwise share the history with new residents. Sy is part of the county TRC and will be involved in review of the project.

Bev Wiggins

Jim and Beverly Wiggins
jimerly@embarqmail.com

Robb Harrison

From: Jim and Bev Wiggins [jimerly@embarqmail.com]
Sent: Friday, March 18, 2022 11:48 AM
To: Robb Harrison
Subject: Re: FV Granville Historical/Cemetery Request

Follow Up Flag: Follow up
Flag Status: Completed

Got it! Thank you.

Jim and Beverly Wiggins
jimerly@embarqmail.com

----- Original Message -----

From: "Robb Harrison" <robb@searsdesiengroup.com>
To: "jimerly" <jimerly@embarqmail.com>
Cc: "Greg Fitch" <greg@FEARRINGTON.com>, "Dan Sears" <dan@searsdesiengroup.com>
Sent: Friday, March 18, 2022 10:41:01 AM
Subject: RE: FV Granville Historical/Cemetery Request

Good morning, Dan Sears asked that I forward the attached County GIS aerial which shows Parcel #95264, which he is referencing in the email below...

Thanks,
Robb

Robert G. Harrison, PLA, LEED AP, ASLA
Sears Design Group, P.A.
625 W. Jones Street
Robb@searsdesiengroup.com
www.searsdesiengroup.com

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-----Original Message-----

From: Dan Sears [[mail to: dan@searsdesiengroup.com](mailto:mailto:dan@searsdesiengroup.com)]
Sent: Friday, March 18, 2022 10:05 AM
To: jimerly@embarqmail.com
Cc: 'Fitch, Greg'
Subject: FW: FV Granville Historical/Cemetery Request

Bev: Here is the list of "vitals" on the property. In a separate email we will send you a copy of our existing conditions with the property lines on it. I've walked it and found no evidence of anything "historic"...old farm land with mature pines and mixed hardwoods around the streams-ways...mostly ephemeral and intermittent but yet to be officially classified by the Corp.

Ms. Henderson, an African American school teacher's home once stood 600-800 feet east of the creek that flows north west separating this land from Henderson Place, a recent subdivision

that Wade Barber developed the sold to Dickerson Homes. I'm pretty sure that you visited that site and the home was allowed to be removed, fallen down mostly and rotten. You would have gotten there through Fearrington.

That is about all I know. If you go look it may be easier to get there from Lingerfeldt and Big Hole Access easement I believe, and from Halifax Street in Fearrington. GIS is running behind these days but Planning and we have plan/maps if you need them.

Please keep us posted.

Parcel: 95264

Deed Name: FITCH CREATIONS INC

2021 Taxpayer of Record:

Deeded Acreage: 51.76

Current Deed: 2271 / 0352

Current Plat: 2021 / 0397

Legal Description: TRACT A

Fire Tax District: NORTH CHATHAM FIRE DIST Physical Address: BIG HOLE RD Current Owners:

FITCH CREATIONS INC Billing Address: 2000 FEARRINGTON VILLAGE CTR Billing City: PITTSBORO

Billing State: NC Billing Zip:

27312-8502

Fitch Parcel 95264

(Draft: 4/13/22)

Prepared by: Sy F. Robbins, Chatham Co. Historical Association

Narrative

The subject parcel was once part of an extensive tract assembled by Francis Jones during the period 1790 to 1820. Totalling around 2,000 acres, the plantation was located in the area of Brush Creek and Pokeberry Creek, and became what is known as “Jones Grove.” Upon Jones’ death in 1844, ownership passed to his only child Delia, wife of Dr. James S. Smith (of Hillsboro), then to grandchildren Francis J. Smith, James Sidney Smith, and Mary R. Smith. Dr. Francis (‘Frank’) Jones Smith died in 1877, and his sister Mary Ruffin Smith left most of the property to the University of North Carolina to sell off and to use the proceeds to establish a student scholarship fund in her brother’s name.

Zebulon J. Johnson purchased Lot No. 12 from the University in 1899, paying \$1,000 for 129 acres. Johnson maintained ownership of the land until his death in 1944, when his heirs sold off the tract (and a 115-acre tract just south of the subject lot which had been Jones Grove Lot No. 11, which appears to have been Johnson’s home place). The purchasers in 1944—Theodore and Grace Lingerfeldt – held the property until 2018.

There is nothing in the deed record to indicate that any special structures (e.g., houses, barns, walls) were ever erected on the site. There are no mentions of graveyards or burial sites in the deed record, although the burial of slaves is a possibility (Jones was a slaveholder). Two small structures are indicated on a 1971 map of the parcel (Plat 92-75) along a private road crossing the southwest portion of the tract, but these are located outside the subject parcel boundaries. The same map also indicates an old road running along the north side of the subject parcel, and this may be the location of some items of potential interest. A timber deed for much of the subject parcel was signed by Lingerfeldt in 1986, so considerable recent disturbance of the area probably occurred.

95264 (318 Big Hole Road) (51.765 acres) (Plat 2021-397, Tract A)

2021	MRLD LLC to Fitch Creations Inc. (Tract A) (51.765ac) (12/14/21)	2271/352
	MRLD of Hillsborough, Fitch of Pittsboro; Tract A. of Plat 2021-397 prepared for POSP by Van R. Finch 10/27/2021; signed by Michael Strowd, Manager, and Roger C. Nutter, Manager (2271/352)	
2018	MRLD LLC to James L. King (D-T) (129ac) (\$1,352,000) (12/7/18)	2020/999
	The Bank of Monroe, WV (POTP) (2020/999)	
2018	Theodore H. Lingerfeldt Jr. et al. to MRLD LLC (129ac) (11/30/18)	2020/989
	T.H. Jr. & Beverly H. Lingerfeldt, Theodore H. III & Elizabeth Lingerfeldt, and Jonathan & Lynda Christin Cummings; MRLD of Hillsborough; part of Jones Grove tract formerly belonging to Frank Smith, see Plat 92-75 (2020/989)	
2010	Theodore Howard Lingerfeldt (8/27/09-8/7/10)	File 11-E-14
	wife Grace Ward Lingerfeldt, son Theodore Howard Lingerfeldt, and grandchildren Christin Lingerfeldt Cummings and Theodore Howard Lingerfeldt III (File 11-E-14)	
(2002	T.H. & G.W. Lingerfeldt to Shirley C. & John Wayne Strowd (3/30/02)	922/216)
	refiling of 866/205 on 4/26/02 to include reference to Plat 2002-90 (922/216)	
(2001	T.H. & Grace W. Lingerfeldt to Shirley C. & John Wayne Strowd (3/30/01)	866/205)
	Lot 1 (6.037ac) & Lot 2 (0.409ac) of “Map for Wayne Strowd” by Stout Surveying Services 3/5/01 Plat 2001-? (866/205)	
1986	T.H. & Grace W. Lingerfeldt to Mebane Lumber Company Inc. (Timber Deed)	493/34

- *dated 4/7/86; all merchantable timber marked for cutting on land in Williams Township described in J-E/245; tax stamp \$97.50 (493/34)* ((map on page 37))
- 1981 T.H. & Grace W. Lingerfeldt to Michael Crawford Strowd (2ac) (2/9/81) 469/564
survey prepared by Freehold Land Surveys of Pittsboro Inc. 5/29/80 (469/564)
- 1980 T.H. Lingerfeldt to American Telephone & Telegraph Co. (0.073ac) (6/9/80) 434/79
survey prepared by Freehold Land Surveys of Pittsboro Inc. 5/29/80 (434/79)
- 1978 Grace Ward Lingerfeldt to T.H. Lingerfeldt (1st Tract) (129ac) (6/8/78) 415/39
both parties of Moore Co.; same description as in J-E/245; "It is the intention of the grantor and the grantee of this deed to convey to each other real property of a similar nature and which is approximately equal in value. To accomplish this intention the grantor and the grantee of this deed are this date conveying and exchanging real property to each other of a like kind and value" (415/39) ((also see Orange County deed 285/868))
- 1944 Lillie Johnson (heir?) to T.H. & Grace Ward Lingerfeldt (129ac) (\$2500) (8/19/44) J-E/245
same description as in D-N/346 (J-E/245) ((see also J-H/561 1944 Hayes Johnson et al. (heirs?) to W.G. Fields (2nd Tract) (115ac) (Jones Grove Lot No. 11) (10/2/44)))
- 1944 Zebulon J. Johnson (5/16/70-2/2/44) Will-?
- 1936 Z.J. Johnson to Carolina Power & Light Company (easement) (11/23/36) H-T/243
over 269 acres bounded by R.L. Ward, K.D. Cole et al. (H-T/243) ((see also F-P/57 1918 Chatham Lumb))
- 1899 Z.J. Johnson to Savannah C. Ward (mort.) (129ac) (\$580) (7/25/99) D-H/438
same description as in D-N/346 (D-H/438)
- 1899 R.J. & Nettie Johnson to Zebulon Johnson (129ac) (\$540) (7/24/99) D-N/344
land adjoining E.H. Ward, Net Kirby, R.J. Ward et al...; same description as in D-N/346 (D-N/344)
- 1899 Univ. of N.C. to R.J. Johnson & Zebulon Johnson (Lot #12) (129ac) (\$1,000) D-N/346
dated 7/15/99, recorded 1/6/02; land adjoining E.H. Ward, Net Kirby, R.L. Ward, E.M. Fearington, E.W. Williams et al., beginning at E.W. Ward and Net Kirby's East corner, then N 40P with Kirby to Kirby's and R.L. Ward's corner (Lot #13), N 141P with Ward to E.W. Fearington (Lot #2), E 84° (sic) with Fearington and J.M. Williams (Lots #2, #3, & #4) to E.W. Williams' corner (Lot #8), S 190P with Williams and Lot #9 to N.M. Gilmore's corner (Lot #11), W with Gilmore to beginning; being part of the Jones Grove tract formerly owned by Frank Smith and devised by his heir Mary Ruffin Smith to the University of North Carolina; being Lot #12 of said Jones Grove land, a plot of which is approved by this deed and is to be registered therewith (D-N/346)
- 1885 Mary Ruffin Smith (1814-11/13/85) (at Image 224) Will E-375
will dated 4/27/77, with 3 codicils dated 1/29/81, 1/29/81 & 2/7/81; Hon. Kemp P. Battle appointed Executor; 9th Item: all the residue ((after subtracting 300 acres given to three women of color by Item 8)), of the Jones Grove, Tract late the property of her brother Dr. Frances J. Smith, is devised to the Trustees of the University of N. Carolina with liberty to sell the same, the proceeds of which are to establish a student scholarship (to be named for her brother, see 1st codicil dated 1/29/81)
- https://www.ancestry.com/discoveryui-content/view/2128316:9061?_phsrc=yhy48&_phstart=successSource&gsfn=Mary+R.&gsl_n=Smith&ml_rpos=1&queryId=65467ba5119a747d557ec1a370e67e93
- 1877 Dr. Francis ('Frank') Jones Smith (8/17/16-4/17/77) Will-
- 1867 James Sidney Smith (3/20/19-4/25/67) Will-
- 1854 Delia (Jones) Smith (5/3/87-11/8/54) Will-
- 1852 Dr. James Strudwick Smith (9/8/87-12/7/52) Will-

- 1847 Josiah Turner to Francis J. Smith (1,800ac) (8/28/47) A-H/499
both parties of Orange Co.; whereas, said POSP, together with James S. Smith, Sidney Smith & Mary R. Smith entered into certain article of agreement dated 3/12/47 with POFP, which stipulations have been met; land on Pokeberry Creek adjoining John Hackney, Joseph Bynum, James Kirby et al. called the Grove tract; being same given in remainder to POSP by the will of Francis Jones, dec., and which POFP purchased at auction 8/10/46 for which the Sheriff of Chatham Co. executed a deed dated 9/16/46 (A-H/499)
- 1846 Sheriff (John Harmon?) to Josiah Turner (8/10/46) (A-H/499) (not A-H/369) Unrec?
- 1844 Francis Jones (1760-2/22/44) (at Image 223) Will E-372
to only child, daughter Delia Smith, wife of Dr. James S. Smith (of Hillsboro), then grandchildren Francis J. Smith, James Sidney Smith, and Mary R. Smith; plantation in Chatham Co. called the Road or Grove place on Pokeberry Creek adjoining John Hackney, Joseph Bynum, James Kirby et al. containing from 2,000 to 2,700 acres (Will E-372)

https://www.ancestry.com/imageviewer/collections/9061/images/004754662_00223?backlabel=ReturnSearchResults&queryId=cd03a3f49ccebddcaa20d3003f82a2a6&pId=2127910