

## The McCuin Family Cemetery Location

What do County land records say?

### Background

E. E. Connor's book "100 Old Cemeteries of Prince William County Virginia" published in 1981 indicates that the unmarked, McCuin Family cemetery is located near Haymarket on the former McCuin farm, on the west side of Catharpin Road, and that two burials are known - John L. McCuin and Mildred C. Beaumont McCuin. Ron Turner's cemetery survey in 2001 identifies the same burials but indicates the location as being on the Smith Farm, also near Haymarket, but that the grave sites could not be located. Recent speculation is that the cemetery fence erected in the new Regency at Creekside development surrounds the McCuin Family cemetery and that 2 adults and a child are buried there. None of these locations can be validated since no grave markers, or any other evidence, has been found at any of the sites. A logical question to ask is which site, if any, is supported by the County historical land records?

### History

John Luther McCuin<sup>1</sup>, the son of Walter and Sarah McCuin, married Mildred Catharine<sup>2</sup> Beaumont, the daughter of James Beaumont and Frances (Fannie) Buckley Beaumont on 11 September 1873<sup>3</sup>. The Beaumont family lived in the southern district of Loudoun County in 1860<sup>4</sup> but by the 1870 census they moved to the Gainesville district in Prince William County.<sup>5</sup> County land records indicate they settled on two parcels of land totaling 55 acres; initially acquiring a 25 acre tract a mile north of the village of Catharpin and then, in 1872, adding an adjoining 30 acre tract on the north side of Catamount Branch of Bull Run.<sup>6</sup> Their 55 acre farm was bounded on the east by a 160 acre tract owned by James Buckley, Fannie Beaumont's brother, and on the west by what is now Sanders Lane.

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<sup>1</sup> Sometimes spelled "McCuen"

<sup>2</sup> Spelled "Catharine" in the 1870 census but also spelled "Catherine"

<sup>3</sup> Source: Virginia Marriages 1785 - 1940

<sup>4</sup> Source: 1860 Census - name spelled "Bomount"; census lists James, wife Fannie, and 7 children, including Mildred

<sup>5</sup> Source: 1870 census - named spelled "Bomount"; census lists James, wife Fannie, and 4 of their 7 children, including Mildred, still at home

<sup>6</sup> Source: Land records - 25 acres - Deed Book 36 pages 91 & 92, Doc #188512045512910; 30 acres - Deed Book 29 page 44, Doc #187210075510783

After their marriage John and Mildred McCuin lived with her parents on the Beaumont farm.<sup>7</sup> As their family grew John and Mildred apparently built their own home on the northern part of the Beaumont farm and raised 7 children there. In 1885, after the death of her mother in 1881<sup>8</sup> and the death of her father a few years later, Mildred inherited the northern most 8 1/3 acres of the Beaumont farm where she and her family were already living; her two brothers inherited the remainder of the original 55 acre tract.<sup>9</sup> John and Mildred lived on the same 8 1/3 acre tract until their deaths; Mildred died on 16 July 1891 and John died 28 July 1907.<sup>10</sup>

In August 1909 their children, as heirs to the property their mother inherited, sold the 8 1/3 acre tract to their cousin William T. Beaumont.<sup>11</sup> Since then the tract has changed hands many times as shown by the attached deed search; today that tract is a 2.02 acre property (GPIN #7400-72-3718), a 5.03 acre parcel (GPIN # 7400-71-3692), and part of a 3.23 acre parcel (GPIN 7400-71-3064), the latter 2 tracts being lots in the new Augustine Homes development.

## **Conclusion**

When Mildred McCuin died in July 1891 she was living a mile north of the village of Catharpin with her family; the same place where she had lived for more than 20 years. This would seem to be the most likely location for the McCuin Family cemetery and her gravesite than either:

- (1) the McCuin farm on Catharpin road, today Regency at Creekside, which was purchased by her sons E. Malcolm and Nathaniel in November 1906,<sup>12</sup> more than 15 years after her death, or
- (2) the Smith farm, also near Haymarket, since her daughter Sarah Frances did not marry Artemis Smith until 3 May 1893<sup>13</sup>, almost 2 years after her death.

Since John McCuin died in 1907 it is possible he may have been buried on the Smith farm, but it seems more likely he was buried with his wife, as indicated in each of the McCuin Family cemetery surveys.

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<sup>7</sup> Source: 1880 census - Beaumont family name spelled "Beaumennt"; lists James, wife Fannie, their 2 sons, John and Mildred and their 3 children

<sup>8</sup> Source: Virginia Deaths and Burials 1853-1912

<sup>9</sup> Source: Land records - Deed Book 36 pages 91 & 92, Doc #188512045512910

<sup>10</sup> Source: 1900 census - lists John McCuin with daughter Estelle next to Beaumont household; Family Bible in possession of Virginia McCuin Corder provides the date of death

<sup>11</sup> Source: Land records - Deed Book 59 pages 222 & 223, Doc #191001265510117

<sup>12</sup> Source: Land records - Deed Book 56 page 158, Doc #190701195510059

<sup>13</sup> Source: District of Columbia marriages 1830 - 1921; name spelled "McCoreen"

The "child" reportedly buried in the cemetery may be their daughter Lolette who was age 4 in the 1880 census but does not appear on the list of heirs in the 1909 deed which sold the land that Mildred inherited. If so, she too would likely be buried where she lived - namely on the 8 1/3 acre property on Sanders Lane.

Based on the above, the McCuin Family cemetery with the graves of John and Mildred McCuin, and perhaps their child, Lolette, may actually be located a mile north of Catharpin on the east side of Sanders Lane and not near Haymarket on either the McCuin farm or the Smith farm as previously thought.

Jack Hardgrove  
10 July 2020

### Deed Search

Based on census data and a deed search, summarized below, the James Beaumont family came to PW County in the 1860's settling on 25 acre parcel a mile north of the village of Catharpin, near the Catamount branch of Bull Run creek. In 1872 James' wife, Frances, acquired an additional adjoining 30 acres bordering the north bank of Catamount branch. Their daughter Mildred married John McCuin and they lived on the northern most section of the Beaumont family farm. Frances died in 1881 leaving her parcel to her husband James and his 2 sons, Randolph and Alexander, who were living on the southern end bordering the Catamount. In 1885, after James died intestate, the original 25 acres of the Beaumont family farm was divided to provide Mildred McCuin the 8 1/3 acres that her family was already living on and the remaining 17 acres adjoining their "home lot" to her two brothers. The deeds listed below record these facts.

#### **Beaumont Farm - Two parcels 25 acres & 30 acres**

<u>Date</u>	<u>Grantor</u>	<u>Grantee</u>	<u>Acres</u>	<u>Deed Book/Page #</u>
186?	Luther Lynn	James Beaumont	25	Refer to DB36 p91/92
30 Nov 1885	James Beaumont (deceased)	Mildred McCuin Randolph & Alexander Beaumont (heirs)	8 1/3 17	Refer to DB36 p91/92
3 Oct 1872	Luther L. Lynn	Frances Beaumont	30	DB29 p44
July 1881	Frances Beaumont (deceased)	Randolph Beaumont Alexander Beaumont	30 30	Heirs to "home lot" Refer to DB36 p91/92

John and Mildred lived on the 8 1/3 acres she inherited for the rest of their lives. After Mildred's death in 1891 and John's death in 1907, six of their children, all married, and heirs to the land, sold the property to their cousin, William T. Beaumont, in August 1909. Only their daughter Lolette, who is listed in the 1880 census as 4 years old, is not listed as an heir. Perhaps she died as a child and might be the child who is reportedly buried in the McCuin Family Cemetery. As shown below the 8 1/3 acre tract was sold several more times before being acquired one again by William T. Beaumont in 1944.

**Mildred McCuin Parcel - 8 1/3 acres**

<u>Date</u>	<u>Grantor</u>	<u>Grantee</u>	<u>Acres</u>	<u>Deed Book/Page #</u>
21 Aug 1909	Children of John & Mildred (heirs)	William Beaumont	8 1/3	DB59 p222/223
7 Mar 1911	William T. Beaumont	J. T. Spencer	8 1/3	DB62 p148/149
29 Sep 1913	J. T. Spencer	J. W. Dunn	8 1/3	DB64 p181
11 Aug 1920	J. W. Dunn	C. G. Ellison	8 1/3	DB74 p450
3 Jul 1936	C. G. Ellison	Jno. E. Dobson	8 1/3	DB97 p202/203
1 Feb 1941	Jno. E. Dobson	Alba Moore	8 1/3	DB106 p334
14 May 1942	Alba Moore	Wm T. Beaumont & Susan Thomas	8 1/3	DB 108 p471
16 Jun 1944	Wm T. Beaumont & Susan Thomas	Silas & Edith Kerns	8 1/3	DB113 p24

By 1961 the 8 1/3 acre parcel was owned by George Chappell and his wife Wanda. They had also acquired an adjoining 4 1/2 acre parcel. In October 1961 they sold both parcels to Ralph Chappell and his wife Maudie. The deed describes the 8 1/3 acre parcel with a special reference to the ownership by William T. Beaumont, et al, in Deed Book 113 p24.

<u>Date</u>	<u>Grantor</u>	<u>Grantee</u>	<u>Acres</u>	<u>Deed Book/Page #</u>
16 Oct 1961	George H. Chappell & Wanda	Ralph V. Chappell & Maudie E.	8 1/3 & 4 1/2	DB275 p690

In July 1967 the combined 13 acre parcel was resurveyed into 4 lots: 2.02 acres, 6.83 acres, 1.4 acres, and 2.9 acres. The plat dated 12 July 1967 was attached to the deed that transferred the 6.83 acre lot to Thomas Todd. The northern most 2.02 acres lot contains a residence and was likely the location of the McCuin family home as well.

<u>Date</u>	<u>Grantor</u>	<u>Grantee</u>	<u>Acres</u>	<u>Deed Book/Page #</u>
21 July 1967	Ralph V. Chappell & Maudie E.	Thomas D. Todd	6.8	DB432 p569/570 & Survey Plat dated 12 July 1967

After the parcel was resurveyed in 1967 the northern most 2.02 acres has changed hands several times as shown below.

**Mildred McCuin Remnant Parcel - 2.02 acres**

<u>Date</u>	<u>Grantor</u>	<u>Grantee</u>	<u>Acres</u>	<u>Deed Book/Page #</u>
6 May 1981	Mavis Cobb, Trustee	J. D. Williams, Trustee	2.02	DB1147 p1113
16 Sep 1987	J. D. Williams, Trustee	Stuart DeBell Jr.	2.02	DB1512 p1548/1549
18 Nov 1998	Stuart DeBell Jr.	Stuart DeBell, III	2.02	DB2658 p619

The current County map indicates that the 13 acre parcel has again been resurveyed. The 2.02 acre lot (GPIN 7400-72-3718) and the southern most 2.9 acre parcel (GPIN 7400-71-4141) are unchanged but the middle 2 lots are now a 5.03 acre lot (GPIN 7400-71-3692) and a 3.23 acre lot (GPIN 7400-71-3064) which are part of the new Augustine Homes development.