

NAME OF CLAIMANT

#307 - Roadcap, John

Number of Acres: 48

Location: Madison Run. Entirely within the Park area.

Roads: Three miles via dirt road to Grottoes, the nearest shipping point.

Soil: Sandy loam of fair depth and fertility. Some scattering loose rock over entire area.

History of Tract and condition of timber: The merchantable saw timber has been removed from this tract. The remaining stand consists of small oaks and some short leaf pine.

Improvements:

(See reverse side for improvement information)

Acreage and value of types:

Types	Acreage		Value per acre	Total Value
Ridge:				
Slope:	20	@	\$3.00	\$60.00
Cove:				
Grazing Land:				
Fields Restocking:				
Cultivated Land:	28	@	30.00	840.00
	<u>48</u>			<u>\$900.00</u>
Orchard:				

Minerals:

Value of Land: \$ 900.00

Value of Improvements: \$ 840.00

840.00

Value of Orchard: \$

100.00

Value of Minerals: \$

Value of Fruit: \$100.00

50.00

Value of Timber: \$

\$1890.00

Value of Wood: \$ 50.00

Value per acre for tract: \$39.37

Incidental damages arising from the taking of this tract: \$ NONE.

Geo. W. Pen

CLERK

NAME OF CLAIMANT
John Rodcamp, 4507

IMPROVEMENTS: Frame dwelling: 16x30', with 4 rooms, 2 story, L 12x14', 1 story, 1 room, shingle roof, brick flues, 2 rooms ceiled, fair condition, occupied by owner, 2 springs, solid foundation.
Frame barn: 10x14', paper roof, poor condition.
Log stable: 14x14', board roof, poor condition.
Frame meat house: 8x9x8', paper roof, poor condition.
Frame chicken house: 6x12x5', paper roof, poor condition.
Frame hen house: 8x16x5', board roof, poor condition.

Roads: Three miles via dirt road to Groceries, the nearest shipping point.

Soil: Sandy loam of fair depth and fertility. Some scattering loose rock over entire area.

History of Tract and condition of timber: The merchantable saw timber has been removed from this tract. The remaining stand consists of small oaks and some short leaf pine.

Improvements:
(See reverse side for improvement information)

Average and value of types:

Types Acres Value per acre Total Value

Ridge:

Slope:

Cove:

Grazing Land:

Fields Restocking:

Cultivated Land:

Orchard:

Minerals:

Value of Land: \$ 900.00

Value of Improvements: \$ 840.00

Value of Orchard: \$

100.00

Value of Minerals: \$

Value of Fruit: \$ 00.00

80.00

Value of Timber: \$

\$1990.00

Value of Wood: \$ 50.00

Value per acre for tract: \$ 39.37

Incidental damages arising from the taking of this tract: \$ NONE

Claim of John Roadcap
In the Circuit Court of Rockingham County, Virginia, No. _____, At Law.
The State Commission on Conservation and Development of the State of Virginia, Petitioner, vs. Adkins &c

more or less, of land in Rockingham County, Virginia, Defendants.
The undersigned, in answer to the petition of the State Commission on Conservation and Development of the State of Virginia, and in response to the notice of condemnation awarded upon the filing of said petition and published in accordance with the order of the Circuit Court of Rockingham County, Virginia, asks leave of the Court to file this as his answer to said petition and to said notice.

My name is John Roadcap
My post office address is Grotton, Va.

I claim a right, title, estate or interest in a tract or parcel of land within the area sought to be condemned, containing about 48 acres, on which there are the following buildings and improvements: 4 room dwelling 16'x30', stable, & out buildings - good spring & well - small apple orchard & peach orchard - 8x19 grape vines.
This land is located about 2 1/2 miles from Grotton Virginia, in the Howeall Magisterial District of said County.

I claim the following right, title, estate or interest in the tract or parcel of land described above: (In this space claimant should say whether he is sole owner or joint owner, and if joint owner give names of the joint owners. If claimant is not sole or joint owner, he should set out exactly what right, title, estate or interest he has in or to the tract or parcel of land described above.)

Free simple sole owner

The land owners adjacent to the above described tract or parcel of land are as follows:

North Robt. Roadcap
South Walter Crawford
East Walter Crawford
West Robt. Roadcap

I acquired my right, title, estate or interest to this property about the year 1911 in the following manner:

By deed from Jacob Grot, trustee &c

I claim that the total value of this tract or parcel of land with the improvements thereon is \$4000⁰⁰. I claim that the total value of my right, title, estate or interest, in and to this tract or parcel of land with the improvements thereon is \$4000⁰⁰.

I am the owner of X acres of land adjoining the above described tract or parcel of land but lying outside the Park area, which I claim will be damaged by the proposed condemnation of lands within the Park area, to the extent of \$X.

(In the space below should be set out any additional statements or information as to this claim which claimant desires to make; and if practicable he should also insert here a description of the tract or parcel of land by metes and bounds).

Remarks: Land in excellent state of cultivation for trucking - Prefer to have this land excluded from Park boundary.

(Continue remarks if necessary on the back).

Witness my signature (or my name and mark attached hereto) this 30 day of Jan, 1930.

STATE OF VIRGINIA, COUNTY OF _____, To-wit:

The undersigned hereby certifies that John Roadcap the above named claimant personally appeared before him and made oath that the matters and things appearing in his above answer are true to the best of his knowledge and belief, this 30 day of Jan, 1930.

H. Blackman
Clerk of the Court, or Special Investigator or Notary Public, or Justice of the Peace.

Adkins - Howeall class

County: Rockingham
 District: Stonewall

#307 John Roadcap

Acreage Claimed: 48 A. Assessed 48.51 Deed 48.51
Value claimed: \$4,000. " 480.00 " 265.76 1906

Location: Madison Run. Entirely within Park ~~area~~ AREA: 48 A.

Laps: Mineral rights owned by the Abbott Iron Co.

Soil: Sandy loam of fair depth and fertility. Some scattering loose rock over entire area.

Roads: 3 miles via dirt road to Crottoes, the nearest shipping point.

History: The merchantable saw timber has been removed from this tract. The remaining stand consists of small oaks and some short leaf pine. About 2 cords fuel wood per acre on the wooded area. 40 cords wood @ 75 ¢ per cord \$30.00

Improvements:

Frame dwelling 16 x 30ft with 4 rooms. Two story. L 12 x 14 ft. 1 story- 1 room. Shingle roof. Brick flues. 2 rooms ceiled. Fair condition. Occupied by owner. 2 springs. Solid foundation.	\$700.00
Frame barn 10 x 14ft. Paper roof. Poor cond.	25.00
Log stable 14 x 14ft. Board roof. Poor cond.	15.00
Frame meat house 8 x 9 x 8ft. Paper roof. Poor cond.	20.00
Frame chicken house. 6 x 12 x 5 ft. Paper roof Poor condition.	10.00
Frame hen house 8 x 16 x 5ft. Board roof. Poor cond.	15.00
55 fruit trees	60.00
	845.00

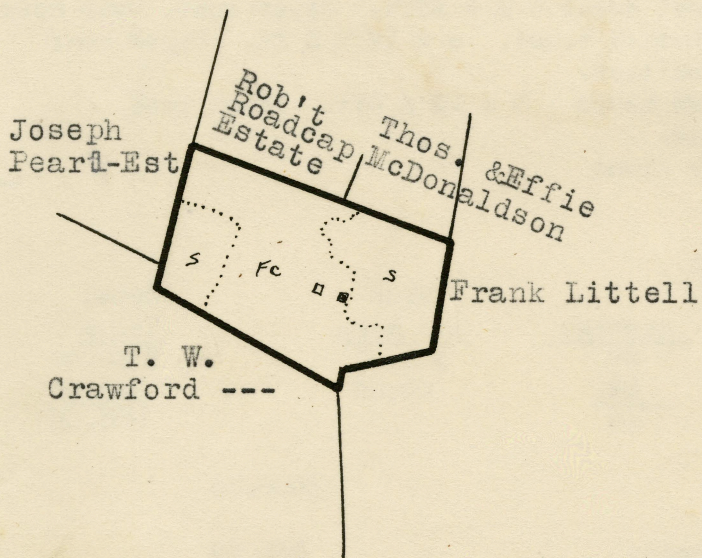
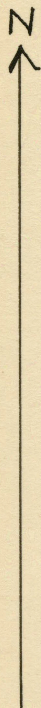
Value of land by types:

<u>Type</u>	<u>Acreage</u>	<u>Value per acre</u>	<u>Total Value</u>
Slope	20	\$ 3.00	\$ 60.00
Tillable	28.	30.00	840.00
	48		900.00

Total value of land	\$900.00
Total value of improvements	845.00
Total value of timber	30.00
Total value of tract	1775.00
Average value per acre	36.97

#307 - John Roadcap

County: Rockingham
District: Stonewall



LEGEND

Slope - Tillable
Scale - 1" = 20 chains

In the Circuit Court of Rockingham County, Va.

The State Commission on Conservation
and Development of the State of Virginia

v.) Condemnation

Cassandra Lawson Atkins, &c

Filed in the Clerk's Office
Rockingham County, Va.

SEP 29 1932

J. R. Amstutz Clerk

Now comes the undersigned defendant John Roadcap and moves the Court to decline to accept the report of the board of appraisal commissioners heretofore filed in this proceeding, with respect to claim #307, and to disapprove the findings of fact therein contained, on the following grounds:

That the allowance or award made for the land of the said John Roadcap, to-wit, the sum of \$1890.00, is grossly inadequate - so inadequate as to indicate that said board was affected or influenced by some error, mistake or misapprehension of facts as to the identity of said land, or some mistake of law as to the nature and effect of the evidence considered.

The defendant John Roadcap feels that he should be allowed the sum of \$4,000.00 for his property aforesaid; and rather than accept a lesser sum, he would prefer for his land to be excluded from the park area sought to be condemned in this proceeding.

The affidavit of the undersigned and of one John F. Wagner are filed herewith in support of this motion.

September 29, 1932.

JOHN ROADCAP

By *Harold M. Haas*, Atty.

Virginia, City of Harrisonburg, to-wit;

This day John F. Wagner personally appeared before me, ~~_____~~
Reva Swartz, a notary public in and for the City of Harrison-
burg, in the State of Virginia, and after being first duly sworn, on
his oath says that he is a resident of Port Republic, Va., and is fami-
liar with the trucking farm of John Roadcap, lying within the bounds of
the area sought to be condemned for the Shenandoah National Park;
that said land is in an excellent state of cultivation, being peculiar-
ly adaptable for the growing of tomatoes; that in affiant's opinion,
said land is the best trucking farm on the west side of the Blue
Ridge Mountain; that from 20 to 25 acres of said farm is excellent
trucking land and is worth from \$90.00 to \$100.00 per acre; that be-
sides the good trucking qualities of said land, it contains a good
supply of cement sand and moulder's sand; that affiant believes the
whole of said land with improvements to be conservatively worth \$3400.00.

Given under my hand this 24th day of Sept., 1932.

Reva Swartz
NOTARY PUBLIC

Virginia, City of Harrisonburg, to-wit;

This day John Roadcap personally appeared before me, ~~_____~~
Reva Swartz, a notary public in and for the City of Harrisonburg,
in the State of Virginia, and after being first duly sworn, on his
oath says that he is the owner of a tract of land containing approxi-
mately 48 acres, situate in Rockingham County, Va., sought to be con-
demned by the State Commission on Conservation and Development; that
from 30 to 35 acres of the same can be cultivated; that the greater
part of said land is used as a trucking farm on which affiant has for
a number of years raised tomatoes, water melons, and cucumbers; that
by tireless effort and long years of hard work affiant has brought
said land into a good state of cultivation; that the soil, a sandy
loam, is peculiarly adaptable to the growing of tomatoes, 20^{to 25} acres
of said land being capable of producing from 200 to 250 bushels of
tomatoes ^{per acre} each season; affiant can and has made from \$50.00 to \$100.00
per acre in one season from the land under cultivation. The land
not under cultivation is used for grazing and wood land. Said farm
is well watered with one spring and two wells. Affiant says that
~~said farm has for a number of years yielded him the sum of \$ _____~~
~~a year, over and above his operating expenses; and~~ that said farm
is worth at least the sum of \$4,000.00

Given under my hand this 24th day of Sept., 1932.

Reva Swartz
NOTARY PUBLIC