

NAME OF CLAIMANT

#332 - Roach, John W.

Number of Acres: 80

Location: Near Sandy Bottom.

Roads: Two miles of fair dirt road to Spotswood Trail near Swift Run; thence four miles to Elkton.

Soil: Sandy clay is deep and fertile in the cleared portions and somewhat rocky in the wooded area with moderate slopes and northwest and southwest exposure.

History of Tract and condition of timber: Most of the tract was cleared many years ago and has been cut over repeatedly in the past. The present stand consists of mixed oaks, some poplar and hickory.

Improvements:
(See reverse side)

Acreage and value of types:

Types	Acreage		Value per acre	Total Value
Ridge:				
Slope:	17	⊙	\$3.00	\$51.00
Cove:	7	⊙	5.00	35.00
Grazing Land:	24	⊙	20.00	480.00
Fields Restocking:	9	⊙	10.00	90.00
Cultivated Land:	23	⊙	20.00	460.00
	<u>80</u>			<u>\$1116.00</u>

Orchard:

Minerals:

Value of Land: \$ 1116.00	400.00
Value of Improvements: \$400.00	150.00
Value of Orchard: \$ 150.00	
Value of Minerals: \$	50.00
	<u>\$1716.00</u>

Value of Fruit: \$

Value of Timber: \$

Value of Wood: \$ 50.00

Value per acre for tract: \$21.45

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

Geo. N. Pen CLERK. 41

NAME OF CLAIMANT

IMPROVEMENTS: Dwelling: Log, 16x21', kitchen 16x16x10' (attached) 2 story porch 8x10', brick and stone flues, poor condition, occupied by owner
 Barn: Log 20x30x12', metal roof, shed attached, fair condition.
 Hen house: Frame, 8x10x6', shingle roof, fair condition.
 Granary: Frame, 12x14x10', shingle roof, fair condition.

Location: Near Sandy Bottom.

Roads: Two miles of fair dirt road to Spotswood Trail near Swift Run; thence four miles to Elkton.

Soil: Sandy clay is deep and fertile in the cleared portions and somewhat rocky in the wooded area with moderate slopes and northwest and southwest exposure.

History of Tract and condition of timber: Most of the tract was cleared many years ago and has been cut over repeatedly in the past. The present stand consists of mixed oaks, some poplar and hickory.

Improvements: (See reverse side)

Acreage and value of types:

Types	Acreage	Value per acre	Total Value
Ridge:			
Slope:	17	\$3.00	\$51.00
Cove:	7	5.00	35.00
Grazing Land:	24	20.00	480.00
Fields Restocking:	9	10.00	90.00
Cultivated Land:	23	20.00	460.00
Orchard:	80		\$116.00

Value of Land: \$ 116.00

Value of Improvements: \$400.00

Value of Orchard: \$120.00

Value of Minerals: \$

Value of Fruit: \$

Value of Timber: \$

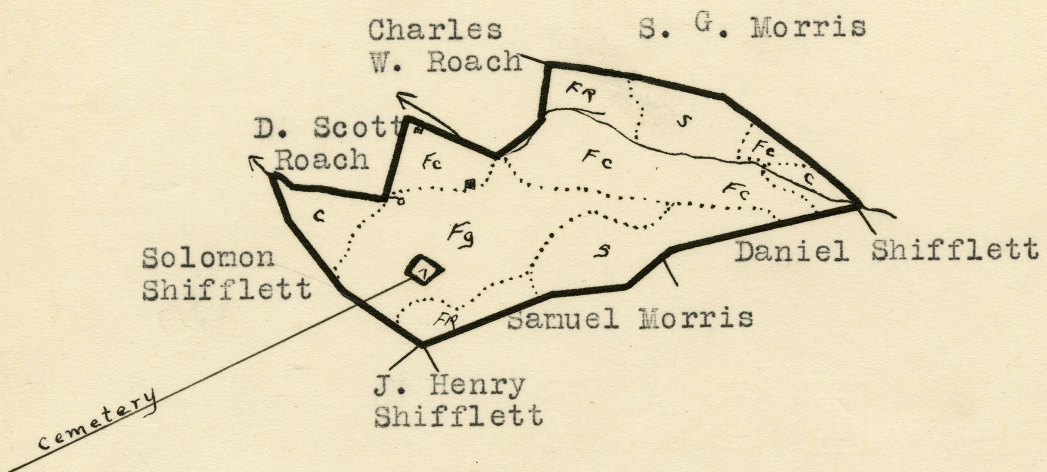
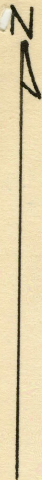
Value of Wood: \$ 20.00

Value per acre for tract: \$21.43

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

#332 - Roach, John W.

County: Rockingham
District: Stonewall



LEGEND

Cove - Slope
Grazing - Tillable
Restocking
Scale - 1" = 20 chains

Claim of A. E. Wyant, Lien creditor of John W. Roach
In the Circuit Court of Rockingham County, Virginia, No. 1829, At Law.
The State Commission on Conservation and Development of the State of Virginia, Petitioner, vs. Cassandra Atkins and others

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 A. E. Wyant

My post office address is Beldor, Virginia.

I claim a right, title, estate or interest in a tract or parcel of land within the area sought to be condemned, containing about 127 acres, on which there are the following buildings and improvements: Dwelling and out buildings

This land is located about 6 miles from Elkton, Virginia, in the Stonewall 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.) A lien creditor of John W. Roach by virtue of two deeds of trust executed by John W. Roach to H. W. Wyant, Trustee, April 30, 1927, and Sept. 16, 1925, to secure note of \$200.00 and bond of \$235.00 respectively, payable to A. E. Wyant, together with interest from date.

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

North _____

South _____

East _____

West _____

I acquired my right, title, estate or interest to this property about the year 1925 in the following manner:

See deeds of trust duly recorded in the Clerk's Office of Rockingham County, in Deed Book No. 138, at page 47; and Deed Book No. 133, p. 195

I claim that the total value of this tract or parcel of land with the improvements thereon is \$_____. 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 \$_____.

I am the owner of _____ 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 \$_____.

(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: _____

(Continue remarks if necessary on the back).

Witness my signature (or my name and mark attached hereto) this 16 day of February, 1931, ~~1930~~ A. E. Wyant

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

The undersigned hereby certifies that A. E. Wyant 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 16 day of February, 1931, ~~1930~~

A. E. Wyant
Clerk of the Court, or Special Investigator or Notary Public, or Justice of the Peace.

Commissioner in Chancery for the
Circuit Court of Rockingham County, Virginia

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

FEB 17 1931

Clerk

Claim of John W. Roach
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. _____

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 W. Roach
My post office address is Swift Run

I claim a right, title, estate or interest in a tract or parcel of land within the area sought to be condemned, containing about 80 acres, on which there are the following buildings and improvements: House - Barn - Rainey - Chicken house
Apple, peach and cherry trees

This land is located about 6 miles from Elkton Virginia, in the Stonewall 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.)
Sole owner

The land owners adjacent to the above described tract or parcel of land are as follows:
North S. Gaines Morris
South Daniel S. Shifflett
East Samuel Morris
West Solomon Shifflett

I acquired my right, title, estate or interest to this property about the year 1900 in the following manner:
Part by disbursement, part by deed.

I claim that the total value of this tract or parcel of land with the improvements thereon is \$ 4500.00. 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 \$ 4500.00.

I am the owner of _____ 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 \$ _____.
(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: _____

(Continue remarks if necessary on the back).

Witness my signature (or my name and mark attached hereto) this 16th day of February, 1930. John W. Roach

STATE OF VIRGINIA, COUNTY OF _____, To-wit:
The undersigned hereby certifies that John W. Roach
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 16th day of Feb., 1930.

W. H. Tugb R. P.
Clerk of the Court, or Special Investigator or Notary Public, or Justice of the Peace.

2/17/31

County: Rockingham
District: Stonewall

#332 - Roach, John W.

Acreage Claimed: 80 Assessed: 70 A1 Deed: 50 (1917 by deed. Consideration not given
Value Claimed: \$4500.00 " \$800.00 This 10 A. is assessed in
Location: Near Sandy Bottom. the name of Daniel Shifflett
Incumbrances, counter claims or laps: None known. side of the park area. as a part of his 129 A-120 P
a tract all of which is in-

Soil: Sandy clay is deep and fertile in the cleared portions and
some what rocky in the wooded area, with moderate slopes and
northwest and southwest exposure.

Roads: Two miles of fair dirt road to Spotswood Trail near Swift Run;
thence four miles to Elkton.

History of tract and condition of timber: Most of the tract was cleared
many years ago and has been grazed and cultivated since. The
wooded area has been cut over repeatedly in the past. The
present stand consists of mixed oaks, some poplar and hickory.
It is estimated to cut an average of 10 cords of fuelwood per
acre or a total of 250 cords valued @ 50¢ per cord -- \$125.00

Improvements: Dwelling: Log 16x21', kitchen 16x16x10' (attached) 2 story,
porch 8x10', brick and stone flues, poor condition, occupied
by owner -- \$500.00
Barn: Log 20x30x12', metal roof, shed attached,
fair condition -- 125.00
Hen house: Frame 8x10x6', shingle roof, fair
condition -- 15.00
Granary: Frame 12x14x10', shingle roof, fair condition-40.00
115 apple trees and 24 peach trees valued @ \$1.50 per
tree ---- 208.50
\$888.50

Value of land by types:

Type	Acreage	Value per acre	Total Value
Cove	7	\$5.00	\$35.00
Slope	17	3.00	51.00
F g	24	25.00	600.00
F c	23	25.00	575.00
F r	9	6.00	54.00
	80		\$1315.00

Total value of land \$1315.00
Total value of improvements 888.50
Total value of timber 125.00
Total value of tract 2328.50
Average value per acre 29.11