

NAME OF CLAIMANT

#227 - Dodson, Mrs. Flora Lela-
Dodson, Brooke Estate

Number of Acres: 252

Location: Hazel Mountain.

Roads: It is three and one-half miles over a rough steep road to the Lee Highway at Beech Spring and thence thirteen miles to Luray, the nearest shipping point.

Soil: The soil is a sandy loam of good depth and fertility, but rocky except the western end of the cleared land. Slopes are moderate and steep with some small pieces of nearly level land. (See reverse side)

History of Tract and condition of timber:

Most of the bark and timber has been removed at various times, some bark being taken in 1930. There has been little fire for many years and some good young timber is coming in where the laurels got too thick. The cleared land has been somewhat neglected, but the cultivated field is fertile and much of the grazing land has very good grass.

Improvements: (See reverse side)

Improvements: House: (Occupied by Hunt Dodson), log and frame, 34x13', 1½ story with one story kitchen ell 12x16', 7 rooms stone foundation and chimney, weatherboards, partly ceiled, porch, shingle roof.

Barn: Log, 18x22', with 10' shed on 3 sides, good shingle roof.

Hen house: Frame, 10x12', good shingle roof.

Spring house: Frame, 8x10', shingle roof.

There are 50 scattered old apple trees. They are on 1½ acres -

Acreage and value of types:

Types	Acreage		Value per acre	Total Value
Ridge:				
Slope:	174	@	\$2.50	\$435.00
Cove:	20	@	4.00	80.00
Grazing Land:	47	@	8.00	376.00
Fields Restocking:	8	@	5.00	40.00
Cultivated Land:	2	@	10.00	20.00
Orchard:	1	@	50.00	\$951.00
				50.00
				730.00

Minerals:

Value of Land: \$ 951.00

45.00
\$1776.00

Value of Improvements: \$730.00

Value of Orchard: \$ 50.00

Value of Minerals: \$

Value of Fruit: \$

Value of Timber: \$ 45.00

Value of Wood: \$

Value per acre for tract: \$ 7.05

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

Geo. H. Pen. Clerk

SOIL: The exposure is to all directions, but mostly south.

TIMBER: The timber is found in an open stand with most of the trees under 16" DBH with an occasional tree to 26". The estimate on 35 A. is 45 M. ft. lying between the forks of Sams Run. This timber cannot be operated at a profit, but is given a normal stumpage value.

Location: ...
Roads: ...
Soil: ...
History of tract and condition of timber: ...
Improvements: ...
Remarks: ...

Average and value of types:			
Type	Average	Value per acre	Total Value
Ridge:			
Slope:	174	22.22	\$4055.00
Cover:	20	4.00	80.00
Grazing Land:	27	8.00	216.00
Fields Hectocking:	8	8.00	64.00
Cultivated Land:	2	10.00	20.00
Orchard:	1	20.00	20.00
Minerals:			
Value of Land: \$921.00			\$4300.00
Value of Improvements: \$730.00			\$5030.00
Value of Orchard: \$20.00			\$5050.00
Value of Minerals: \$			\$5050.00
Value of Fruit: \$			\$5050.00
Value of Timber: \$45.00			\$5095.00
Value of Wood: \$			\$5095.00
Value per acre for tract: \$7.02			\$5095.00
Incidental damages arising from the taking of this tract: \$			

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Claim of Lela Flora Dodson
In the Circuit Court of Rappahannock County, Virginia, No. 149, At Law.
The State Commission on Conservation and Development of the State of Virginia, Petitioner, vs. Clifton Caylor et als and 37400 acres

more or less, of land in Rappahannock 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 Rappahannock County, Virginia, asks leave of the Court to file this as his answer to said petition and to said notice.

My name is Lela Flora Dodson

My Post Office Address is Sperryville, 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 25.2 acres, on which there are the following buildings and improvements: Dwelling (8 rooms) Barn and other out buildings

This land is located about 7 miles from Sperryville Virginia, in the Howards 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).

I have life interest in above property. My husband Carroll Brooke died intestate - I have one child, J. Monroe Dodson age 3 yrs.

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

North Harrison Jenkins

South James Nicholson

East Boat Jenkins

West Eva Jenkins

I acquired my right, title, estate or interest to this property about the year 1917 in the following manner:

By inheritance from my husband, Carroll Dodson.

I claim that the total value of this tract or parcel of land with the improvements thereon is \$ 3780.00 ^{or 15.00 per acre}. 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 \$ 3780.00

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: There are 57 apple trees on the above property and good timber on property.

(Continue remarks if necessary on the back).

Witness my signature (or my name and mark attached hereto) this 7 day of June, 1930. Lela x Flora Dodson

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

The undersigned hereby certifies that Lela Flora Dodson 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 7 day of June, 1930.

Jos. M. Seelye
Clerk of the Court, or Special Investigator or Notary Public, or Justice of the Peace.

County: Rappahannock
District: Hawthorne

#227 - Dodson, C. Brooke

Acreage Claimed: 252A Assessed: 252 A.
Value Claimed: \$3780.- Assessed: \$578.00

Deed 302 A
" \$1200.00 (1923)

Location: Hazel Mountain

Incumbrances, counter claims or laps: None known.

Roads: It is $3\frac{1}{2}$ miles over a rough steep road to the Lee Highway at Beech Spring and thence 13 miles to Luray, the nearest shipping point.

Soil: The soil is a sandy loam of good depth and fertility but rocky except the western end of the cleared land. Slopes are moderate and steep with some small pieces of nearly level land. The exposure is to all directions but mostly south.

History of tract and condition of timber: Most of the bark and timber has been removed at various times, some bark being taken in 1930. There has been little fire for many years and some good young timber is coming in where the laurels got too thick. The cleared land has been somewhat neglected, but the cultivated field is fertile and much of the grazing land has very good grass.

Timber: The timber is found in an open stand with most of the trees under 16" DBH with an occasional tree to 26". The estimate on 35 A. is 45 M. ft. lying between the forks of Sams Run. This timber cannot be operated at a profit but is given a normal stumpage value of \$1.00 per M.

Improvements: The improvements consist of the following:
House (occupied by Hunt Dodson), log and frame, 34'x13', 1 $\frac{1}{2}$ story with one story kitchen ell 12'x16', 7-room, stone foundation and chimney, weatherboards, partly ceiled, porch, shingle roof \$450.
Barn, log, 18x22, with 10' shed on 3 sides, good shingle roof ----- 250.
Hen house, frame, 10x12, good shingle roof 20.
Spring house, frame, 8x10, shingle roof --- 10.
Total - - - - - \$730.

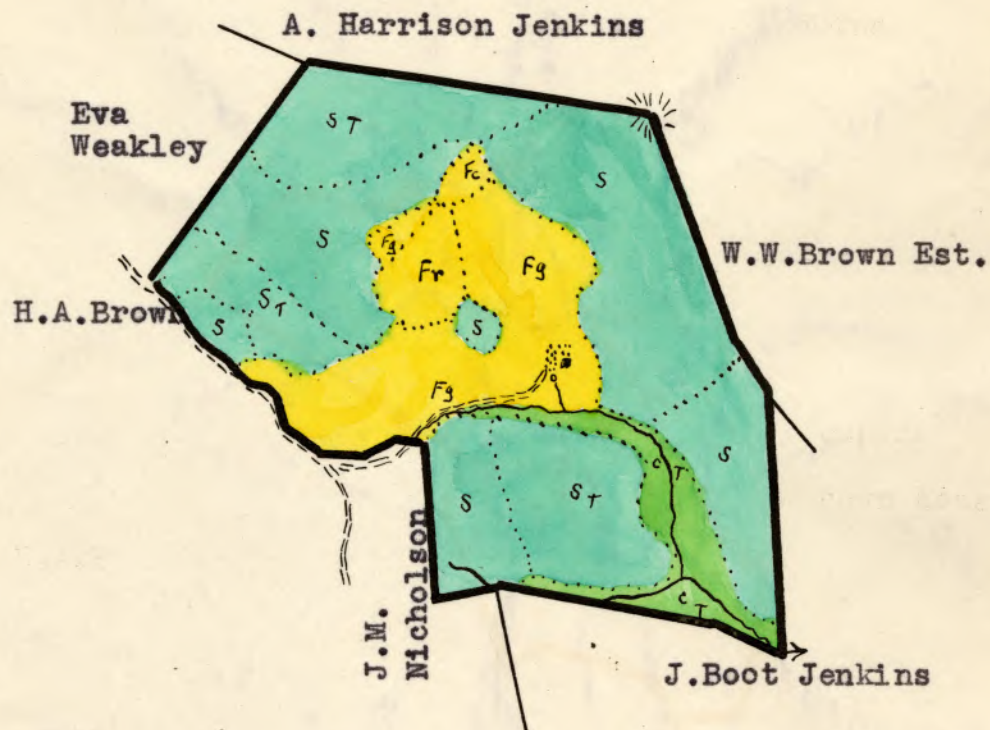
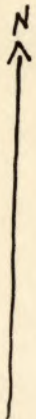
Orchard-- There are 50 scattered old apple trees. They are on $1\frac{1}{2}$ acres, valued at \$50. per a. A total of 75.

Acreage and value of land by types:		Value	Total
Types:	Acreage:	Per A.	Value
Slope	174	\$2.50	\$435.
Cove	20	4.00	80.
Restocking	8	5.00	48.
Grazing	47	6.00	282.
Tillable	2	10.00	20.
Orchard	1	50.00	---
	252		\$865.
Total value of land:		\$865.00	
"	"	timber	45.00
"	"	improvements	730.00
"	"	orchard	75.00
"	"	tract--	\$1715.00
		Average value per acre--	\$6.80

Note:-The description in deed for 302 a. is by natural boundaries, the area, therefore was approximated. It is also possible that 50 acres were later sold, since the area assessed is 50 a. less than the area mentioned in the deed.

County: Rappahannock
District: Hawthorne

#227 - Dodson, C. Brooke



LEGEND:

Cove	Orchard
Slope	Grazing Land
Ridge	Tillable Land
	Fields restocking

Scale - 1" = 20 chains

VIRGINIA:

IN THE CIRCUIT COURT OF RAPPAHANNOCK COUNTY

The State Commission on Conservation
& Development of the State of Virginia-----Petitioner

vs

Answer of
Guardian ad Litem

Clifton Aylor et als, and 37,400 acres of
land, more or less-----Defendants

The joint and separate answer of J. Monroe Dodson, infant, by his guardian ad litem and the answer of the said guardian ad litem for the said infant defendant, to a petition at law exhibited against him and others in the Circuit Court of Rappahannock County, Virginia, by the State Commission on Conservation and Development of the State of Virginia.

For answer to the said petition or to so much thereof as he is advised that it is material that he should answer, answers and says; That he knows nothing of the matters set forth in the said petition and by reason of his infancy is incapable of understanding or taking care of his rights and interests; he therefore, by his said guardian ad litem, commends himself, and his rights and interests, to the protection of the Court and prays that no order may be entered which will tend to his prejudice.

The said guardian ad litem, reserving to himself the benefit of all just exceptions to said petition, answering for said infant defendant, answers and says;

That he is the guardian ad litem appointed to defend the above named infant defendant, who is the owner, or the owner of an interest, in a tract of land involved in these proceedings, and alleged to contain about 252 acres, and being designated as tract # 227 in the record of these proceedings, but that he knows nothing as to the truth, or falsity of the statements contained in the said petition, and he prays for the full protection of the Court for said infant defendant.

July, 1933.

Subscribed and sworn to before me this 18 day of July, 1933.

E. W. Chelf

Commissioner in Chancery

Given under my hand this 18th day of July, 1933.

that the statements of fact contained therein are true.

defendants named in the foregoing answer, after being sworn, say

Dobson, Bernice Dobson, Bernard Dobson, and Bernice Atkins, the infant

E. W. Chelf, Guardian ad Litem for Virgil Dobson, heretofore

County of Rappahannock, to wit:

State of Virginia,

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

vs

Clifton Aylor et als, and
37,400 acres of land, more
or less

Answer of
Guardian ad Litem

FILED IN
CLERK'S OFFICE
RAPPAHANNOCK COUNTY

2nd July Rules 1933

Teste: *Jos. M. Seale* Clerk

hence dismissed with their reasonable costs in this behalf expended.
Now, having fully answered, these respondents pray to be
Court for the said infant defendants.

Now, having fully answered, these respondents pray to be hence dismissed with their reasonable costs in this behalf expended.

By J. Monroe Dodson

E. W. Chelf
Guardian ad Litem

and

E. W. Chelf
Guardian ad Litem for

J. Monroe Dodson

State of Virginia,

County of Rappahannock, to wit:

E. W. Chelf, guardian ad litem for J. Monroe Dodson, the infant defendant named in the foregoing answer, after being sworn, says that the statements of fact contained therein are true.

Given under my hand this 18th day of July, 1933;

E. W. Chelf

Subscribed and sworn to before me this 18 day of July, 1933.

Jas. M. Sewer
Commissioner in Chancery

July, 1933.

Subscribed and sworn to before me this 12 day of

Given under my hand this 18 day of July, 1933:

reads that the statements of fact contained herein are true.
infant defendant named in the foregoing answer, after being sworn,

County of Rappahannock, to wit:

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

vs

Clifton Aylor et als, and
37,400 acres of land, more
or less

Answer of
Guardian ad Litem

FILED IN
CLERK'S OFFICE
RAPPAHANNOCK COUNTY

2nd July Replied 19 33-

Teste: Jas. M. Steele Clerk

Hence dismissed with their reasonable costs in this behalf expended.
Now, having fully answered, these respondents pray to be