

NAME OF CLAIMANT

#85 - SHIPP ESTATE

Number of Acres: 80

Location: Swift Run. Entirely within the Park area.

Roads: Spottswood Trail. $4\frac{1}{2}$ miles hard surface to Elkton, nearest shipping point.

Soil: Dark clay loam, slope type, and has a good depth of fertility.

History of Tract and condition of timber: The wooded area of this tract was been cut over about 5 years ago. The remaining stand consists of second growth poplar and oaks, no recent burns.

Improvements: See other side.

Acreage and value of types:

| Types | Acreage | | Value per acre | Total Value |
|-----------------------|---------|---|----------------|------------------|
| Ridge: | | | | |
| Slope: -- | 28 | @ | \$10.00 | \$280.00 |
| Cove: | | | | |
| Grazing Land: -- | 17 | @ | 50.00 | 850.00 |
| Fields Restocking: -- | 13 | @ | 20.00 | 260.00 |
| Cultivated Land: -- | 22 | @ | 100.00 | 2200.00 |
| | | | | <u>\$3590.00</u> |

Orchard:

Minerals:

Value of Land: \$ 3590.00

Value of Improvements: \$ 2470.00 2470.00

Value of Orchard: \$ 50.00 50.00

Value of Minerals: \$ 92.00

Value of Fruit: \$ 112.00

Value of Timber: \$ 92.00 \$6314.00

Value of Wood: \$ 112.00

Value per acre for tract: \$ 78.92

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

Geo. N. Pen CLERK

IMPROVEMENTS: - DWELLING---Old brick 20x40', 6 rooms, 2 story, plastered--ell 18x18x16', brick kitchen, 12x26x12', Porch 6x40', metal roof, fair condition-- occupied by tenant, Mr. Dean-- Solid foundation, spring water supply---- BARN----Frame 37x37x14', metal roof, fair condition----MEAT HOUSE-----Frame, 12x14x8', metal roof HEN HOUSE----Frame, 10x20x8', paper roof, condition fair---- HOG PEN----Frame, 8x20x6', paper roof, fair condition. SPRING HOUSE-- 10x20x10', Frame, metal roof, condition fair.----GARAGE-----10x14x8' metal roof, fair condition.. CORN HOUSE---Log, 10x16x10' paper roof, fair condition.

Loads:

Soil:

History of Tract and condition of timber:

Improvements:

Acreage and value of types:

| Type | Acreage | Value per acre | Total Value |
|--------------------------|---------|----------------|-------------|
| Cultivated Land | 22 | 10.00 | 220.00 |
| Fields Pasture | 12 | 20.00 | 240.00 |
| Orchard | 1 | 50.00 | 50.00 |
| Minerals | 1 | 100.00 | 100.00 |
| Value of Land | | | 610.00 |
| Value of Improvements | | | 100.00 |
| Value of Orchard | | | 50.00 |
| Value of Minerals | | | 100.00 |
| Value of Timber | | | 200.00 |
| Value of Woods | | | 100.00 |
| Value per acre for tract | | | 100.00 |

Incidental damages arising from the taking of this tract:

Claim of Mrs. Jessie J. Naylor
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. Cassandra Atkins and others on
Fifty two thousand five hundred sixty one acres
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 Mrs. Jessie J. Naylor
My post office address is Swift Run, 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 100 acres, on which there are the following buildings and improvements: Brick dwelling, barn, garage, corn house, hen houses, smoke house, daisy and wash house combined and hog pen of four rooms
This land is located about four miles from Elkton Virginia, in the _____ 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 am joint owner with M. Daisy Shipp and Samuel M. Naylor

The land owners adjacent to the above described tract or parcel of land are as follows:
North S. S. Baugher + M. D. Baugher
South W. H. Baugher + L. C. Meddows
East L. B. Hensley
West J. M. Baugher, M. M. Shipp, E. C. Shipp + M. A. Kate Baugher

I acquired my right, title, estate or interest to this property about the year 1920 in the following manner:

By deed from mother, Mrs. Julia F. Shipp

I claim that the total value of this tract or parcel of land with the improvements thereon is \$ 12,000 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 \$ 3,000

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 13th day of Feb., 1930.
Jessie J. Naylor
STATE OF VIRGINIA, COUNTY OF Washington, To-wit:

The undersigned hereby certifies that Jessie J. Naylor 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 14th day of February, 1930.

Oliver J. Curry
Clerk of the Court, or Special Investigator or Notary Public, or Justice of the Peace.

Filed in the Clerk's Office
Rockingham County, Va.
FEB 17 1931
Clerk

On Thursday, Sept. 17, 1931, accompanied by Mr. James Shipp, I proceeded to survey the lands of the Shipp Estate, lying at Swift Run Post Office in Rockingham County, Virginia. I was assisted by two experienced chain carriers, Messrs Ed. Haney and Fountain Frazier, and made a careful survey by horizontal measurements from the true meridian, which is shown by the accompanying map which is made a part of this report.

A careful calculation of the surveyed tract showed it to contain 82.93 acres. This, however, is subject to a deduction of the land occupied by the State highway (Spotswood Trail) which runs through the tract from A to B, a distance of 12.75 chains, and from Y to Z, a distance of 19.50 chains, making a total distance of 32.25 chains. The width of the highway varies from 50 feet on grade to 70 feet in cuts. I found the average width on this section to be 60 feet or .909 of a chain. Length, 32.25 chains multiplied by average width, .909 chains, gives 2.93 acres of land inside of the Shipp Estate land taken up by the State highway, leaving net 80 acres belonging to the Shipp Estate land.

Submitted September 19, 1931

By Fred T. Amiss, County Surveyor of Page County, Virginia.

Survey of Shipp Estate Land

Beginning at a double cherry tree near a spring; thence N 49 W. 19.56 chains to a stone in the middle of a lane; thence S 36 W, 12.74 chains to a station in the middle of the old Turnpike; thence with same S $47\frac{1}{2}$ E, 19.32 chains to a turn in said Turnpike; thence continuing with same S $27\frac{1}{2}$ E, 9.36 chains to a station in center of said Turnpike; thence N 59 E, $4\frac{1}{2}$ chains to the center of new Spottswood Trail; thence with same N 28 E, 4.08 chains; thence N 55 E, 3.90 chains; thence leaving said Spottswood Trail S 77 E, 18.60 chains; thence N 6 E, 6.75 chains to center of old Turnpike; thence with same chains to center of old Turnpike; thence with same N 31 W 1 chain; N 10 E, 6 chains; N $12\frac{1}{2}$ W, 4.65 chains; N 17 E, 4.0 chains; N 44 E, 6 chains; N 18 E, 4 chains; due north 1 chain; N 26 E, 3 chains to point in new Turnpike or Spottswood Trail; thence with same S 80 W, 1 chain; S 34 W, 2.3 chains; S 24 W, 3.4 chains; S 63 W, 2.5 chains to point in Spottswood Trail; thence leaving same N 74 W, 10 chains to a large Spanishoak; thence S 26 W, 13.75 chains to a point in Spottswood Trail; thence with same S 26 W, 3 chains, to a chestnut stump east of new pike, due west 9 chains to the beginning, containing 80 acres, exclusive of land occupied by new roadway, Spottswood Trail.

Surveyed September 17, 1931 by Frederick T. Aniss

Surveyor of Page County, Virginia

Assisted by Ed Haney and Fountain Frazier.

County: Rockingham
 District: Stonewall

#85 - Shipp Estate

Acreage Claimed: 100 Assessed 100 A. Deed Noknown.
Value Claimed: \$12,000.00 " \$1240.00 " " "

Location: Swift Run. Entirely within the Park area.

Incumbrances, counter claims or laps: None Known.

Soil: Dark clay loam, slope type, and has a good depth of fertility.

Roads: Spotswood Trail. 4 1/2 miles hard surface to Elkton, nearest shipping point.

History of tract and condition of timber: The wooded area of this tract has been cut over about 5 years ago. The remaining stands consist of second growth poplar and oaks, no recent burns.

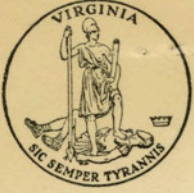
There is about 23,000 Bd. FT. of saw timber on 28 acres \$
 @ \$4.00 per. M. ----- \$92.00
 112 cds. fuel wood \$1.00 per cd. ----- 112.00
Improvements and Orchards: \$204.00

- ✓ Dwelling, old brick 20x40, 6 rooms, 2 story, plastered, L 18x18x16, Brick Kitchen, 12x26x12, Porch 6x40, metal roof, condition fair, occupied by tenant, Mr. Dean, foundation solid, spring water supply. ----- \$1500.00
 - ✓ Barn, Frame 37x37x14, metal roof, Condition fair ----- 350.00
 - ✓ Meat house, Frame 12x14x8, metal roof, cond. fair ----- 40.00
 - ✓ Hen house, Frame 10x20x8, paper roof, cond. fair ----- 30.00
 - ✓ Hog pen, Frame 8x20x6, paper roof, condition fair ----- 10.00
 - ✓ Spring House, 10x20x10, Frame, metal roof cond. Fair. -- 60.00
 - ✓ Garage, Frame 10x14x8, metal roof, cond. fair. ----- 35.00
 - ✓ Corn house, Log 10x16x10, paper roof, cond. fair ----- 25.00
- \$2050.00

Value of land by types:

| Type | Acreage | Value per acre | Total Value |
|------------------|---------|----------------|------------------|
| Slope | 28 | \$8.00 | \$224.00 |
| Grazing | 17 | 50.00 | 850.00 |
| Tillable | 22 | 75.00 | 1650.00 |
| Field Restocking | 13 | 10.00 | 130.00 |
| | 80 | | <u>\$2754.00</u> |

| | |
|-----------------------------|-----------|
| Total value of land | \$2754.00 |
| Total value of improvements | 2050.00 |
| Total value of timber | 204.00 |
| Value of 25 fruit trees | 50.00 |
| Total value of tract | 5058.00 |
| Average value per acre | 63.22 |



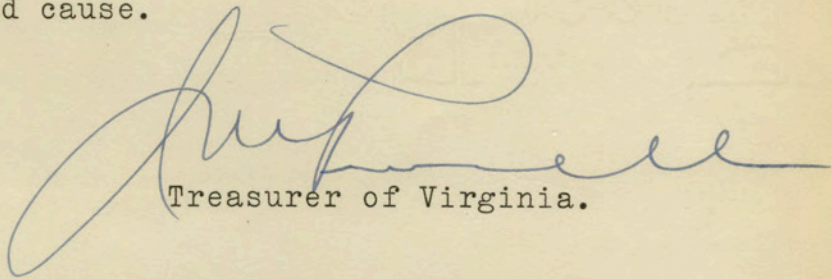
JOHN M. PURCELL
TREASURER OF VIRGINIA

Commonwealth of Virginia

TREASURER'S OFFICE
RICHMOND, VA.

February 5, 1934

This is to certify that I, J. M. Purcell, Treasurer of Virginia have this 5 day of February in accordance with an order of the circuit court of Rockingham County dated 1/27/34 in the cause of the State Commission on Conservation and Development of the State of Virginia vs. Cassandra Lawson Atkins paid to Jessie E. Naylor, Swift Run, Virginia \$ 1,578.50 being in full settlement of tract # 85 in the above mentioned cause.


Treasurer of Virginia.



JOHN M. PURCELL
TREASURER OF VIRGINIA

Commonwealth of Virginia

TREASURER'S OFFICE

RICHMOND, VA.

February 5, 1934

Jessie E. Naylor

Swift Run, Virginia

Received of J. M. Purcell, Treasurer of Virginia, the sum of \$ 1,578.50, in accordance with an order of the Circuit Court of the county of Rockingham entered on the 27th day of January 1934, in the matter of the State Commission on Conservation and Development v. Cassandra Lawson Atkins and others, being full and complete settlement for the tract of land known in said proceeding as # 85.

Jessie Naylor

Sign original and duplicate
and return to the Treasurer
of Virginia.



JOHN M. PURCELL
TREASURER OF VIRGINIA

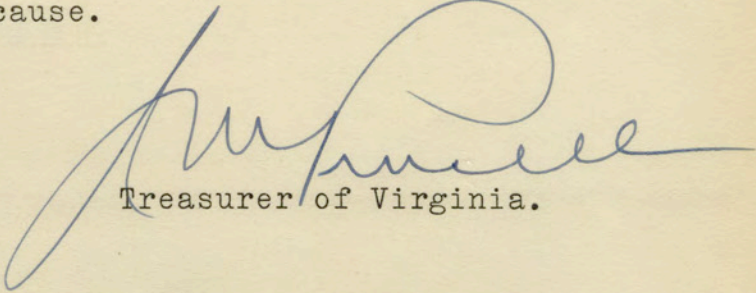
Commonwealth of Virginia

TREASURER'S OFFICE

RICHMOND, VA.

February 5, 1934

This is to certify that I, J. M. Purcell, Treasurer of Virginia have this 5 day of February in accordance with an order of the circuit court of Rockingham County dated 1/27/34 in the cause of the State Commission on Conservation and Development of the State of Virginia vs. Cassandra Lawson Atkins paid to Daisy Shipp, Swift Run, Virginia \$ 3,157.00 being in full settlement of tract # 85 in the above mentioned cause.


Treasurer of Virginia.



JOHN M. PURCELL
TREASURER OF VIRGINIA

Commonwealth of Virginia

TREASURER'S OFFICE
RICHMOND, VA.

February 5, 1934

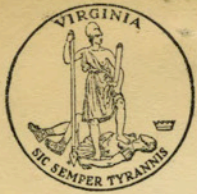
Daisy Shipp

Swift Run, Virginia

Received of J. M. Purcell, Treasurer of Virginia, the sum of \$ 3,157.00, in accordance with an order of the Circuit Court of the county of Rockingham entered on the 27th day of January 1934, in the matter of the State Commission on Conservation and Development v Cassandra Lawson Atkins and others, being full and complete settlement for the tract of land known in said proceeding as # 85.

Daisy Shipp

Sign original and duplicate
and return to the Treasurer
of Virginia.



JOHN M. PURCELL
TREASURER OF VIRGINIA

Commonwealth of Virginia

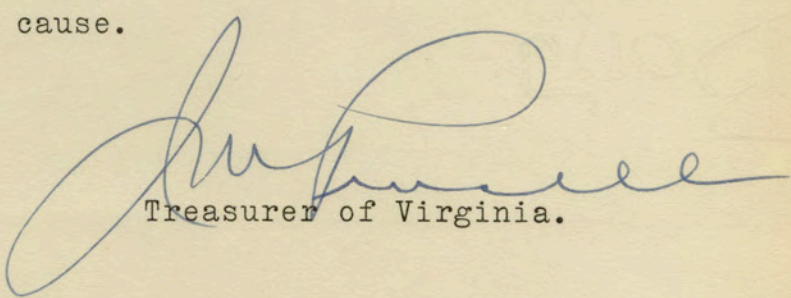
TREASURER'S OFFICE

RICHMOND, VA.

February 5, 1934

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L. L. Conrad, General Redeiver of the Circuit Court of
paid to Rockingham County for the infant Janet E. Naylor
Harrisonburg, Virginia
\$ 1,578.50 being in full settlement of tract # 85
in the above mentioned cause.


Treasurer of Virginia.



JOHN M. PURCELL
TREASURER OF VIRGINIA

Commonwealth of Virginia

TREASURER'S OFFICE

RICHMOND, VA.

February 5, 1934

L. L. Conrad, General Receiver of the
Circuit Court of Rockingham County for the
infant, Janet E. Naylor

Harrisonburg, Virginia

Received of J. M. Purcell, Treasurer of
Virginia, the sum of \$ 1,578.50, in accordance
with an order of the Circuit Court of the county
of Rockingham entered on the 27th day
of January 1934, in the matter of the State
Commission on Conservation and Development v _____
Cassandra Lawson Atkins and others, being
full and complete settlement for the tract of land
known in said proceeding as # 85.

L. L. Conrad
Sub Receiver Ch Rockham

Sign original and duplicate
and return to the Treasurer
of Virginia.