

NAME OF CLAIMANT

Number of Acres: 62 #185 - Baugher, Elsie B.

Location: --South of the Spotswood Trail in Swift Run Gap.

Roads: 7 miles over Spotswood Trail to Elkton.

Soil: Sandy clay of good depth and fertility; moderately rocky with gentle slopes on northeast and southeast exposure.

History of Tract and condition of timber: Most of this tract was cleared many years ago, and has been grazed and cultivated since. The wooded area has been cut over repeatedly in the past. It is estimated to cut an average of 6 cords of fuelwood per acre, or a total of 78 cords.

Improvements: DWELLING----Log and frame 16x21', kitchen 12x20x10', ceiled, porch 6x18', 1½ story, paper roof, 4 rooms, log finish, stone flues, fair condition-- occupied by owner-----BARN----Log and frame, 32x43x12', shingle roof, fair condition---HEN HOUSE----Frame, 10x12x8', shingle roof, fair condition--GRANARY---Frame, 10x18x12', shingle roof, fair condition----HEN HOUSE----Log, 8x12', shingle roof, poor condition----SPRING HOUSE----Frame, 8x8x6', shingle roof, fair condition, STAVE SHED-----Frame, 30x40x12', shingle roof, poor condition, STAVE SHED-----Frame, 30x36x10', shingle roof, fair condition----

ORCHARD----- 1 acre

Acreage and value of types:

Types	Acreage		Value per acre	Total Value
Ridge:				
Slope: --	7	@	\$5.00	\$35.00
Cove: --	6	@	15.00	90.00
Grazing Land: --	28	@	35.00	980.00
Fields Restocking:--	10	@	15.00	150.00
Cultivated Land: --	11	@	35.00	385.00
Orchard:				\$1640.00

Minerals:

Value of Land: \$ 1640.00	
Value of Improvements: \$ 480.00	480.00
Value of Orchard: \$ 50.00	50.00
Value of Minerals: \$	
Value of Fruit: \$	
Value of Timber: \$	
Value of Wood: \$ 50.00	50.00
Value per acre for tract: \$ 35.80	\$2220.00

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

Geo. S. Pen. CLERK

On Friday, Sept. 18th, 1931, accompanied by Mr. Gideon Baugher, I proceeded to survey the lands of Mrs. Elsie Baugher, lying in Swift Run Gap, in Rockingham County, near Fern Post Office, Greene Co, Va.

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 65 acres. This, however, is subject to a deduction of the land occupied by the State Highway (Spottswood Trail) which runs thru the tract from A to B, a distance of 7 chains, with a width of 50 feet, or .76 of a chain, making $(7 \times .76 = 5.32 \text{ sq. chains})$ or .53 of an acre. This deducted from entire survey of 65 acres, leaves $(65 - .53 = 64.47)$ acres net of the Elsie Baugher tract.

Submitted by

Fred T. Amiss, County Surveyor of Page Co. Va.

September 19, 1931

Minerals:

Value of Land: \$ 1240.00

Value of Improvements: \$ 480.00

Value of Orchard: \$ 50.00

Value of Minerals: \$

Value of Fruit: \$

Value of Timber: \$

Value of Wood: \$ 50.00

Value per acre for tract: \$ 38.80

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

480.00

50.00

50.00

1290.00

1290.00

SURVEY OF ELSIE BAUGHER LAND

Beginning at an iron pin in the old original road, running thru Swift Run Gap; thence N 15 W, 0.65 chains to the center of the old turnpike, which replaced the aforesaid old original road; thence N 15 W 2.63 chains to the center of the new turnpike, called the Spottswood Trail; thence N 15 W, 6.73 chains to a stump among some tight rocks; thence N 78 $\frac{1}{4}$ W, 3.44 chains to a beach tree at the forks of a road, on the east side of Spottswood Trail; thence S 9 $\frac{1}{2}$ E., 1.54 ch. to center of said Trail; thence S 9 $\frac{1}{2}$ E, 2.65 ch. to a large sassafras stump 10 ft. east of a road; thence S 24 E, 1.57 ch. to a maple and mahogany; thence S 83 W, 1.44 ch. to center of old turnpike; thence with same N 20 W, 6 ch; N 55 W, 6.8 ch; thence S 37 $\frac{1}{2}$ W, 5 ch; S 45 W, 15 ch; S 55 W, 6 ch; S 37 $\frac{1}{2}$ W, 4 ch; S 10 W, 5.4 ch; S 53 E, 9.2 ch. to a large dead chestnut; thence S 64 E 5.34 ch. to near a white walnut tree, corner to L. N. Shifflett; thence with same N 35 E, 9.5 ch; N 85 E, 1.25; N 28 E, 1.85 ch. to an iron pin, center of original old road; thence with same N 41 W, 1.72 chains to a small dogwood; thence N 60 W, 1.13 chains to the beginning, containing net 64.47 acres, according to a survey made Sept. 18, 1931, by

Fred T. Amiss,

County Surv. of Page Co. Va.

Claim of Elsie B. Baugher
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. Elsie B. Baugher

90

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 Elsie B. Baugher

My post office address is Fern Hill, 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 90 acres, on which there are the following buildings and improvements: dwelling, barn, granary, & meathouse, spring house, hen house, hog pen, 76 fruit trees and vines, 2 sheds

This land is located about 7 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.)

I am sole owner of the above land

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

North John K. Janey

South James & Davis

East N. L. Shifflet and James

West Q. E. Smith

I acquired my right, title, estate or interest to this property about the year 1907 in the following manner:

By deed from James I. Beazley

I claim that the total value of this tract or parcel of land with the improvements thereon is \$ 5,500.00. 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 \$ 5,500.00.

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 17th day

February, 1931, 1930.

Elsie B. Baugher

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

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

The undersigned hereby certifies that Elsie B. Baugher

FEB 18 1931 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,

17th day of Feb. 1931, 1930.

H. B. Gentry, N.P.
Clerk of the Court, or Special Investigator or Notary Public, or Justice of the Peace.

County: Rockingham
District: Stonewall

#185 - Bougher, Elsie B.

Acreage Claimed: 90 Assessed: 96 Deed: 95 A-4 $\frac{1}{2}$ P.
Value Claimed: \$5,500.00 " \$1160.00 " Not given (1878)

Location: South of the Spotswood Trail in Swift Run Gap.

Incumbrances, counter claims or laps: None known.

Soil: Sandy clay of good depth and fertility; moderately rocky with gentle slopes on northeast and southeast exposure.

Roads: Seven miles over Spotswood Trail to Elkton.

History of tract and condition of timber: Most of this tract was cleared many years ago and has been grazed and cultivated since. The wooded area has been cut over repeatedly in the past. It is estimated to cut an average of 6 cords of fuelwood per acre or a total of 78 cords valued @ 50¢ ----39.00

Improvements:
Dwelling: Log and frame 16x21', kitchen 12x20x10', ceiled, porch 6x18', 1 $\frac{1}{2}$ story, paper roof, 4 rooms, log finish, stone flues, fair condition, occupied by owner -- \$350.00
Barn: Log and frame 32x43x12', shingle roof, fair condition -- 250.00
Hen house: Frame 10x12x8', shingle roof, fair condition -- 20.00
Granary: Frame 10x18x12', shingle roof, fair " 50.00
Hen house: Log 8x12', shingle roof, poor " 5.00
Spring house: Frame 8x8x6', shingle roof, fair " 15.00
Orchard: 1 acre valued @ per acre, trees only 60.00
Stave shed: Frame 30x40x12', shingle roof, poor " 10.00
Stave shed: Frame 30x36x10', shingle roof, fair " 25.00

785.00

Value of land by types:

Type	Acreage	Value per acre	Total Value
Cove	6	\$6.00	\$36.00
Slope	7	4.00	28.00
F g	28	20.00	560.00
F c	11	35.00	385.00
F r	2	8.00	16.00
	<hr/> 54		<hr/> \$1025.00

Total value of land \$1025.00
Total value of improvements 785.00
Total value of timber \$39.00
Total value of tract \$1849.00
Average value per acre 34.24

Note -- An old deed which contains a survey of this tract called for 91 A-16 P. This tract has been surveyed during the course of examination and is found to contain only 54 acres.