

Rappahannock County

NAME OF CLAIMANT

#111-II -- Grove, J. G. & Spitler, B. N.
 Lap on Ellen A. Burrill.

Number of Acres: 145 $\frac{1}{4}$

Location: North Fork of Thornton River - entirely within the Park Area.

Roads: Approximately seven miles to Sperryville over rough mountain road.

Soil: Sandy loam and sandy clay loam, medium depth and fertility, east exposure.

History of Tract and condition of timber: The grazing land on this tract varies from thin, rocky and badly grown up soil to smooth, fertile and good soil. The timbered portion consists of soil from the poorest ridge type to very good slope type with a poor quality of timber. The remainder on the timbered portion of this area is an estimated stand of 15,000 feet of merchantable saw timber.

Improvements: None.

Acreage and value of types:

Types	Acreage		Value per acre	Total Value
Ridge:				
Slope:	3 $\frac{1}{4}$	⊙	\$2.50	\$8.12
Cove:				
Grazing Land:	142	⊙	29.63	4207.46
Fields Restocking:				<u>\$4215.58</u>
Cultivated Land:				
Orchard:				
Minerals:				37.50
				<u>\$4253.08</u>
Value of Land:				\$4215.58
Value of Improvements:				\$
Value of Orchard:				\$
Value of Minerals:				\$
Value of Fruit:				\$
Value of Timber:				\$37.50
Value of Wood:				\$
Value per acre for tract:				\$29.28

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

Geo. H. Pen CLERK

711-711-I
711-II

Claim of J. G. Grove and B. N. Spitzer
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. Clepton Aylor et al. and 34,700 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 J. G. Grove and B. N. Spitzer
My Post Office Address is Luray, 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 355.25 acres, on which there are the following buildings and improvements: 2 - 5 Room House and good barn -

This land is located about 5 or 7 miles from Sperryville Virginia, in the Piedmont Magisterial District of said County.

We 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).

Joint owners -

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

North H. H. Hudson
South J. J. Heiston
East J. J. Heiston + F. P. Compton
West D. B. Hershberger Est. + W. N. Hershberger

I acquired my right, title, estate or interest to this property about the year 1909 + 1917 in the following manner:

By deed from Leoniv. R. F. Leedy - + Leas. S. Landram
By deed from Heirs of Joseph N. Spitzer, died -

I claim that the total value of this tract or parcel of land with the improvements thereon is \$ 15000.00. 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 \$ 15000.00.

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 23rd day of May, 1930.

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

The undersigned hereby certifies that B. N. Spitzer and J. G. Grove the above named claimants 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 23rd day of May, 1930.

Jas. M. Sutt
Clerk of the Court, or ~~Special Investigator or Notary Public, or Justice of the Peace.~~

[Vertical handwritten notes on the left margin, partially illegible]

#111-II -- Grove, J. G. & Spitler, B. N.
 Lap on
Ellen A. Burrill.

X

<u>Acreage Claimed:</u> 355.25 A.	Assessed: 355½	Deed: 355½
<u>Value Claimed:</u> \$15,000	Assessed: \$3142.00	\$5302.20 Deed: (1909)
	<u>Area: 192 Acres</u>	

Location: North Fork of Thornton River - entirely within the Park Area.

Incumbrances, counter claims or laps: This report covers that part of the Grove and Spitler tract which lies within share #1 of the Overall Survey assigned to Isaac Overall and now owned by Ellen A. Burrill.

Soil: Sandy loam and sandy clay loam, medium depth and fertility East exposure.

Roads: Approximately seven miles to Sperryville over rough mountain road.

History of tract and condition of timber: The grazing land on this tract varies from thin, rocky and badly grown up soil to smooth, fertile and good soil. The timbered portion consists of soil from the poorest ridge type to very good slope type, with a poor quality of timber. The remainder on the timbered portion of this area is an estimated stand of 15,000 feet of merchantable saw timber valued at \$2.50 per M.

Improvements:

Value of land by types:

<u>Type</u>	<u>Acreage</u>	<u>Value per acre</u>	<u>Total Value</u>
Slope	37	\$2.00	\$74.00
Fg	142	15.00	2130.00
R	13	.75	9.75
	<u>192</u>		<u>\$2213.75</u>

Total value of land	\$2213.75
Total value of timber	37.50
Total value of tract	<u>\$2251.25</u>
Average value per acre	\$11.72

X -- Includes area covered by tract #111 and Lap #111-I.