

#351 - I - Taylor, Boulger.

Acreage Found: 40

Location: Conway River. Entirely within the Park Area.

Soil: Sandy loam of a fair depth and fertility. Slopes are moderate. Grazing land has a poor sod and has grown up to brush on a part of this area.

Roads: Ten miles dirt road and nine miles hard surface road to Barbourville, the nearest shipping point.

History of tract and condition of timber: No merchantable timber - locust valued with the land.

Improvements: None.

<u>Fruit Trees:</u>	26 apples @ \$1.00.	\$26.00
	8 Walnuts @ \$2.00.	\$16.00
		<u>\$42.00.</u>

Value of land by types:

<u>Type</u>	<u>Acreage</u>	<u>Value per acre</u>	<u>Total Value</u>
Fg	28	\$14.00	\$392.00
Fr	6	\$ 5.00	30.00
Slope	6	\$ 3.--	\$ 18.00
	<u>40</u>		<u>\$440.00.</u>

Summary:

Total value of land.	\$440.00
Total value of fruit trees.	42.00
Total value of tract.	<u>\$482.00.</u>

Note: Boulger Taylor holds contract of purchase for this 40 acres from R. A. Breeden and both parties requested the Commission to appraise same separately.

Claimant #351 - Breeden, R. A.

Cont'd ---

Summary:

Total value of land.	\$679.00
Total value of timber.	\$765.00
Total value of improvements.	\$550.00
Total value of fruit trees.	\$ 39.00
	<hr/>
	\$2033.00.

Note: Boulger Taylor has purchased by contract 40 acres of this property which is made out under separate report #351-I.

L. M. Farmer, Sec.

Claimant #351 - Breeden, R. A.

Acreage Found: 172. Assessed 150. Deed 162.

Location: Conway River. Entirely within the Park Area.

Incumbrances, counter claims or laps: Excess acreage is verified by base line ties and partial survey. Deed to Breeden give no survey and recites "supposed to be 162 acres."

Soil: Sandy loam of a fair depth and fertility. Slopes are moderate. Grazing land has a poor sod and has grown up to brush on a part of this area.

Roads: Ten miles dirt road and nine miles hard surface road to Barboursville, the nearest shipping point.

History of tract and condition of timber: Most of the merchantable saw timber of various species had been removed from this tract. Remaining stand consists of 75% oak and 25% poplar and white pine.

142 M. oaks @ \$3.00 per M.	--	\$426.00
34 M. poplar @ \$3.00 per M.	--	\$102.00
158 tons chestnut oak bark @ \$1.50 per ton.		\$237.00
		<u>\$765.00.</u>

Improvements: Dwelling: Log and frame, 18x29', 5 rooms, porch 7x10', shingle roof & paper roof, stone flues, 1½ story, 2 room ceiled, fair condition, occupied by tenant, spring water supply, pillar foundation.

Barn: Log, 12x20', shingle roof, poor condition.

Meat house: Log, 9x14', shingle roof, fair condition.

Hen house: Frame, 8x10', shingle roof, poor condition.

Corn house: Frame, 10x13', shingle roof, fair condition, shed, 10x13'.

Spring house: Log, 5x6', shingle roof, poor condition.

Dwelling: Frame, 16x26', 5 rooms, shingle roof, stone flues, 2 story, 2 rooms ceiled, poor condition, vacant, spring water supply, pillar foundation, bad roof and most of windows out, Ell 10x12', (boards and strips).

Corn house: Log, 10x14', shingle roof, fair condition.

Total value of improvements -- \$550.00.

Total value of fruit trees -- \$39.00.

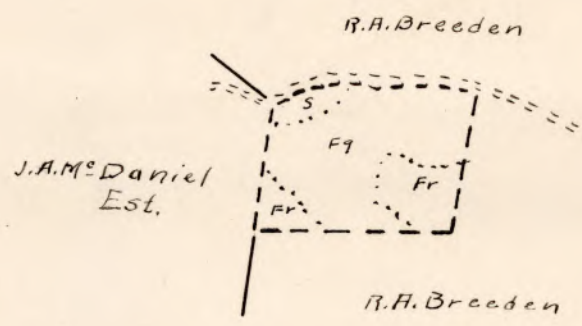
Value of land by types:

<u>Type</u>	<u>Acreage</u>	<u>Value per acre</u>	<u>Total Value</u>
Slope	150	\$3.00	\$450.00
Fc	17	\$12.00	\$204.00
Fr	5	\$5.00	\$25.00
	<u>172</u>		<u>\$679.00.</u>

Summary:

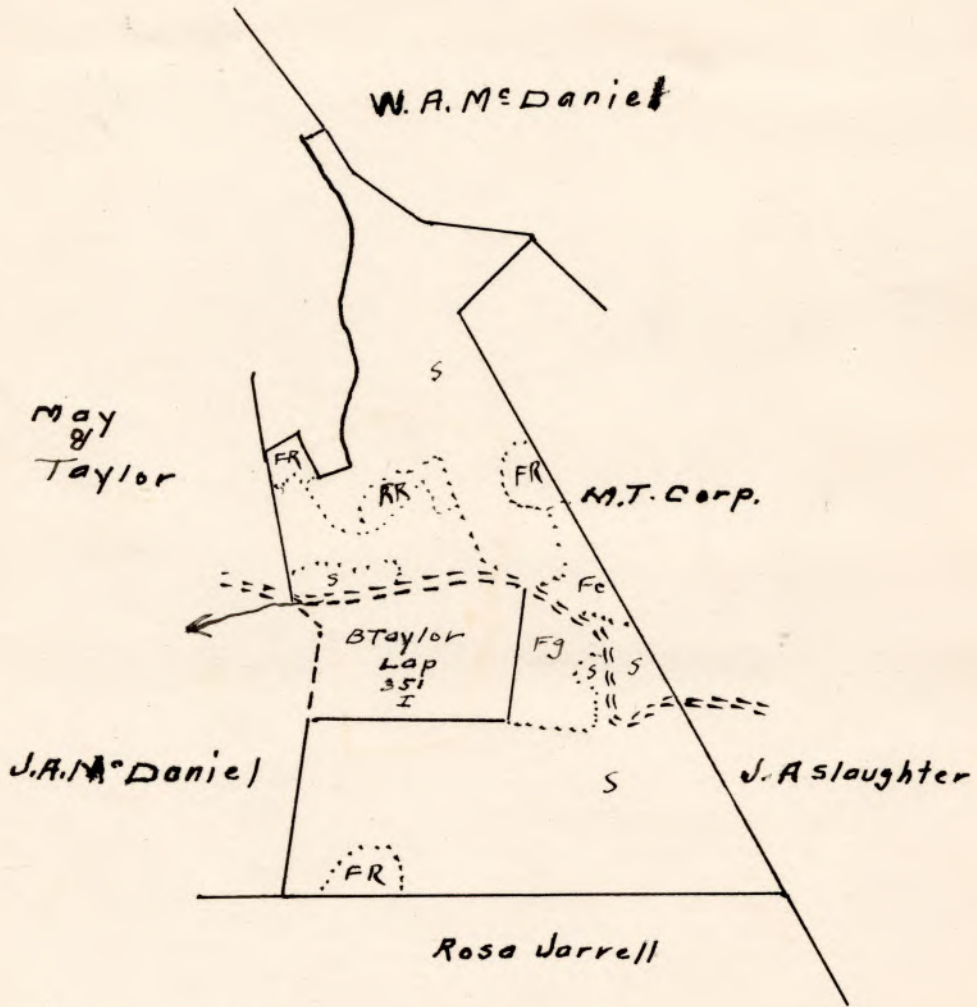
(over)

#351-I-B. Taylor Lop
on
R.A. Breeden



Scale: 1" = 20 chains

#351 - R.A. Breeden



County: Madison
 District: Rapidan

#351 - Breeden, R. A.

*

<u>Acreage Claimed:</u> 200	Assessed: 150	Deed: 212
		(1928)
<u>Value Claimed:</u> \$2400.00	" \$900.00	"\$900.00
		for 162 A.

Area: 172 A. (See note under "Laps")

Location: Conway River. Entirely within the Park area.

Incumbrances, counter claims or laps: It appears that Bulger Taylor agreed to purchase 40 acres of the R. A. Breeden Tract, and claims title to the same, although it is understood that no deed has yet been executed.

Soil: Sandy loam of a fair depth and fertility. Slopes are moderate. Grazing land has a poor sod and has grown up to brush on a part of this area.

Roads: Ten miles dirt road and nine miles hard surface road to Barboursville, the nearest shipping point.

History of tract and condition of timber: Most of the merchantable saw timber of various species had been removed from this tract. Remaining stand consists of 75% oak and 25% poplar, and white pine.

142 M. oaks @ \$2.00 per M.	--	\$284.00
34 M. poplar @ \$3.00 per M.	--	102.00
158 tons chestnut oak bark @ \$1.00 per ton.		158.00
		<u>\$544.00</u>

Improvements: Dwelling: Log and frame, 18x29', 5 rooms, porch 7x10', shingle roof and paper roof, stone flues, 1½ story, 2 rooms ceiled, fair condition, occupied by tenant, spring water supply, pillar foundation --- \$225.00

Barn: Log, 12x20', shingle roof, poor condition ----- 20.00

Meat house: Log, 9x14', shingle roof, fair condition ----- 15.00

Hen house: Frame, 8x10', shingle roof, poor condition ----- 10.00

Corn house: Frame, 10x13', shingle roof, fair condition -- shed, 10x13' -- 20.00

Spring house: Log, 5x6', shingle roof, poor condition -- 5.00

Dwelling: Frame, 16x26', 5 rooms, shingle roof, stone flues, 2 story, 2 rooms ceiled, poor condition, vacant, spring water supply, pillar foundation, bad roof and most of windows out, Ell 10x12', (boards and strips) -- 75.00

Corn house: Log, 10x14', shingle roof, fair condition -- 45.00

\$415.00

(continued)

#351 - Breeden, R. A.

Improvements: Cont'd.

Orchard: 39 apple trees @ \$1.00 each, poor condition --
----- --- \$39.00

Value of land by types:

<u>Type</u>	<u>Acreage</u>	<u>Value per acre</u>	<u>Total Value</u>
Slope	150	\$2.00	\$300.00
Tillable	17	10.00	170.00
Fr	5	4.00	20.00
	<u>172</u>		<u>\$490.00</u>

Total value of land	\$490.00
Total value of improvements ..	415.00
Total value of fruit trees ...	39.00
Total value of timber.....	<u>544.00</u>
Total value of tract	\$1488.00
Average value per acre	\$8.65

* -- This includes the area covered in the report on Bulger Taylor
lap #351-I.

County: Madison
District: Rapidan

#351-I - Bulger Taylor

<u>Acreage Claimed:</u>	200	<u>Assessed:</u>	150	<u>Deed:</u>	202
<u>Value Claimed:</u>	\$2400.00	<u>Assessed:</u>	\$900.00	<u>Deed:</u>	\$900.00 for 162 acres
		<u>Area:</u>	<u>40 Acres</u>		

Location: On the eastern side of Conway River near Fletchers Post Office.

Incumbrances, counter claims or laps: This is that part of the R. A. Breeden Tract which is claimed by Bulger Taylor, who apparently contracted to purchase the same from R. A. Breeden, but no deed has yet been executed.

Soil: Sandy loam of fair depth and fertility. The slopes are moderate; the grazing land has poor sod, and a part of the area has a considerable amount of brush on it.

Roads: It is ten miles over dirt road and nine miles over macadam road to Barboursville, the nearest shipping point.

History of tract and condition of timber: There is no merchantable timber on this part of the tract. The greater portion has been used for general agriculture purposes for many years.

Improvements: None.

<u>Orchard:</u>	26 apple trees at \$1.00 --	\$26.00
	8 walnut trees @ 2.00 --	16.00
		<u>\$42.00</u>

Value of land by types:

<u>Type</u>	<u>Acreage</u>	<u>Value per acre</u>	<u>Total Value</u>
Tillable	26	\$10.00	\$260.00
Slope	8	2.00	16.00
Ridge	6	4.00	24.00
	<u>40</u>		<u>\$300.00</u>

Total value of land	\$300.00
Total value of walnut and fruit trees	42.00
Total value of tract	<u>\$342.00</u>
Average value per acre	\$8.55

Claim of R.A. Breedew
In the Circuit Court of Madison County, Virginia, No. 82, At Law.
The State Commission on Conservation and Development of the State of Virginia, Petitioner, vs. W.D. Anderson et als

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

My name is R.A. Breedew
My Post Office Address is Stanardsville 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 200 acres, on which there are the following buildings and improvements: 2 cheap dwelling houses + out buildings, 40 acres timber, some large box wood + good apple orchard
This land is located about 1 1/2 miles from Fletcher Virginia, in the Popidon 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 Madison Timber Corporation
South John McDaniel et al.
East Moy estate
West Jarrell estate

I acquired my right, title, estate or interest to this property about the year 1928 in the following manner: deed from R.F. Muel est

I claim that the total value of this tract or parcel of land with the improvements thereon is \$ 2400.00 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 \$ 2400.00

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 24 day of July, 1930.

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

The undersigned hereby certifies that R.A. Breedew 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 24 day of July, 1930.

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

Claim of
in the Circuit Court of
The State Commission on Conservation and Development of the State of Virginia, Petitioner, vs
more or less of land in
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
as his answer to said petition and to said notice
My name is
My Post Office Address is

I claim a right title estate or interest in a tract or parcel of land within the area sought
containing about 200 acres, on which there are the following
buildings and improvements:
The land is located about
miles from
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 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.)

The land owners adjacent to the above described tract or parcel of land are as follows:
I acquired my right title estate or interest in this property about the year
in the following manner:

I claim that the total value of this tract or parcel of land with the improvements thereon is \$2400. 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 \$2400.
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
day of
1930
STATE OF VIRGINIA, COUNTY OF
To-wit:
The undersigned hereby certifies that
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
day of
1930
Clerk of the Court or Special Commissioner or
Notary Public or Justice of the Peace

P. R. B. Buckner
Filed July 24, 1930
2e Clerk of Court