

Claimant #74 - Coates, Robert C.

Acreage Found: 340 *by survey* Assessed 325 A. Deed 322 A.

Location: Near U. S. Position 23. Entirely within the Park Area.

Incumbrances, counter claims or laps: None known.

Soil: Sandy loam. Cove, slope and ridge type, covered with large and small loose rock and some cliffs.

Roads: 11 miles via dirt road and 10 miles of hard surface to Culpeper, the nearest shipping point.

History of tract and condition of timber: Most of the merchantable saw timber has been removed from this tract, the remaining timber is inaccessible and so badly damaged by a recent severe burn that it has no market value. This tract has been cut over since bought, but has about 100 cords pulp wood @ \$1.50.

Improvements: New saw mill camp frame 10x20x8, paper roof, fair condition. *\$23.44*  
 Old log house, no value.

<u>Orchard:</u>	300 apple trees around 20 yrs. @ \$3.00.	\$900.00
	60 trees @ 50¢.	\$ 30.00
		<hr/> \$930.00

Value of land by types:

Type	Acreage	Value per acre	Total Value
Cove	61	\$3.00	\$183.00
Slope	239	\$2.50	\$597.50
Ridge	18	\$1.00	\$ 18.00
Fr	18	\$5.00	\$ 90.00
Fc	4	\$12.50	\$ 50.00
	<hr/> 340		<hr/> \$938.50.

Summary:

Total value of land.	\$938.50
Total value of orchard.	\$930.00
Total value of improvements.	\$ 25.00
Total value of timber & pulpwood	\$150.00
Total value of tract.	<hr/> \$2043.50.

*L. W. Farmer, Sec.*



Claim of R. C. Coats  
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 & others

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. C. Coats  
My Post Office Address is Nethers 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 325 acres, on which there are the following buildings and improvements: 1 small house that I want to move off the place.

360 bearing apple trees  
This land is located about 2 1/2 miles from Etlan Virginia, in the Rabatun 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 Peter B. Nicholson  
South H. H. Barber  
East Mr C. D. Simms  
West Gas K. Weasley

I acquired my right, title, estate or interest to this property about the year 1912 in the following manner:

by securing deed from Circuit Court of Madison County

I claim that the total value of this tract or parcel of land with the improvements thereon is \$4500.00. 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 \$4500.00.

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 18 day of July, 1930. R. C. Coats

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

The undersigned hereby certifies that R. C. Coats 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 18 day of July, 1930.

L. P. Rider J.P.  
Clerk of the Court, or Special Investigator or Notary Public, or Justice of the Peace.



In the Circuit Court of Madison County, Virginia:

State Commission on Conservation and Development  
of the State of Virginia

Vs

D. F. Anderson and others -

It appearing to the court from an order entered in this cause on the 5<sup>th</sup> day of March, 1934, and duly recorded in Law Order Book 9, page 190, that there has been paid to the Clerk of this court the sum of three hundred dollars, representing an additional award for Tract No. 74 owned by R. C. Coates, allowed by the Board of Arbitrators to whom this tract had been submitted, and it further appearing that N. G. Payne is the attorney of record for the said R. C. Coates; therefore it is ordered that the clerk of this court pay to N. G. Payne, attorney for R. C. Coates the said sum of three hundred dollars heretofore paid him by the State Commission on Conservation and Development.

In the Circuit Court of Madison County, Virginia:

State Commission on Conservation and Development  
of the State of Virginia

vs

D. F. Anderson and others -

It appearing to the court from an order entered in this cause on

the pay of                      vs                      the State Commission on Conservation and Development of the State of Virginia

Book page 180, that there has been paid to the Clerk of this court

the of three hundred dollars representing an additional award

for No. 74 owned by N. G. Payne, as allowed by the Board of Arbi-

trials to show this tract had been admitted and it further appearing

that N. G. Payne is the attorney of record for the said N. G. Payne;

therefore it is ordered that the clerk of this court pay to N. G. Payne,

attorney for N. G. Payne the said sum of three hundred dollars here-

fore said him by the State Commission on Conservation and Development.

D. F. Anderson and others -  
In re - Tract No. 74

Enter

*[Signature]*  
Judge

LAW ORDER

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*Payne*

*75*

In the Circuit Court of Madison County, Virginia:

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

Petitioner -

Vs

D.F. Anderson and others, and 55,000 acres of  
land in Madison County, Virginia,

Defendants -

On this, the 7<sup>th</sup> day of May, 1934, came R.C. Coates and on his motion, leave is given him to file his application for the payment of the sum of \$2043.50, the amount of the award set out in the judgment of condemnation for Tract No. 74 and heretofore paid into Court. And it appearing from the report of the Board of Appraisal Commissioners heretofore filed in this cause and in the petition for judgment and condemnation entered herein on the \_\_\_\_\_ day of December, 1933, that, in the opinion of petitioner the said Robert C. Coates is invested with a superior or better right or claim of title in and to the said Tract No. 74 and that the record of this cause does not disclose any denial or dispute by any party or person in interest as to the title to said Tract No. 74 or to the proceeds arising from the condemnation thereof, and is therefore entitled to receive the proceeds arising from the condemnation of said Tract No. 74, and it further appearing to the Court that all taxes due or payable upon said Tract No. 74 have been paid except for the years 1931, 1932 and 1933. Upon further consideration whereof it is considered and ordered by the Court that the said sum of \$2043.50, paid into Court as just compensation for Tract No. 74 be paid out and distributed as follows:

- |  |          |
|--|----------|
| (1) To A.H. Cave, Clerk, Madison, Virginia, delinquent taxes   | \$ 42.75 |
| (2) To B.S. Utz, Treas. Madison, Virginia, taxes for 1933      | 19.49    |
| (3) To N.G. Payne, atty. Madison, Virginia, fee and costs      | 12.00    |
| (4) To N.G. Payne, atty. for R.C. Coates, Madison, Va. balance | 1969.26  |

And the Clerk of this Court is directed to transmit a certified copy of this order to the Treasurer of Virginia, who shall pay out the said sum as above provided, the items above set forth aggregating the award set out in the judgment of condemnation for Tract No. 74, taking from said parties to whom the fund is payable as aforesaid, receipts therefor, and certifying such payment to the Clerk of this Court for appropriate entry thereof as provided by law.

In the Circuit Court of Madison County, Virginia;

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

Petitioner -

Vs

D.F. Anderson and others, and 25,000 acres of land in Madison County, Virginia,

Defendants -

On this, the 7th day of May, 1934, came R.C. Coates and on his

motion, leave is given him to file his application for the payment of

the sum of \$2043.50, the amount of the award set out in the judgment of

condemnation of Tract No. 74 and heretofore paid into Court. And it

appears from the report of the Board of Appraisal Commissioners here-

before filed in this cause and in the petition for judgment and conde-

nation entered herein on the \_\_\_\_\_ day of December, 1933, that, in

the said Robert C. Coates is invested with a

claim of title in and to the said Tract

and that the record of this cause does not disclose any denial or dispute

by any party or person interested as to the title to said Tract No. 74

or to the proceeds arising from the condemnation thereof, and is there-

fore entitled to receive the proceeds arising from the condemnation of

said Tract No. 74, and it further appearing to the Court that all taxes

due or payable upon said Tract No. 74 have been paid except for the years

1931, 1932 and 1933. Upon further consideration whereof it is considered

and ordered by the Court that the said sum of \$2043.50, paid into Court

as just compensation for Tract No. 74 be paid out and distributed as

follows:

- (1) To A.H. Cave, Clerk, Madison, Virginia, delinquent taxes \$ 42.75
- (2) To R.S. Ute, Treas. Madison, Virginia, taxes for 1933 19.49
- (3) To N.G. Payne, atty. Madison, Virginia, fee and costs 12.00
- (4) To N.G. Payne, atty. for R.C. Coates, Madison, Va. balance 1999.26

And the Clerk of this Court is directed to transmit a certified copy of this order to the Treasurer of Virginia, who shall pay out the said sum as above provided, the items above set forth aggregating the award set out in the judgment of condemnation for Tract No. 74, taking from said parties to whom the fund is payable as aforesaid, receipts therefor, and certifying such payment to the Clerk of this Court for appropriate entry thereof as provided by law.

State Commission on Conservation and Development -  
Order For Distribution of  
Vs (the award - Tract No. 74  
D. F. Anderson and others - -

*[Handwritten Signature]*

Judge -

Enter -

LAW ORDER

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NOTE—This need not be filed until the record discloses that the awards have been paid into the custody of the Courts.

**Virginia: In the Circuit Court of Madison County at Madison, Virginia**

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

V. At Law No. 82

D. F. Anderson and others, and Fifty-Five Thousand (55,000) Acres, more or less, of land in Madison County, Virginia . . . . . DEFENDANTS

Comes now the undersigned and shows to the Court:

That a judgment in rem has heretofore been entered in this proceeding condemning to the use of the Petitioner the fee simple estate in the tract(s) of land numbered as follows: Tract No. 74 : Tract No. \_\_\_\_\_ : Tract No. \_\_\_\_\_ ;

and described in the report of the Board of Appraisal Commissioners appointed herein and shown, numbered, and delineated on the County Ownership Map filed therewith, upon payment into the custody of the Court of the sum(s) set out in the said judgment as constituting the award(s) therefor, as follows:

Award on Tract No. 74 \$2943.50; on Tract No. \_\_\_\_\_ \$\_\_\_\_\_ ; on Tract No. \_\_\_\_\_ \$\_\_\_\_\_ ;

That the report of the said Board sets forth that the following named persons claim, or appear to have a claim to an interest in the said tract(s) of land or in the proceeds arising from the condemnation thereof;

**Robert C. Coates is entitled to the entire award of \$2343.50**

That the Petitioner has paid into the custody of the Court the said sum(s) set out in said judgment as constituting the award(s) for the fee simple estate in the said tract(s) of land;

That your undersigned, on the date of the said judgment in rem condemning the said tract(s) of land, owned or was (were) entitled to the following interest in the said tract(s) or in the proceeds arising from the condemnation thereof:—

**Your undersigned owned the said land in fee simple and is entitled to the entire award, subject to two deeds of trust and one judgment -**

That no other person or persons than the undersigned are entitled to share in the distribution of the said award(s) except the following named persons whose interest in said tract(s) or in the proceeds arising from the condemnation thereof on the date of entry of said judgment was as follows:

**None except the deed of trust creditors, and the judgment creditor -**

Wherefore, your undersigned pray(s) that [he (they) be made a party (parties) herein under the provisions of Section 21 of the Public Park Condemnation Act, and that] an order be entered for the distribution of said sum(s) set forth in said judgment in rem as constituting the award(s) for the fee simple estate in the said tract(s) condemned as aforesaid, and for the payment to the undersigned of the said award(s) or of as much thereof as the Court may find that the undersigned is (are) entitled to

receive, and which the undersigned aver(s) is as follows: Tract No. 74 \$2343.50 : Tract No. \_\_\_\_\_ \$\_\_\_\_\_ : Tract No. \_\_\_\_\_ \$\_\_\_\_\_ ;

The undersigned further aver(s) that: (Leave this space blank unless there is some other pertinent matter to be brought specially to the attention of the court)

**There are taxes due upon the said land -**

NAME	P. O. ADDRESS
<u>R. C. Coates</u>	<u>Richmond, Va</u>
_____	_____
_____	_____
_____	_____
_____	_____

NOTE—A supply of this blank form has been placed in the Clerk's office for the convenience of interested parties. No one is required to use this form, as the form is not prescribed by law, and claimants can either change or modify it as they deem necessary, or present their motions in any form they may desire which meets with the approval of the Court. This blank form may not and probably will not cover all cases. It has been printed merely as a suggestion of a form of a motion which may be used, subject to the approval of the Court in each case.