Claimant #228-I - C. M. & R. E. Wayland Lap on C. S. Landrum.

X

Acreage Found: 76

Assessed:

Deed:

Location: On the extreme headwaters of the Rapidan River, and entirely within the Park area.

Incumbrances, counter claims or laps: The area described in this report is that part of the C. S. Landrum tract which is claimed by C. M. and R. E. Wayland.

Soil: Sandy loam with a trace of clay in the subsoil. The slopes are rather steep with many loose rocks in patches.

Roads:

All hauling in connection with former logging operations on this tract was over a road leading down Tanners Ridge to Stanley, the nearest shipping point. This road is in bad repair and only half of it is in suitable condition for hauling with trucks.

History of tract and condition of timber: This tract is entirely timbered, but the best timber was removed many years ago. The present stand is scattered and defective and has only a nominal value.

The estimate is 30 M. feet bm., at \$2.50 \$75.00 20 Tons of bark at \$1.00 \$20.00 \$95.00 500 Locust posts at .05 25.00 \$120.00

Improvements: None.

Value of land by types:

Type Acreage per acre Value Value

Slope 76 \$3.00 \$228.00

Total value of land \$228.00

Total value of timber 120.00

Total value of tract \$348.00

L. In. Framus Sec.

#228 - Wayland, C. M. & R. E.

Acreage Found: 201

Assessed 274

Deed 224.

motol

Location: Head of Rapidan River and entirely within the Park Area.

Incumbrances, counter claims or laps: None known.

Soil:

The soil is a fertile sandy loam, shallow on the upper slopes, but deep on the lower. The upper part is very rocky and there is some rock on the remainder. Slopes are moderate to very steep with a general eastern exposure. The grazing has a fairly good blue grass sod, but there is considerable brush.

Roads:

It is eleven miles to Stanley, the nearest shipping point. This is over very rough roads except for one mile which is paved.

History of tract and condition of timber: The tract was cut over for saw timber, stavewood and bark about 1908 and there is no merchantable timber. There is much dead chestnut and some young growth. There has been no fire for many years.

Improvements: None.

Value of land by types:

		value	Total
Type	Acreage	per acre	Value
Type Slope	140	\$3.00	\$420.00
Cove	28	\$5.00	\$140.00
Ridge	27	\$1.00	27.00
Fg & Fc	6	\$15.00	\$ 90.00
	201	"	\$677.00.

Summary:

Total value of land. \$677.00 Total value of tract. \$677.00

L. In, Farmer, Sec.

#228-a - Wayland, C. M. & R. E.

Acreage Found: 9

Assessed 274

Location:

Mill Prong of Rapidan River and entirely within the Park Area.

Incumbrances, counter claims or laps: None known.

Soil:

The soil is a sandy loam of fair depth and fertility, with much rock. Slopes are moderate and steep with a northeast exposure.

Roads:

It is eleven miles to Stanley, the nearest shipping point. All of this is over poor roads except one mile which is paved.

History of tract and condition of timber: The tract was cut over for bark, saw timber and other products and there is no merchantable timber.

Improvements: None.

Value of land by types:

Type Acreage
Slope 3
Cove 6

Value per acre \$3.00 \$5.00 Total Value \$9.00 \$30.00 \$39.00

Summary:

Total value of land.
Total value of tract.

\$39.00

-- Includes tract #228.

L. In, Farmer, Sec,

#228 - Wayland, C. M. & R. E.

Acreage Claimed:

Assessed: 274

Deed: 224

Value Claimed:

Assessed: \$548.00

(1902) Deed:Inherited

Area -- 201 acres.

Location: Head of Rapidan River and entirely within the Parkarea.

Incumbrances, counter claims or laps: Mone known.

Soil:

The soil is a fertile sandy loan, shallow on the upper slopes, but deep on the lower. The upper part is very rocky and there is some rock on the remainder. Slopes are moderate to very steep with a general eastern exposure. The grazing has a fairly good blue grass sod, but there is considerable brush.

Roads:

It is eleven niles to Stanley, the nearest shipping point. This is over very rough roads except for one nile which is paved.

for saw timber, stavewood and bark about 1908 and there is no merchantable timber. There is much dead chestnut and some young growth. There has been no fire for many years.

Improvements: None.

Value of land by types:

		Value	Total
Type	Acreage 28	per acre	Value
Slope	140	1.50	210.00
Ridge	27	•75	20.25
Grazing	5	16.00	80.00
Tillable	201	6.00	3414.25

-- Includes tract #228-a

^{## -} This was surveyed for the owner by Mr. Boldridge as 200.5 A. in 1931.

#228-a - Wayland, C. M. & R. E.

Acreage Claimed:

Assessed: 274

Deed:

Value Claimed:

Assessed: \$548.00

(none)

Area - 9 A.

Location:

Mill Prong of Rapidan River and entirely within

the Park area.

Incumbrances, counter claims or laps: None known.

Soil:

The soil is a sandy loam of fair depth and fertility, with much rock. Slopes are moderate and steep with

a northeast exposure.

Roads:

It is eleven miles to Stanley, the nearest shipping point. All of this is over poor roads except one

mile which is paved.

History of tract and condition of timber: The tract was cut over for bark, saw timber and other products and there is no merchantable timber.

Improvements: None.

Value of land by types:

		Value	Total
Type Slope	Acreage	per acre	Value
Slope	3	\$2.00	\$6.00
Cove	6	3.50	21.00
	9		\$27.00

Total value of land \$27.00
Total value of tract 27.00
Average value per acre \$3.00

#228-I -- C. M. & R. E. Wayland Iap on C. S. Landrum.

x

Acreage Claimed:

Assessed:

Deed:

Value Claimed:

18

1

Area: 76 Acres.

Location: On the extreme headwaters of the Rapidan River, and entirely within the Park area.

Incumbrances, counter claims or laps: The area described in this report is that part of the C. S. Landrum Tract which is claimed by C. S. and R. E. Wayland.

Soil: Sandy loam with a trace of clay in the subsoil. The slopes are rather steep with many loose rocks in patches.

Roads:

All hauling in connection with former log ing operations on this tract was over a road leading down Tanners Ridge to Stanley, the nearest shipping point. This road is in bad repair and only about half of it is in suitable condition for hauling with trucks.

history of tract and condition of timber: This tract is entirely timbered, but the best timber was removed many years ago. The present stand is scattered and defective and has only a nominal value.

The estimate is --30 M. feet Bm., @ \$1.00 \$30.00
20 Tons of bark @ \$1.00 20.00
500 Locust posts @ .03 15.00
\$65.00

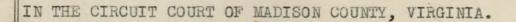
Improvements: None.

Value of land by types:

Type Acreage per acre Value Total
Slope 76 \$2.00 \$152.00

Average value per acre..... \$2.85

x - This includes the entire area of the C. S. Landrum Tract.



STATE COMMISSION ON CONSERVATION AND DEVELOPMENT OF THE STATE OF VIRGINIA.

VS.)(ORDER OF DISTRIBUTION IN RE CHAS. S. LANDRAM LANDS

D. F. ANDERSON, &C.

On this, the 5 day of die, 1934, came Charles S. Landram, by counsel, who had heretofore by leave of Court filed his application for the payment of the sum of Five Thousand Six Hundred and Thirty-Two Dollars (\$5,632.00) to him, the amount of the award set out in the judgment of condemnation for Tract No. 192, and the sum of Three Hundred and Forty-Eight (\$348.00) Dollars, the amount of the award set out in said judgment of condemnation for Tract No. 228-I, which said awards have heretofore been paid into Court, and likewise came Eagle Hardwood Lumber Company, by counsel, who had heretofore by leave of court filed its application for the payment of the sum of \$5,632.00, the amount of the award for Tract No. 192, and the sum of \$348.00, the amount of the award for Tract No. 228-I, and asserting in its said application for payment a claim of ownership to the aforesaid two tracts or parcels of land designated as Tract No. 192 and Tract No. 228-I.

On the motion of the said Eagle Hardwood Lumber Company, by counsel, leave is hereby granted it to withdraw its said petition and application for payment to it of the aforesaid awards of condemnation for said Tract No. 192 and Tract No. 228-I, and to renounce and disclaim any right, title or interest in the award of \$5632.00, the award for Tract No. 192, and the award of \$348.00 for Tract No. 228-I, that might be contrary or adverse

to the claim of ownership as alleged by the said Charles S. Landram in his application and petition heretofore filed in this cause, but not disavowing or disclaiming any of its right, title or interest in and to the awards for the aforesaid two tracts as to any other person or persons claiming or alleging any interest in the award or awards for either of said two tracts or parcels of land, and further consenting that the awards for the aforesaid Tract No. 192 and No. 228-I be paid over to the said Charles S. Landram.

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 6th day of November, 1933, that in the opinion of petitioner the said Charles S. Landram is invested with a superior or better right of title in and to said tract of land No. 192, or to the proceeds arising from the condemnation thereof, and that the said Eagle Hardwood Lumber Company has withdrawn its petition for distribution of said award and disclaimed as to the said Charles S. Landram any adverse interest therein or claim thereto, and that the record in this cause does not disclose any demial or dispute by any other party or person in interest as to the title to said Tract No. 192, or to the proceeds arising therefrom, and he is therefore entitled to receive the proceeds arising from the condemnation of said tract No. 192, and it further appearing to the Court that all taxes due or exigible thereon have been paid, upon consideration whereof, it is considered and ordered by the Court that said sum of \$5632.00 paid into Court by petitioner as just compensation for said Tract No. 192, be paid unto the said Charles S. Landram, and that the Clerk of this Court be, and

FORD & KEYSER
TORNEYS & COUNSELLORS AT LAY
LURAY, VIRGINIA

he is hereby, directed to transmit a certified copy of this order to the Treasurer of Virginia who shall pay unto Ford and Keyser, Luray, Page County, Virginia, attorneys of record for the said Charles S. Landram the said sum of \$5,632.00 the amount of the award set out in the judgment of condemnation for said Tract No. 192, and certify such payment to the Clerk of this Court for appropriate entry thereof as required by law.

It further appearing to the Court that C. M. and R. E. Wayland have been reported by the Special Investigators and Board of Appraisal Commissioners as having a lap on Tract No. 228-I, containing 76 acres, and have asserted a claim to the said sum of \$348.00 awarded as compensation for the taking of the said tract of land, upon consideration whereof the court doth adjudge and order that no distribution of said sum of \$348.00 be made until the further order of this Court.

Seen and appeared:
Douglas Bleen Morgan & Campbell
By Edmund D. Campbell
Bleecheeford & Relevation
By He Heachelford
Attorneys for Eagle Handwood Sumber Campany
Mittain, Attorney for Chas. S. Landram.

FORD & KEYSER
ATTORNEYS & COUNSELLORS AT LAW
LURAY, VIRGINIA

Rice and by a H. Cove to W. V. Youd - 12/5/1934

STATE CONSERVATION COMMISSION

VS) (ORDER OF DISTRIBUTION IN RE CHARLES S. LANDRAM LANDS

D. F. ANDERSON, &C.

ENTER: S.J.S

Feroevosed inside

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-

on the 7th day of May, 1934, came William A. Cooke, Attorney for C. M. and R. E. Wayland and Mamie A. Wayland and showed the Court that by virtue of an order entered in this cause on the 21st day of February, 1934, which said order is recorded in Law Order Book No. 9 at page 172 of this Court, a true copy of which order is herewith filed as Exhibit "A", and it appearing to the Court that in that order it was set out that the said Waylands had a just claim against the State Commission on Conservation and Development of the State of Virginia for the difference between the amounts fixed on their land in the Park area as fair valuation by the Board of Appraisal Commissioners (which said amount were at the rate of less than Five Dollars per acre) and the amount of Five Dollars per acre which it had been agreed that the said Waylands would receive for all of the land that they could show a good and valid title to in the Park area.

It is further shown to the Court that in pursuance of this order the said State Commission on Conservation and Development of the State of Virginia has paid to the Clerk of this Court by a check numbered #3798, the sum of \$366.00 for "deposit in custody of his Court under authority of Order in Shenandoah National Park Condemnation proceeding pending therein, relating to claim of C. M., R. E. and Mamie Wayland, entered February 21, 1934."

It is further shown to the Court that the said C. M., R. E. and Mamie A. Wayland have heretofore in this cause shown to the Court that they had a good and valid title to the land reported in this cause as Tract No. 228 and 228-A and that this said Court

has heretofore by an order entered in this cause on the 12th day of January, 1934, decided that they had the best title to this said land, and that this Court on that date ordered the amounts awarded for these two respective tracts paid to the said Waylands.

It is further shown to the Court as will appear by the report of the Board of Appraisal Commissioners in this cause that the said Tract No. 228 has an acreage of 201 acres and that the amount allowed for the same by the said Board of Appraisal Commissioners was the sum of \$677.00, which said amount was paid out by the order entered on the 12th day of January, 1934, in this regard, but the said Waylands by their Counsel show to the Court that at Five Dollars per acre, which it was agreed they would receive, that this said tract should have been valued at the sum of \$1005.00, and that therefore they would be due the additional sum of \$328.00 from the money in the hands of the Clerk of this court on this said tract.

It is further shown to the Court as will appear by the report of the Board of Appraisal Commissioners in this cause that on the said Tract No. 228-A which is reported as having an acreage of nine acres that there was allowed by the said Commissioners the sum of \$39.00, which said amount was paid out by the order entered on the 12th day of January, 1934, in this regard, but the said Waylands by their Counsel show to the Court that at Five Dollars per acre, which it was agreed they would receive, that this said tract should have been valued at the sum of \$45.00, and that therefore they would be due the additional sum of \$6.00 from the money in the hands of the Clerk of this Court on this said tract.

It is further shown the Court that because of a claim of a laps on Tract No. 228-1 that the said Waylands by their Counsel to not at this time ask any action in regard to this tract.

Upon consideration whereof, and upon the motion of the said Waylands, by counsel, it is adjudged, ordered and decreed that the Clerk of this Court pay to William A. Cooke, Attorney for the said

Waylands, the sum of \$328.00 as the remainder due them on the tract No. 228, to make the amount received by them the full sum of Five Dollars per acre; and that the said Clerk of this Court pay to William A. Cooke, Attorney for the said Waylands the further sum of \$6.00 as the remainder due them on the Tract No. 228-A, to make the amount received by them the full sum of Five Dollars per acre on this tract also; these two respective payments totaling the sum of \$334.00 and to be taken from the aforesaid sum of \$366.00 heretofore paid into his hands for this purpose.

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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. 228:
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 No228 \$_677.00; on Tract No; on Tract No.
State Constant on Conservation and Devale; manufactured as all
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;
C. M. Wayland,
R. E. Wayland abrawa mela cometance to come a substitute
illegal) and at unlinea symbosocia notificadano Mari Isnoidill
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:—
By reason of contribution pledge, obligating the owner,
C. M. Wayland and R. E. Wayland, to give 6 acres of their land within the Park Area to the Park Project.
WHAT THE STATE OF
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:
The State of the s
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 No228 \$4_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)
NAME P. O. ADDRESS
STATE COMMISSION ON CONSERVATION
& DEVELOPMENT
Last it Alastall
BY DUCLOU! // WW WOS.
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.

STATE OF VIRGINIA) COUNTY OF WARREN)

Personally appeared before me the undersigned Notary Public in my aid State and County, E. K. Stokes, who being duly sworn, deposed and said that she is an employee of the State Commission on Conservation and Development in immediate charge of the records of the Shenandoah National Park Division thereof having to do with claims of the Commission for distributive shares of condemnation awards in the Shenandoah National Park condemnation proceedings pending in the Circuit Courts of Virginia, by reason of contracts and agreements entered into with the owners of lands sought to be condemned in these proceedings, and that the within claim is just and correct.

Witness my signature this 8th day of January, 1934.

My Commission Expires Sep. 8, 1934

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 Order-

D. F. Anderson and Others,

On this, the 12th day of January, 1934, came C. M. and R. E. Wayland by their Attorney, and on their motion leave is given them to file their application for the payment to them of the sum of \$677.00, the amount of the award set out in the judgment of condemnation for Tract No. 228, and the further sum of \$39.00, the amount of the award set out in the judgment of condemnation for Tract No. 228-A, 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 6th day of November, 1933, that in the opinion of petitioner the said C. M. and R. E. Wayland are invested with a superior or better right or claim of title in and to the said tracts of land No. 228 and No. 228-A 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 tracts To. 228 and No. 228-A, or to the proceeds arising from the condemnation thereof, and are therefore entitled to receive the proceeds arising from the condemnation of said tracts No. 228 and No. 228-A, and it further appearing to the Court that all taxes due or taxable upon said Tracts No. 228 and No. 228-A have been paid, upon consideration whereof it is considered and ordered by the Court that said sum of \$677.00 paid into the Court by petitioner as just compensation for tract No. 228, and the said sum of \$39.00 paid into Court by the petitioner as just compensation exide thee Cherks of this fourte is directed to the head to the continues of the continues copyx of x this x order x tox thex free sprerx of x Virxa his x who x shall x balx

-Page no. two-

out and distributed as follows:

- (1) To the State Commission on Conservation and
 Development of the State of Virginia, for
 Park donation -----\$ 4.50
- (2) To C. M. and R. E. Wayland ---- 699.50
- (3) To William A. Cooke, Attorney for fee and cost ----- 12.00

The addresses of these parties are as follows:

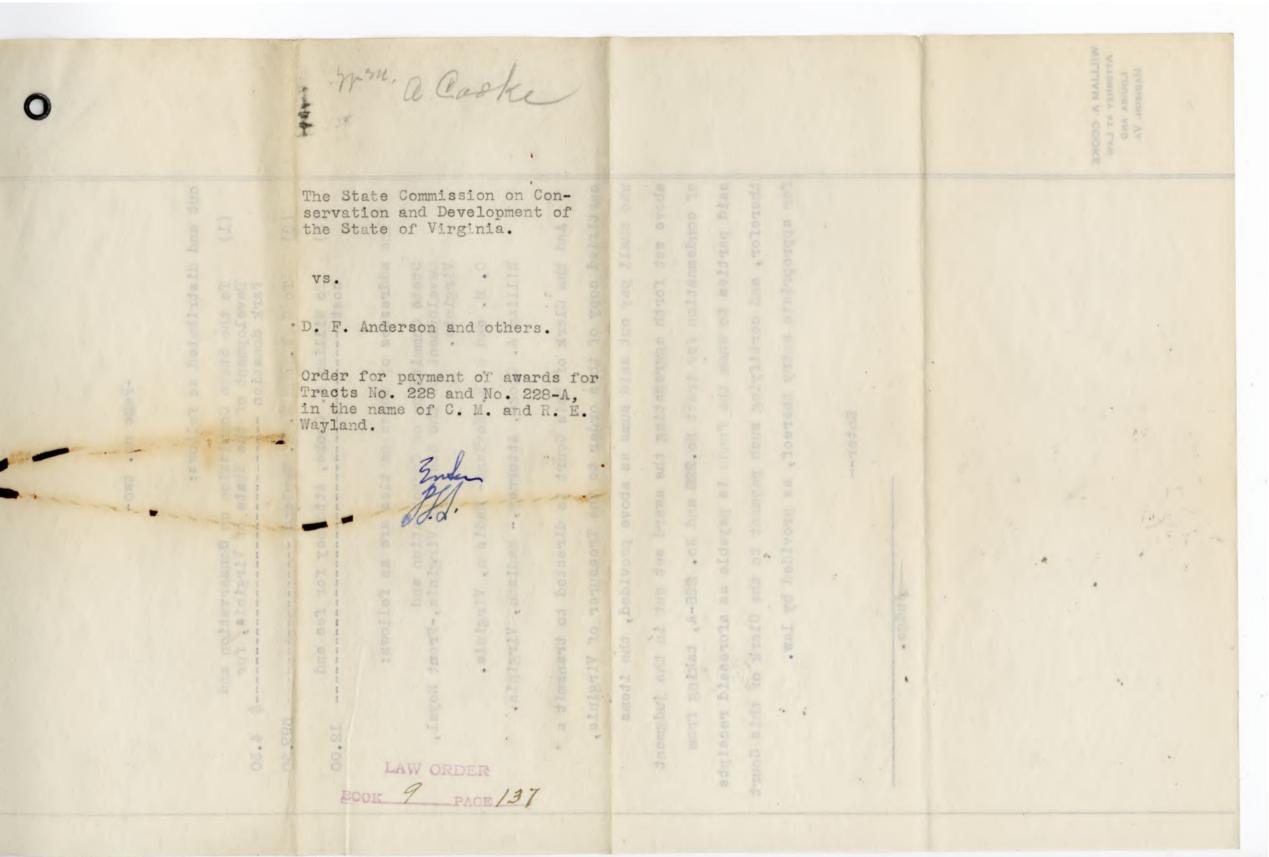
State Commission on Conservation and Development of the State of Virginia, -Fromt Royal, Virginia.

C, M. and R. E. Wayland- Madison, Virginia.
William A. Cooke, Attorney, - Madison, Virginia.

certified copy of this order to the Treasurer of Virginia, who shall pay out said sums as above provided, the items above set forth aggregating the award set out in the judgment of condemnation for tract No.228 and No. 228-A, taking from said parties to whom the funds is payable as aforesaid receipts therefor, and certifying such payment to the Clerk of this Court for appropriate entry thereof, as provided by law.

Enter --

Judge.



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. 228:
Tract No. 228-A; 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. 228 \$677.00_; on Tract No. 228-A \$39.00; 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; that C. M. and R. E. Wayland have claime to fee simple interest in tracts above set out.
That the Potitioner has poid into the model of the Company
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 wask (were) entitled to the following interest in the said tract(s) or in the proceeds arising from the condemnation thereof:—
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 other.
Wherefore, your undersigned pray(s) that [be (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. 228 \$_677.00: Tract
No. 228-A \$ 39.00 : Tract No;
The undersigned further aver(2) that: (Leave this space blank unless there is some other pertinent matter to be brought specially to the attention of the court)
NAME P. O. ADDRESS
To M The land medical
or allastron va
Hall I
1 veragrassa
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 de-

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.