

RAPPAHANNOCK COUNTY

CLAIMANT

NAME OF OWNER

#155 - Dodson, Fred W.

Number of Acres: **110-**

Location: Lee Highway above and below Turnbridge.

Roads: It is 11 miles over the Lee Highway to Luray, the nearest shipping point.

Soil: --The soil is a sandy loam of good depth and fertility, but rocky in a good many places, especially above the highway. The northern part has steep slopes, but they are moderate below, with some level land along the streams. The exposure is south and east.

History of Tract and condition of timber:
The land has been cut over for bark and timber several times so there is no merchantable timber, but there has been little fire recently and good young growth to 3" DBH is present.

Improvements: House---log, 15x20', with 10x15' lean-to, 3 room, boarded, shingle roof.----Stable-- Log, 16x22' shingle roof, dilapidated, 2 chicken houses --- Smoke house--- 6x12'--

Orchard: There are about 85 apple trees, 15-20 years old in fair condition. The soil is good and has a good sod. 2 acres.

Acreage and value of types:

| Types | Acreage | | Value per acre | Total Value |
|---------------------------|----------------|---|----------------|------------------|
| Ridge: | | | | |
| Slope: -- | 75 | @ | \$3.00 | \$225.00 |
| Cove: -- | 6 | @ | 5.00 | 30.00 |
| Grazing Land: | | | | |
| Fields Restocking: -- | 24 | @ | 10.00 | 240.00 |
| Cultivated Land: --- | 3 | @ | 20.00 | 60.00 |
| Orchard: ---- | 2 | @ | 50.00 | 100.00 |
| | | | | <u>\$655.00</u> |
| Minerals: | | | | |
| Value of Land: \$ | 335.00 | | | |
| Value of Improvements: \$ | 275.00 | | | 275.00 |
| Value of Orchard: \$ | 100.00 | | | |
| Value of Minerals: \$ | | | | |
| Value of Fruit: \$ | | | | |
| Value of Timber: \$ | 170.00 | | | 170.00 |
| Value of Wood: \$ | | | | <u>\$1100.00</u> |
| Value per acre for tract: | \$10.00 | | | |

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

Geo. H. Pen. CLERK

County: Rappahannock
District: Riedmont

#155 - Dodson, Fred W.,

Acreage Claimed: *Assessed 120.09 A. Deed 120.09

Value Claimed: " \$350.00 " \$-not given

Location: Lee Highway above and below Turnbridge.

Incumbrances, counter claims or laps: None known.

Roads: It is 11 miles over the Lee Highway to Luray, the nearest shipping point.

Soil: The soil is a sandy loam of good depth and fertility, but rocky in a good many places, especially above the highway. The northern part has steep slopes, but they are moderate below, with some level land along the streams. The exposure is south and east.

History of tract and condition of timber: The land has been cut over for bark and timber several times so there is no merchantable timber, but there has been little fire recently and good young growth to 3" DBH is present.

Improvements: The improvements consist of the following:
House-log, 15x20, with 10x15' lean-to, 3 room, boarded, shingled roof, \$200.00
Stable: Log, 16x22', shingle roof, dilapidated, 50.00
2 chicken houses @ \$15.00 30.00
Smoke house, 6x12', 20.00
300.00

Orchard: There are about 85 apple trees, 15-20 years - old in fair condition. The soil is good and has a good sod. 2 acres are valued at \$50.00 per acre -- \$100.00

Acreage and value of land by types:

| Type | Acreage | Value per acre | Total Value |
|---------|-----------|----------------|---------------|
| Slope | 55 | \$3.00 | \$165.00 |
| Cove | 6 | 5.00 | 30.00 |
| F r | 24 | 10.00 | 240.00 |
| F c | 3 | 20.00 | 60.00 |
| Orchard | 2 | 50.00 | -- |
| | <u>90</u> | | <u>495.00</u> |

Value of land \$495.00
Value of improvements 300.00
Value of orchard 100.00
Value of tract 895.00
Average value per acre 9.94

*Note - Computation of area by former surveyor is believed to be erroneous due in large part to surface measurement.

Set for 29.

153

Claim of Mary E. Dodson and F. W. Dodson
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 Caylor et al and 37400
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 Mary E. Dodson + F. W. Dodson
My Post Office Address is Mary E. Dodson - Flint Hill, Va F. W. Dodson - Front Royal, 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 120.9 acres, on which there are the following buildings and improvements: 1 - 4 room dwelling + basement, 1 - 2 room dwelling, stable, 2 hen houses, corn house, meat house,

This land is located about 3 1/2 miles from Sperryville Virginia, in the Piedmont 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).

Joint owners.
Each own 1/2 interest in above property.

The land owners adjacent to the above described tract or parcel of land are as follows:
North Will Menepu + Berrett Atkins
South Albert Clark
East Dudley Pullen + Ashley Atkins
West Mrs. William Yancey

I acquired my right, title, estate or interest to this property about the year 1929 in the following manner:

By deed from Burnett Miller, Comr. et al. Rappah. Co. Va.
later F.W. Dodson bought 1/2 int. in above property

I claim that the total value of this tract or parcel of land with the improvements thereon is \$ 3500.00. 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 \$ 3500.00.

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: We have 100 apple trees 14 yrs old, (Yorks, stayman, Gano, + other varieties), also 30 old trees; we believe there is sufficient timber for 250000 staves; also there are 30 large walnut trees now ready for market and number of small Walnut trees. (Continue remarks if necessary on the back).

Witness my signature (or my name and mark attached hereto) this 21st day of August, 1930.

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

The undersigned hereby certifies that F.W. Dodson 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 21st day of August, 1930.

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

Notary Public and Justice of the Peace
Clerk of the Court or Special Investigator of

this _____ day of _____ 1930

and things appearing in his above answer are true to the best of his knowledge and belief,
The undersigned hereby certifies that

STATE OF VIRGINIA, COUNTY OF _____ To-wit:

Witness my signature (or my name and mark attached hereto) this _____ day

(Continue remarks if necessary on the back)

Claim of
Mary E. Dodson
and
J. W. Dodson

FILED IN
CLERK'S OFFICE
RAPPAHANNOCK COUNTY

Aug. 21 - 19 30
Teste: Jas. M. Steele Clerk

description of the tract or parcel of land by metes and bounds.

(In the space below should be set out any additional statements or information as to
based condemnation of lands within the Park area, to the extent of \$
parcel of land but lying outside the Park area which I claim will be damaged by the pro-
I am the owner of
in and to this tract or parcel of
I claim that the total value
I claim
the value of my right title estate or interest
parcel of land with the improvements there-
improvements thereon is \$
land adjoining the above described tract or
which I claim will be damaged by the pro-
property about the year 1929 in the

North
East
West
South

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

parcel of land described above).

he should set out exactly what right title estate or interest he has in or to the tract or
and if joint owner give names of the joint owners. If claimant is not sole or joint owner,
scribed above: (In this space claimant should say whether he is sole owner or joint owner,
I claim the following right title estate or interest in the tract or parcel of land de-
the _____ Magisterial District of said County.

This land is located about _____ miles from _____ Virginia, in

buildings and improvements: _____
to be condemned, containing about _____ acres, on which there are the following

I claim a right title estate or interest in a tract or parcel of land within the area sought

My Post Office Address is _____

My name is _____

as his answer to said petition and to said notice.
Court of _____ County, Virginia, asks leave of the Court to file this
upon the filing of said petition and published in accordance with the order of the Circuit
velopment of the State of Virginia, and in response to the notice of condemnation awarded
The undersigned, in answer to the petition of the State Commission on Conservation and De-
more or less of land in _____ County, Virginia, Defendants.

tioner, vs _____

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

In the Circuit Court of _____ County, Virginia, At Law.

Claim of _____
_____ @ 288
_____ @ 573
_____ = 300