

*Sumner*

NAME OF CLAIMANT

#65 - Keyser, Lula W.

Number of Acres: 124

Location: Gid Brown Hollow at Positions 140-43 Only part of tract lies within park area. There is no damage to land outside.

Roads:

It is 6 miles over roads (rough) to the Lee Highway and thence 19 miles to Luray, the nearest shipping point.

Soil: The soil is a sandy loam rather thin and shallow and of low fertility. There are numerous rock outcrops. The slopes are steep and medium with a flat on the northwest side of the tract. The general exposure is to the south and east.

History of Tract and condition of timber:

The tan bark was removed twenty or thirty years ago and the best timber has been cut. The locust was cut several years ago. There has been little fire and there is good young growth. Timber: The remaining stand is rather open and consists of thrifty trees from 10 to 20" DBH with occasional trees to 30". On 112 acres the estimate is as follows:--Oak- 135 M.--Poplar 26 M.--Others-8 M.--

Improvements:

Acreage and value of types:

| Types                 | Acreage |   | Value per acre | Total Value |
|-----------------------|---------|---|----------------|-------------|
| Ridge:                |         |   |                |             |
| Slope: --             | 105     | @ | \$3.00         | \$315.00    |
| Cove: --              | 7       | @ | 5.00           | 35.00       |
| Grazing Land:         |         |   |                |             |
| Fields Restocking: -- | 12      | @ | 7.00           | 84.00       |
| Cultivated Land:      |         |   |                | \$434.00    |
| Orchard:              |         |   |                |             |
| Minerals:             |         |   |                | 579.00      |
| Value of Land: \$     | 434.00  |   |                | \$1013.00   |

Value of Improvements: \$

Value of Orchard: \$

Value of Minerals: \$

Value of Fruit: \$

Value of Timber: \$ 579.00

Value of Wood: \$

Value per acre for tract: \$ 8.17

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

*Geo. W. Lewis - Clerk*

Claim of Lula W. Keyser  
In the Circuit Court of Pappb County, Virginia, No. 149, At Law.  
The State Commission on Conservation and Development of the State of Virginia, Petitioner, vs. Clypton Aylor et als. + 37400 acres

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

My name is Lula W. Keyser  
My Post Office Address is Washington - 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 124 acres, on which there are the following buildings and improvements: None

This land is located about 9 miles from Washington Virginia, in the Hampton 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 J. J. Miller Est.  
South Lula W. Keyser  
East J. B + E. Gore - A. Barley - Richard Partlow  
West Alfred Jenkins

I acquired my right, title, estate or interest to this property about the year 1911 in the following manner:  
by purchase

I claim that the total value of this tract or parcel of land with the improvements thereon is \$ 20.00 per Acre 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 \$ 2480.00

I am the owner of 400 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 \$ unknown  
(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. Lula W. Keyser  
STATE OF VIRGINIA, COUNTY OF \_\_\_\_\_, To-wit: per Lula W. Keyser

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 Investigator or Notary Public, or Justice of the Peace.

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

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

(Continue remarks if necessary on the back).

Remarks:

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 posed condemnation of lands within the Park area, to the extent of \$200,000.00)

I am the owner of \_\_\_\_\_ acres of land adjoining the above described tract or in and to this tract or parcel of land with the improvements thereon is \$200.00

I claim that the total value of this tract or parcel of land with the improvements there-

by procedure

I acquired my right title estate or interest to this property about the year 1911 in the

West Alfred Jackson

East J.D. & E. Gore - A. Berley - Richard Tartow

South F. W. M. Keyser

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

2016 OK

parcel of land described as \_\_\_\_\_

and if joint owner give \_\_\_\_\_

scribed above: (In the \_\_\_\_\_

I claim the follow \_\_\_\_\_

the \_\_\_\_\_

This land is located \_\_\_\_\_

buildings and improvements \_\_\_\_\_

to be condemned, contain \_\_\_\_\_

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.

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

development of the State of Virginia, and in response to the notice of condemnation awarded

more or less of land in \_\_\_\_\_

County, Virginia, Defendants.

in the Circuit Court of \_\_\_\_\_

County, Virginia, No. 1479 At Law.

Claim of  
Lula W. Keyser

FILED IN  
CLERK'S OFFICE  
RAPPAHANNOCK COUNTY  
June 7 - 1930  
Teste: Jas. M. Sule Clerk

Claim of  
Lula W. Keyser  
vs  
The State Commission on Conservation and Development of the State of Virginia, Petitioner.

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Claim of E. W. Chelf, Guardian ad litem  
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. Clifton Aylor et als and 37,400 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 E. W. Chelf, Guardian ad litem for Lula W. Keyser  
My post office address is Washington, 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 124 acres, on which there are the following buildings and improvements: None

This land is located about 9 miles from Washington Virginia, in the Hampton 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 J. J. Miller Estate
- South Lula W. Keyser
- East J. B. and E. Gore, A. Bailey, Richard Partlow
- West Alfred Jenkins

I acquired my right, title, estate or interest to this property about the year 1911 in the following manner:

By purchase

I claim that the total value of this tract or parcel of land with the improvements thereon is \$ 20 per acre 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 \$ 2480.00

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 6 day of May 1932, 1930.

*E. W. Chelf, Guardian ad litem for Lula W. Keyser*

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

The undersigned hereby certifies that E. W. Chelf, Guardian ad litem 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 6th day of May, 1930.

*Jan. M. Smith*  
Clerk of the Court, or Special Investigator or Notary Public, or Justice of the Peace.

#65 - Keyser, L. W.

COUNTY: RAPPAHANNOCK  
DISTRICT: HAMPTON

Acreage in claim: 124 acres \*assessed 232 A.  
Value Calimed: \$2480.00 " \$2275.00  
Examined by: J. L. E. W. H. S. & C. H. B.  
Location: Gid Brown Hollow at positions 140-43.  
 Only part of tract lies within park area.  
 There is no damage to land outside.

Incumbrances, counter claims, etc.: None known.

Roads: It is six miles over roads (rough) to the Lee Highway and thence 19 miles to Luray, the nearest shipping point.

Soil: The soil is a sandy loam rather thin and shallow and of low fertility. There are numerous rock outcrops. The slopes are steep and medium with a flat on the northwest side of the tract. The general exposure is to the south and east.

History of tract and condition of timber: The tan bark was removed twenty or thirty years ago and the best timber has been cut. The locust was cut several years ago. There has been little fire and there is good young growth. Timber: The remaining stand is rather open and consists of thrifty trees from 10" to 20" DBH with occasional trees to 36"/ On 112 acres the estimate is as follows:

|              |       |                  |               |
|--------------|-------|------------------|---------------|
| Oak          | 135 M | valued at \$3.00 |               |
|              |       | per M or         | \$405.00      |
| Poplar       | 26 M  | valued at 5.00   |               |
|              |       | per M or         | 150.00        |
| Others       | 8 M   | valued at 3.00   |               |
|              |       | per M or         | 24.00         |
| <b>Total</b> |       |                  | <u>579.00</u> |
|              | 169 M |                  | \$579.00      |

Improvements: None

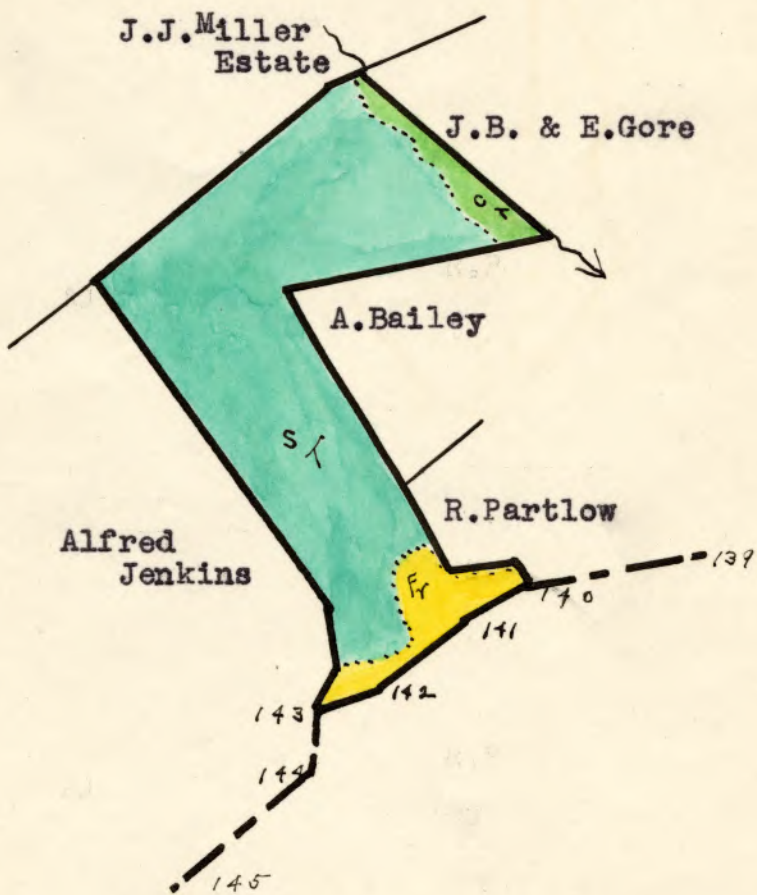
Acreage and value by types:

| <u>Types</u> | <u>Acreage</u> | <u>Value Per Acre</u> | <u>Total Value</u> |
|--------------|----------------|-----------------------|--------------------|
| Slope        | 105            | \$3.00                | \$315.00           |
| Cove         | 7              | 5.00                  | 35.00              |
| PR           | 12             | 7.00                  | 84.00              |
|              | <u>124</u>     |                       | <u>\$434.00</u>    |

Total value of land \$434.00  
 Total value of timber 579.00  
 Total value of tract ~~1013.00~~ 1013.00  
 Average value per acre. 8.17

\*Only part of tract included within the Park Area.

#65 - Keyser, L. W.



LEGEND:

- |       |                   |
|-------|-------------------|
| Cove  | Orchard           |
| Slope | Grazing Land      |
| Ridge | Tillable Land.    |
|       | Fields restocking |
- Scale - 1" = 20 chains

VIRGINIA:

IN THE CIRCUIT COURT OF RAPPAHANNOCK COUNTY.

The State Commission on Conservation  
& Development of the State of Virginia ----- Petitioner  
vs  
Clifton Aylor et als, and 37,400 acres of  
land, more or less -----Defendants  
Answer of  
Guardian ad Litem

The joint and seperate answer of Lula W. Keyser, an incompetent person, by her guardian ad litem and the answer of the said guardian ad litem for the said incompetent defendant, to a petition at law exhibited against her and others in the Circuit Court of Rappahannock County, Virginia, by The State Commission on Conservation and Development of the State of Virginia.

For answer to the said petition or to so much thereof as she is advised that it is material that she should answer, answers and says; that she knows nothing of the matters set forth in the said petition and by reason of her incompetency is incapable of understanding or taking care of her rights and interests; she therefore, by her said guardian ad litem, commends herself, and her rights and interests, to the protection of the Court and prays that no order may be entered which will tend to her prejudice.

The said guardian ad litem, reserving to himself the benefit of all just exceptions to said petition, answering for said incompetent defendant, answers and says;

That he is the guardian ad litem appointed to defend the above named incompetent defendant, who is the owner, or the owner of an interest, in a tract of land involved in these proceedings, and alleged to contain about 124 acres, and being designated as tract # 65 in the record of these proceedings; but that he knows nothing as to the truth or falsity of the statements contained in the said petition, and he prays for the full protection of the Court for said incompetent defendant.

Now, having fully answered, these respondents pray to

of July, 1933.

subscribed and sworn to before me this 18th day

Given under my hand this 18th day of July, 1933.

E. W. Chelf  
Notary Public

James M. Seitz  
Commissioner in Charge

The State Commission on  
Conservation & Development  
of the State of Virginia.

vs

Clifton Aylor et als, and  
37,400 acres of land, more  
or less.

Answer of  
Guardian ad Litem

FILED IN  
CLERK'S OFFICE  
RAPPAHANNOCK COUNTY

2nd July Rules 1933

Teste: James M. Seitz Clerk

James M. Seitz  
E. W. Chelf  
Guardian ad Litem  
Notary Public

benefit expended.  
be hence dismissed with their reasonable costs in this



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

vs.

Clifton Aylor and others and Thirty Seven Thousand ~~D~~ ~~x~~ Four  
Hundred (37,400 ) acres of land more or less in Rappahannock  
County, Virginia,                      Defendants.

On this the 12th. day of March 1934, the above styled proceed-  
ing was called in open Court, in pursuance of the order entered  
herein on the 23rd. day of February 1934, ~~xxxxx~~ continuing  
the hearing mentioned in said order of February 23rd. 1934, to  
this date, and thereupon came the petitioner by counsel;

but the Court announced its desire and purpose to hear and  
determine the matters to be submitted on Wednesday, March 14th.  
1934 at eleven o'clock A.M., instead of on this date, and  
petitioner consenting thereto, and no other party objecting,

it is ordered that the hearing fixed for this day by the  
said order of February 23rd. 1934, be and the same is hereby e-  
continued and set for Wednesday March 14th. 1934 at eleven  
o'clock A.M.

The State Commission on Conservation and Development of the  
State of Virginia, Petitioner  
vs.

Clifton Aylor and others and Thirty Seven Thousand & Four  
Hundred (37,400) acres of land more or less in Rappahannock  
County, Virginia, Respondents.

On this the 12th day of March 1934, the above styled proceed-  
ing was called in open Court, in pursuance of the order entered  
herein on the 23rd day of February 1934, which ordering  
the hearing mentioned in said order of February 23rd 1934, to  
this date, and thereupon came the petitioner by counsel;  
but the Court announced its desire and purpose to hear and  
determine the matters to be submitted on Wednesday, March 14th  
1934 at eleven o'clock A.M., instead of on this date, and  
petitioner consenting thereto, and no other party objecting,  
it is ordered that the hearing fixed for this day by the  
said order of February 23rd 1934, be and the same is hereby  
continued and set for Wednesday March 14th 1934 at eleven  
o'clock A.M.

March 12, 1934  
Entered -

Seiler  
Dexter

Monday  
12th

be hence dismissed with their reasonable costs in this behalf expended.

Lula W. Keyser  
By E. W. Chelf  
Guardian ad Litem  
and E. W. Chelf  
Guardian ad Litem for  
Lula W. Keyser

The State Commission on Conservation and Development of the State of Virginia  
as  
of Jess.  
23,400 series of 1933, more  
Clifton Valor est.  
Guardian ad Litem  
ANSWER OF

State of Virginia,  
County of Rappahannock, towit:

E. W. Chelf, guardian ad litem for Lula W. Keyser, the incompetent defendant named in the foregoing answer, after being sworn, says that the statements of fact contained therein are true.

Given under my hand this 18<sup>th</sup> day of July, 1933.

E. W. Chelf

Subscribed and sworn to before me this 18<sup>th</sup> day of July, 1933.

Jan. M. Seale  
Commissioner in Chancery