

NAME OF CLAIMANT

#168 - Fletcher, Jas. H.

Number of Acres: 565

Location: Buck Hollow Run, entirely within the Park Area.

Roads: 1 - 2 miles rough mountain log road; thence 13 miles over Lee Highway to Luray.

Soil: East, north, south and west exposure, varying from steep rocky slopes of shallow depth and fertility to coves of sandy clay loam with good depth and fertility. Boulders are numerous.

History of Tract and condition of timber: This tract has been culled and cut over. However, there still remains some merchantable timber. Logging roads are up the main streams. Part of this timbered area is accessible, especially along the streams, and the remainder is inaccessible.

Improvements: NONE.

Acreage and value of types:

Types	Acreage		Value per acre	Total Value
Ridge:				
Slope: -----	447	@	\$2.50	\$1117.50
Cove: ----	118	@	4.00	472.00
				<u>\$1589.50</u>

Grazing Land:

Fields Restocking:

Cultivated Land:

Orchard:

Minerals:

Value of Land: \$ 1589.50

Value of Improvements: \$

Value of Orchard: \$

Value of Minerals: \$

Value of Fruit: \$

Value of Timber: \$

of Wood: \$

for tract: \$ 2.80

arising from the taking of this tract: \$ NONE.

.....  
 We find from investigation that  
 Mr. Fletcher is willing to take  
 \$1500.00 for above tract of land, but  
 we find the actual value to be  
 \$1589.50.

168

Claim of James H. Fletcher  
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 al 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 James H. Fletcher  
My Post Office Address is Sperryville

I claim a right, title, estate or interest in a tract or parcel of land within the area sought to be condemned, containing about 718.4 acres, on which there are the following buildings and improvements:

This land is located about 3 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).

Sole owner

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

North Mrs. Omgia Seyonidun

South C. J. Miller et al

East Jack Asher & Jas. Neillford

West William

I acquired my right, title, estate or interest to this property about the year 1924 in the following manner:

Lot no. 9. 485.2 acres at Pub. auc. from the estate of A. W. Clark decd.  
Lot no. 12. 220.2 " from Andrew J. Clark and he acquired it at the above sale

I claim that the total value of this tract or parcel of land with the improvements thereon is \$1500.00. 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 \$1500.00.

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: The above land is valuable for its saw timber & locust timber. I have a stream.

(Continue remarks if necessary on the back).

Witness my signature (or my name and mark attached hereto) this 3rd day of June, 1930.

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

The undersigned hereby certifies that James H. Fletcher 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 3 day of June, 1930.

Jos. M. Seave  
Clerk of the Court, or Special Investigator,  
Notary Public, or Justice of the Peace

STATE OF VIRGINIA, COUNTY OF *Stafford*, To-wit:  
*James M. Williams* of *Stafford*, 1830.

Witness my signature (or my name and mark attached hereto) this \_\_\_\_\_ day \_\_\_\_\_ 19\_\_\_\_.

(Continue remarks if necessary on the back).

Remarks: Description of the tract or parcel of land by metes and pounds).

Following number:

Wesley

test

South

North

30

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S OFFIC  
OCK COUN  
3  
19  
*Sum*  
District of said County.

...miles from ... Virginia in

CL  
RAP  
Teste:

My name is John J. ...

as his answer to said petition and to said motion.

[illegible]

Claim of  
James N. Fletcher

COUNTY: RAPPAHANNOCK  
DISTRICT: PIEDMONT

#168 - FLETCHER, JAMES H.

\* Acreage Claimed: 715 A ASSESSED: DEED:  
Value Claimed: \$1500. " "  
Location: Buck Hollow Run, entirely within the park area.  
Laps: None known.  
Roads: 1-2 miles rough mountain log road; thence 13 miles over  
Lee Highway to Luray.

Soil: East, north, south and west exposure, varying from steep  
rocky slopes of shallow depth and fertility to coves of  
sandy clay loam with good depth and fertility. Boulders  
are numerous.

History of tract and condition of timber: This tract has been culled  
and cut over. However, there still remains some merchant-  
able timber. Logging roads are up the main streams.  
Part of this timbered area is accessible, especially  
along the streams, and the remainder is inaccessible.

Value of land by Types:

<u>Type:</u>	<u>Acreage</u>	<u>Value Per Acre</u>	<u>Total Value</u>
Slope	447	\$2.00	\$894.00
Cove	118	4.00	472.00
	<u>565</u>		<u>\$1366.00</u>

Total value of land.....\$1366.00  
Total value of timber, 100,000 bd.ft. @ \$1. per M.... 100.00  
Total value of tract.....\$1466.00

Average value per acre..... \$2.59

\*NOTE: The difference between the acreage claimed and the area  
found by examination is believed to be due largely to  
an error in computation of the area of one of the lots in  
the division of the large A. W. Clark tract, and to a  
lesser degree to the fact that the surface measurements  
were made rather than horizontal measurements.

REPORT ON THE ACREAGE  
OF THE  
JAMES H. FLETCHER TRACT #168.

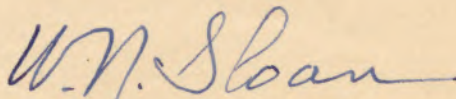
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Mr. Fletcher's deed for this land describes it by bearings and distances, in two parcels; the tract being composed of two lots in the division of the A. W. Clark Estate.

The calls of neither lot will close, one lacking 15 chains and the other 8 chains. Also, the original computation of acreage of these two lots was in error, as no method of distributing the error of closure will give 715 acres, which the deed calls for.

A computation of the acreage entirely from the calls in the deed, after distributing the error of closure in these calls, gives 577 acres in the two lots.

Ties which we made on the ground, decreasing slightly the length of one lot, cut this down to 565 acres. This is the acreage which I compute from the calls in the deed after correcting these calls to agree with our measurements as mentioned above.

  
W. N. Sloan,

Chief Engineer, Park Service