

Rappahannock County

NAME OF CLAIMANT

#111 - Grove, J. G. & Spitler, B. N.

Number of Acres: 160

Location: On North Fork of Thornton River, and entirely within the Park area.

Roads: Seven miles to Sperryville over rough mountain road; thence seventeen miles to Luray over Lee Highway.

Incumbrances, counter claims or laps: (See reverse side)

Soil: Sandy clay loam of medium depth and fertility with eastern exposure.

History of Tract and condition of timber: The grazing land on this tract varies from this rock and badly grown up soil to smooth, fertile and good soil. The timbered portion consists of soil from the poorest ridge type to very good slope type with a poor quality of timber. On this particular part of the tract there are 5,000 feet of saw timber.

Improvements:

House: (Summer home) 14x26', 4 rooms, not ceiled, metal roof, 15 years old and well constructed.

House: (Occupied by Ellis Frazier) 14x20', metal roof with 12x12', kitchen, 5 rooms and good 5' porch, with 30 old apple trees --

Barn: 38x46', metal roof, well built and in good condition --

Meat house: 10x12', metal roof and in good condition ----

Acreage and value of types:

Types	Acreage		Value per acre	Total Value
Ridge:				
Slope:	10	@	\$2.50	\$25.00
Cove:				
Grazing Land:	150	@	29.63	4444.50
Fields Restocking:				<u>\$4469.50</u>
Cultivated Land:				
Orchard:				1160.00
Minerals:				<u>12.50</u>
				\$5642.00

Value of Land: \$ 4469.50

Value of Improvements: \$1160.00

Value of Orchard: \$

Value of Minerals: \$

Value of Fruit: \$

Value of Timber: \$12.50

Value of Wood: \$

Value per acre for tract: \$ 30.60

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

Geo. H. Ben

CLERK.

LAPS: A portion of this tract lies inside of the overall Survey for which two separate lap reports have been prepared.

NAME OF CLAIMANT

Will - Jones, S. E. - CLAIMANT, S. E.

Number of Acres: 1.00
 Location: On North Fork of Mountain River, and adjacent to the left bank.
 Roads: Seven miles to Georgetown, West Virginia, over rough mountain roads. There are no roads from this tract to any town or highway.
 Improvements: None.
 Soil: Sandy clay loam of medium depth and fertility with surface exposure.
 History of Tract and condition of timber: The existing land on this tract varies from 20 to 40 feet and badly grown up with a variety of trees and shrubs. The timbered portion consists of oak, hickory, chestnut, and other hardwoods. The soil is very good and the timber is of good quality. The tract is about 2,000 feet of area timbered.
 Improvements: None.

Types	Average	Value per acre	Total Value
Ridge:	10	\$2.00	\$20.00
Slope:	10	\$2.00	\$20.00
Cove:	10	\$2.00	\$20.00
Grazing Land:	100	\$2.00	\$200.00
Fields Restocking:			
Cultivated Land:			
Orchard:			
Minerals:			
Value of Land:			\$440.00
Value of Improvements:			\$100.00
Value of Orchard:			\$
Value of Minerals:			\$
Value of Fruit:			\$
Value of Timber:			\$18.00
Value of Wood:			\$
Value per acre for tract:		\$ 50.00	

Incidental damages arising from the taking of this tract: \$ 0.00
 No. 1111
 1000.00

111-111-I
111-II

Claim of J. G. Grou and B. N. Spitzer
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 Aylor et al. and 34,700 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 J. G. Grou and B. N. Spitzer
My Post Office Address is Luray, 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 355.25 acres, on which there are the following buildings and improvements: 2 - 5 Room House and good barn -

This land is located about 5 or 7 miles from Sperryville Virginia, in the Piedmont Magisterial District of said County.

We 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 -

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

North H. H. Hudson
South J. J. Heiston
East J. J. Heiston + F. P. Compton
West D. B. Hershberger Est. + W. H. Hershberger

I acquired my right, title, estate or interest to this property about the year 1909 + 1917 in the following manner:

By deed from Leoniv. R. F. Leedy - + Leas. S. Landram
By deed from Heirs of Joseph N. Spitzer, died -

I claim that the total value of this tract or parcel of land with the improvements thereon is \$ 15000.00. 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 \$ 15000.00.

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 23rd day of May, 1930.

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

The undersigned hereby certifies that B. N. Spitzer and J. G. Grou the above named claimants 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 23rd day of May, 1930.

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

[Vertical handwritten notes on the left margin]

County: Rappahannock
 District: Piedmont

#111 - Grove, J. G. & Spidler, B. N.

X			
<u>Acreage Claimed:</u>	355½	Assessed:	355½
			Deed: 355½
			(1909)
<u>Value Claimed:</u>	\$15,000	Assessed:	\$3142.00
			Deed: \$5302.20
		<u>Area:</u>	<u>160 Acres</u>

Location: On North Fork of Thornton River, and entirely within the Park Area.

Incumbrances, counter claims or laps: A portion of this tract lies inside of the Overall Survey for which two separate lap reports have been prepared.

Soil: Sandy clay loam of medium depth and fertility, with eastern exposure.

Roads: Seven miles to Sperryville over rough mountain road; thence seventeen miles to Luray over Lee Highway.

History of tract and condition of timber: The grazing land on this tract varies from thin rock and badly grown up soil to smooth, fertile and good soil. The timbered portion consists of soil from the poorest ridge type to very good slope type, with a poor quality of timber. On this particular part of the tract there are 5,000 feet of saw timber valued at \$2.50 per M.

Improvements:

<u>House:</u> (summer home) 14x26', 4 rooms, not ceiled, metal roof, 15 years old and well constructed.	\$250.00
<u>House:</u> (Occupied by Ellis Wrazier) 14x20', metal roof with 12x12', kitchen, 5 rooms and good 5' porch, with 30 old apple trees -	250.00
<u>Barn:</u> 38x46', metal roof, well built and in good condition --	500.00
<u>Meat house:</u> 10x12', metal roof and in good condition --	35.00
	<hr/>
	\$1035.00

Value of land by types:

<u>Type</u>	<u>Acreage</u>	<u>Value per acre</u>	<u>Total Value</u>
Slope	10	\$2.00	\$20.00
Fg	150	15.00	2250.00
	160		<hr/>
			\$2270.00

Total value of land	\$2270.00
Total value of improvements	1035.00
Total value of timber (5,000.0 @ \$2.50)	12.50
Total value of tract	<hr/>
	\$3317.50

Average value per acre \$20.73

X - Includes area covered by reports for overlaps #111-I & #111-II.

IN THE CIRCUIT COURT OF PAGE COUNTY, VIRGINIA

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

VS) (

ORDER OF DISTRIBUTION TO J. G.
GROVE

ADA ABBOTT &c.

On this 15 day of December, 1933, again came J. G. Grove, who heretofore by leave of Court filed his application for the payment to him of the sum of Eight Hundred and Seven Dollars and Fifty Cents (\$807.50), the amount of the award set out in the judgment of condemnation for tract No 118-a, which said sum has heretofore been 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 therein on the 1st day of November, 1933, that in the opinion of the petitioner the said J. G. Grove is invested with a superior or better right or claim of title in and to said tract of land No 118-a, 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. 118-a, 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 \$807.50 paid into court by petitioner as just compensation for said tract No 118-a, be paid unto the said J. G. Grove, and that the Clerk of this Court be, and 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 J. G. Grove, the sum of \$807.50, the amount of the reward set out in the judgment of condemnation for said tract No. 118-a, and certify such payment to the Clerk of this Court for appropriate entry thereof as required by law.

Page County
Oct. 10 - 1933

IN THE CIRCUIT COURT OF PAGE COUNTY, VIRGINIA

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

ORDER OF DISTRIBUTION TO J. G. GROVE VS))

ADA ABBOTT & Co.

On this 15 day of December, 1933, again came J. G.

Grove, who heretofore by leave of Court filed his application for the payment to him of the sum of Eight Hundred and Seven Dollars and Fifty Cents (\$807.50), the amount of the award set out in the judgment of condemnation for tract No 118-a, which said sum has heretofore been paid into Court.

And it appearing from the report of the Board of Appraisers and Commissioners heretofore filed in this cause and in the petition for judgment and condemnation entered therein on the last day of November, 1933, that in the opinion of the petitioner the said J. G. Grove is invested with a superior or better right or claim of title in and to said tract of land No 118-a, 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. 118-a, and it further appearing to the Court that all taxes due or existing thereon have been paid, upon consideration whereof it is considered and ordered by the Court that said sum of \$807.50 paid into court by petitioner as just compensation for said tract No 118-a, be paid unto the said J. G. Grove, and that the Clerk of this Court be, and is hereby directed to transmit a certified copy of this order to the Treasurer of Virginia, who shall pay un-

to Ford and Keyser, Luray, Page County, Virginia, attorneys of record for the said J. G. Grove, the sum of \$807.50, the amount of the award set out in the judgment of condemnation for said tract No. 118-a, and certify such payment to the Clerk of this Court for appropriate entry thereof as required by law.

Check
Memoranda

Page County