parties entitled and to ascertain the value of the said estate in lawful money taking into consideration any encumbrances thereon and to ascertain the value of the said estate subject to the encumbrances and if the said estate can in your opinion and judgment or in the opinion and judgment of a majority of you be divided without loss or injury to all the parties entitled then to divide and make partition of the same fairly and equally in value among all the parties interested that is to say to divide the same into eight equal parts having regard to quantity and quality if in your opinion the said real estate be susceptible of such division with advantage to all the parties interested therein and to allot one of such divisions to each of the complainants and to each of the defendants Anna Mrs Mary Stover Sarah Dieble Hannah Dieble and Joanna Dieble and if in your opinion the said real estate be not susceptible of division with advantage to all the parties interested therein then that you proceed to divide the same into such parts as it may be susceptible of without loss or injury to all the parties entitled and ascertain the value of each part thereof subject to any incumbrances thereon having regard as aforesaid to quality and quantity, and if in your opinion and judgment the said real estate will not admit of division without loss or injury to the parties entitled then you or a majority of you shall make return to our said circuit court sitting as a court of equity of your said judgment and the reasons upon which the same was formed and of the real value of the said estate in lawful money, subject to the incumbrances if any thereon and if you or a majority of you shall determine that the said estate can be divided in either of the ways hereinbefore mentioned without loss and injury to all parties then you shall cause the lands to be surveyed and laid out by the county surveyor or such other person as you may think qualified for the several parties in case the estate consists of lands and if the said estate shall be equally divided among all the parties interested according to their several proportions then you or a majority of you shall allot to the several parties their respective shares of the said land and in case the said estate shall consist of houses you or a majority of you shall make allotment and partition thereof among the parties, and you or a majority of you are hereby empowered and directed to ascertain and lay off the widows dower in and to the lands and tenements of the estate, before you shall proceed to divide and value the same and shall make the ascertainment and location of such dower a part of your return in this commission unless the said widow shall consent in writing to be filed with you the said commissioners to relinquish her dower and to accept in money such provision in lieu thereof as the court shall allow her out of the valuation or the proceeds of sale. and if you or a majority of you shall decide that the estate is capable of division you shall cause a survey of the same to be made with the plats of the division thereof and return the same to this court