

KNOW ALL MEN BY THESE PRESENTS:-

That P.M. Luney and Anna Luney were original owners of boundary shown bounded by outside corners A-B-C-D, of record in County D.B. 83, Pg. 117. After selling off the property conveyed to I.G. Powell, the present remaining property, with provision for street widening, is bounded as shown hereon by Corners ① to ⑦ to ① inclusive, - Subdivided as shown, and known as - "DE LANCEY COURT."

The said owners further certify that they have subdivided this land into the 8 lots shown hereon, entirely with their own free will and consent, in accordance with the Section of Code of Virginia, thereto applying.

In witness whereof is hereby placed the signatures & Seals of said owners on March 14, 1952.

In witness whereof is hereby placed the signatures & seals of said owners on MARCH 13, 1952.

P. M. Loney OWNER (Seal) Conrad Loney OWNER (Seal)

State of Virginia } to wit,
City of Roanoke } I, W.G. Turner, Jr., a Notary Public in and for the aforesaid City & State, do hereby
certify that P. M. Luney and Anna Luney, whose names are signed to foregoing writing dated MARCH 14, 1952,
have each personally appeared before me, in my said City & State and acknowledged the same on MARCH 14, 1952.
My Commission expires April 16, 1954. *W.G. Turner, Jr.* Notary Public

In the Clerk's Office of the Hustings Court for the City of Roanoke Va, this Map is presented on
March 18th 1952 and with the Certificate of acknowledgment and dedication, thereto annexed,
 is admitted to record at 3:20 o'clock P.M.
 Tester: R. J. WATSON, Clerk By: Elaine Jones Deputy Clerk

RESERVATIONS and RESTRICTIONS

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- ① The following reservations and restrictions, shall be covenants, running with the Title of this land, for a period of 25 years, from the date of recordation of this Map.
- ② No residence shall be erected costing less than "6000." based upon the cost of labor and materials in the year 1952.
- ③ Lots *1 to *7, inclusive, shall be used for Residential purposes only.
- ④ The main body of residences erected upon said lots, shall not be closer to the front lot line, or street line, than the set back line shown hereon.
- ⑤ No temporary living quarters shall be allowed on any of the 8 lots, such as in tents, shacks, tents, trailers or garages.

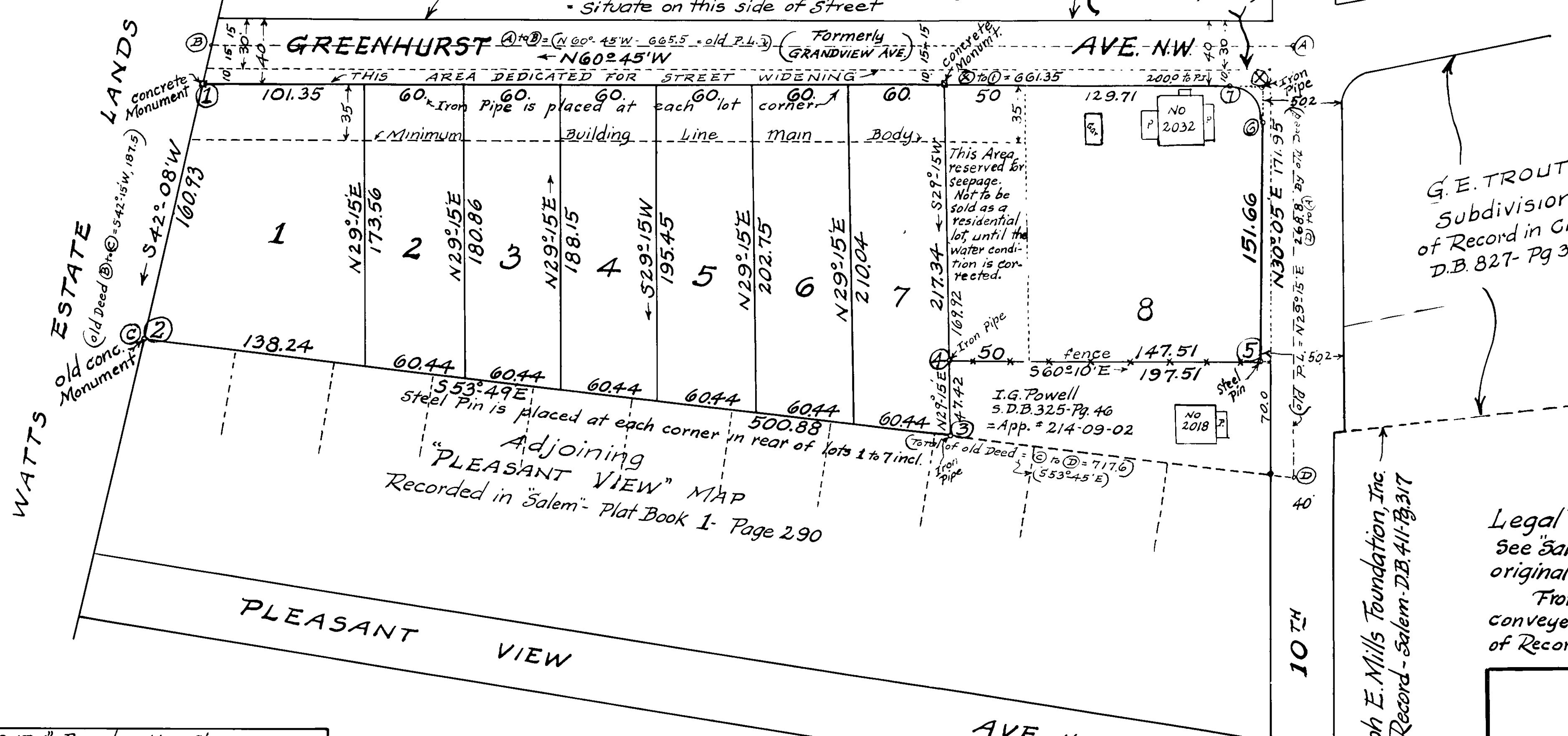
APPROVED:-

W. Cletus Broyles Date *Mar 18, 1952*
City Engineer of Roanoke, Virginia

J. R. Hildebrand Date *Mar. 18, 1952*
Agent for Roanoke City Planning Commission

Block 1 of "FAIRBANKS ADDITION"
of Record in "Salem" Plat Book 1- Pg. 308.
- Situate on this side of Street

Curve (X) data
 $\Delta = 90^\circ 50'$
 Radius = 20.00
 Tangent = 20.29
 Arc = 31.71
 Chd. = $N15^\circ 20' W, 28.49$



G. E. TROUT
Subdivision
of Record in City
D.B. 827- Pg 305

*Ralph E. Mills Foundation, Inc.
of Record - Salem - DB. 411-B. 317*

Legal Reference,-
See "Salem" D.B. 89- Pg. 117, for
original Tract of P.M. Luney
From the same, has been
conveyed a lot to I. G. Powell,
of Record in S. D.B. 325- Pg. 46.

PLAT
OF:-
DE LANCEY COURT
PROPERTY OF:-
P.M. & ANNA LUNEY
ROANOKE, VIRGINIA.

By: C.B. Malcolm & Son.
State Cert. Engineers

Date: March 11, 1952. Scale 1"=50'
APPR. # 214-09-01

"DE LANCEY COURT"-Boundary Line Closure							
CORNERS		Bearing	Dist	Cosine		Sine	
				North	South	East	West
1	2	S 42° 08' W	160.93		119.34		107.96
2	3	S 53° 49' E	500.88		295.70	404.28	
3	4	N 29° 15' E	47.42	41.37		23.17	
4	5	S 60° 10' E	197.51		98.26	171.34	
5	X	N 30° 05' E	171.95	148.79		86.19	
X	1	N 60° 45' W	661.35	323.15			577.03
Totals =			1740.04	513.31	513.31	684.98	684.99