

KNOW ALL MEN BY THESE PRESENTS:-

That Charles E. Kepley, is the owner of the land shown hereon bounded as shown hereon, by outside corners ① to ③ to ①, inclusive, and subdivided into lots, and known as, "SHERWOOD FOREST ANNEX".

The said owner, further certifies that he has subdivided this land into the lots as shown, entirely with his own free will and consent, as required by the Section of the Code of Virginia, thereto applying.

In witness whereof, is hereby placed the signature and seal of said owner, on this day of Nov. 6, 1951.

Charles E. Kepley (Seal)
OWNER

City of Roanoke, State of Virginia, To Wit:-

I, W. G. Turner, Jr., a Notary Public, in and for the said City and State do hereby certify, that Charles E. Kepley, whose name is signed to the foregoing writing, dated Nov. 6, 1951, has personally appeared before me, in my said City and State and acknowledged the same on Nov. 6, 1951.

W. G. Turner, Jr. Notary Public
My Commission expires, April 16, 1954.

In the Clerk's Office for the Hustings Court of Roanoke City, Virginia, this Map is presented on June 13, 1951, and with the certificate of acknowledgment and dedication, thereto annexed, is admitted to Record at 11:45 o'clock A.M.

Teste: R. J. Watson, Clerk

By: J. R. Hildebrand Deputy Clerk.

APPROVED:-

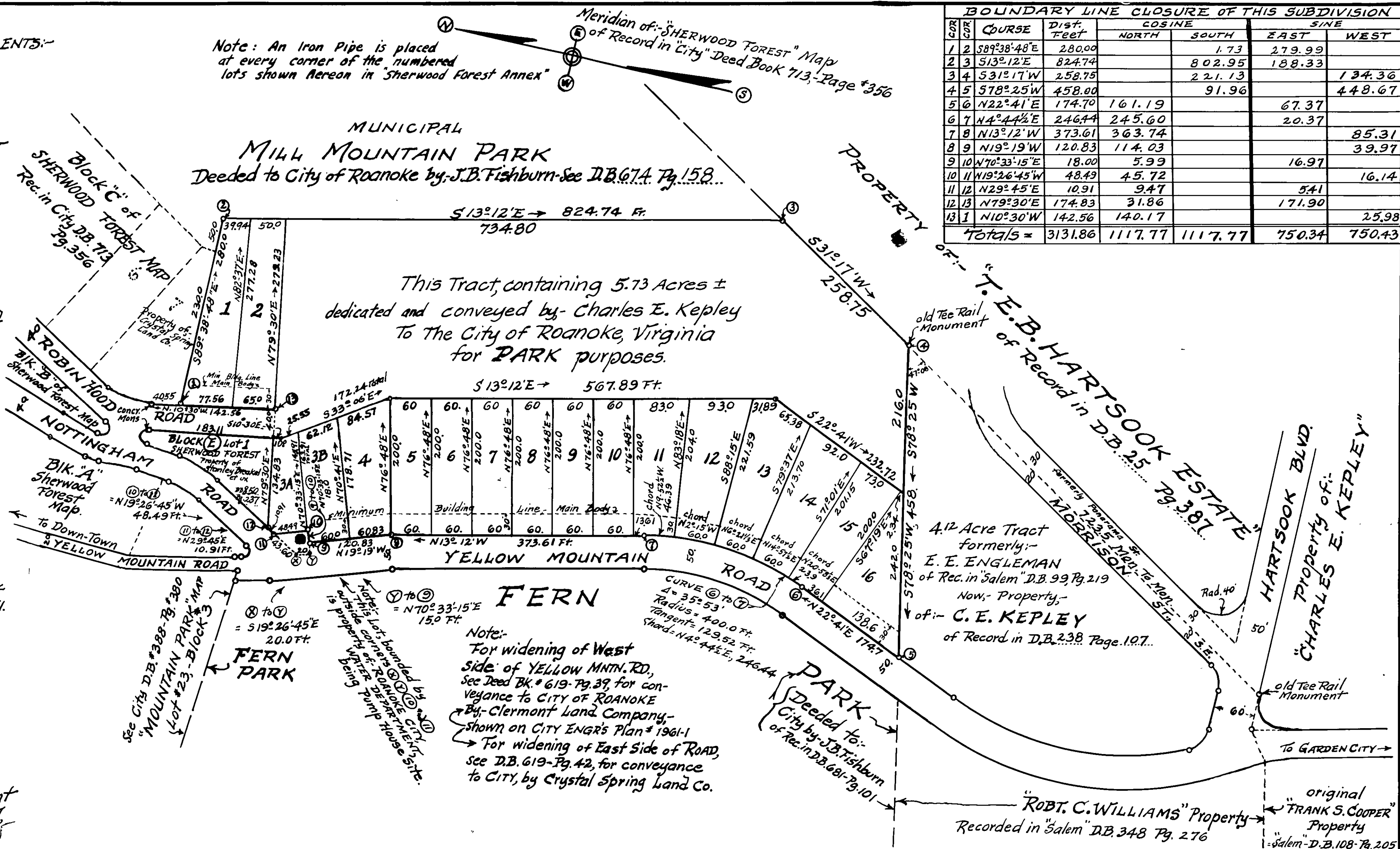
H. Clute Brouse
City Engineer of Roanoke, Virginia.

Date: Nov. 19, 1951.

J. R. Hildebrand
Agent for Roanoke City Planning Commission.

Date: November 19, 1951.

Note: An Iron Pipe is placed at every corner of the numbered lots shown hereon in "Sherwood Forest Annex"



BOUNDARY LINE CLOSURE OF THIS SUBDIVISION									
COR.	COURSE	DIST. FEET	COSINE		SINE		EAST	WEST	
			NORTH	SOUTH	NORTH	SOUTH			
1	2	S89°38'48"E	280.00		1.73		279.99		
2	3	S13°12'E	824.74		802.95		188.33		
3	4	S31°17'W	258.75		221.13			134.36	
4	5	S78°25'W	458.00		91.96			448.67	
5	6	N22°41'E	174.70	161.19			67.37		
6	7	N4°44'E	246.44	245.60			20.37		
7	8	N13°12'W	373.61	363.74				85.31	
8	9	N19°19'W	120.83	114.03				39.97	
9	10	N70°33'15"E	18.00	5.99			16.97		
10	11	N19°26'45'W	48.49	45.72				16.14	
11	12	N29°45'E	10.91	9.47				5.41	
12	13	N79°30'E	174.83	31.86			171.90		
13	1	N10°30'W	142.56	140.17				25.98	
Totals =		3131.86	1117.77	1117.77			750.34	750.43	

RESERVATIONS AND RESTRICTIONS:

The following reservations and restrictions are made covenants running with the title to the 16 lots shown on this map for a period of 25 years from the date of recordation of this map.

- No structures shall be erected on any of the 17 lots other than private dwelling houses with necessary outbuildings, nor shall more than one such dwelling house with necessary outbuildings be erected or suffered to remain on any one lot.
- No part of any building, other than porches, shall be erected nearer to the front lot line than 30 feet on lots 3B thru lot 16, and on lots 1 & 2.
- No dwelling costing less than \$10,000.00, or the equivalent value of \$10,000 in October 1951, shall be erected on any lot shown on this map.
- Lot 3A shall not be used as a separate dwelling site, and may be sold or resold only with lot 3B or to the owner of Lot 1, Block E, SHERWOOD FOREST.

For Legal Reference to Charles E. Kepley land subdivided hereon, See City Deed BK. 798, Pg. 381 = 10.81 Ac. ± Tract

MAP of:- SHERWOOD FOREST ANNEX

PROPERTY OF:-

CHARLES E. KEPLEY

Bounded by outside corners ① to ③ to ① inclusive.

Surveyed and Platted by:-

C. B. Malcolm & Son.
Va. State Cert. Engrs.

Date: Oct. 1951. Scale: 1"=100'

Appr. # 409-04-01.

Field Work by "Buck"
Field Note BK. 51, Pg. 51.
Drawn by: J. R. H.
Checked by: J. R. H.