

CERTIFICATE of STREET DEDICATION.
All of the land embraced within the limits of OAKLAND BOULEVARD,
COURT STREET and GREENHURST AVENUE is dedicated to the CITY
of ROANOKE, VA, in fee simple by J.D. CRAIG et ux, and J.E. EMORE et ux.

Meridian
of Round Hill Park
Sec. No. 3-S.P.B. 2-Pg. 158.

APPROVED:-

J.R. Hildebrand
Agent for Roanoke City Planning Commission

Date: July 28, 1953.

City Engineer of Roanoke, Virginia.
Director of Public Works

Date: July 28, 1953.

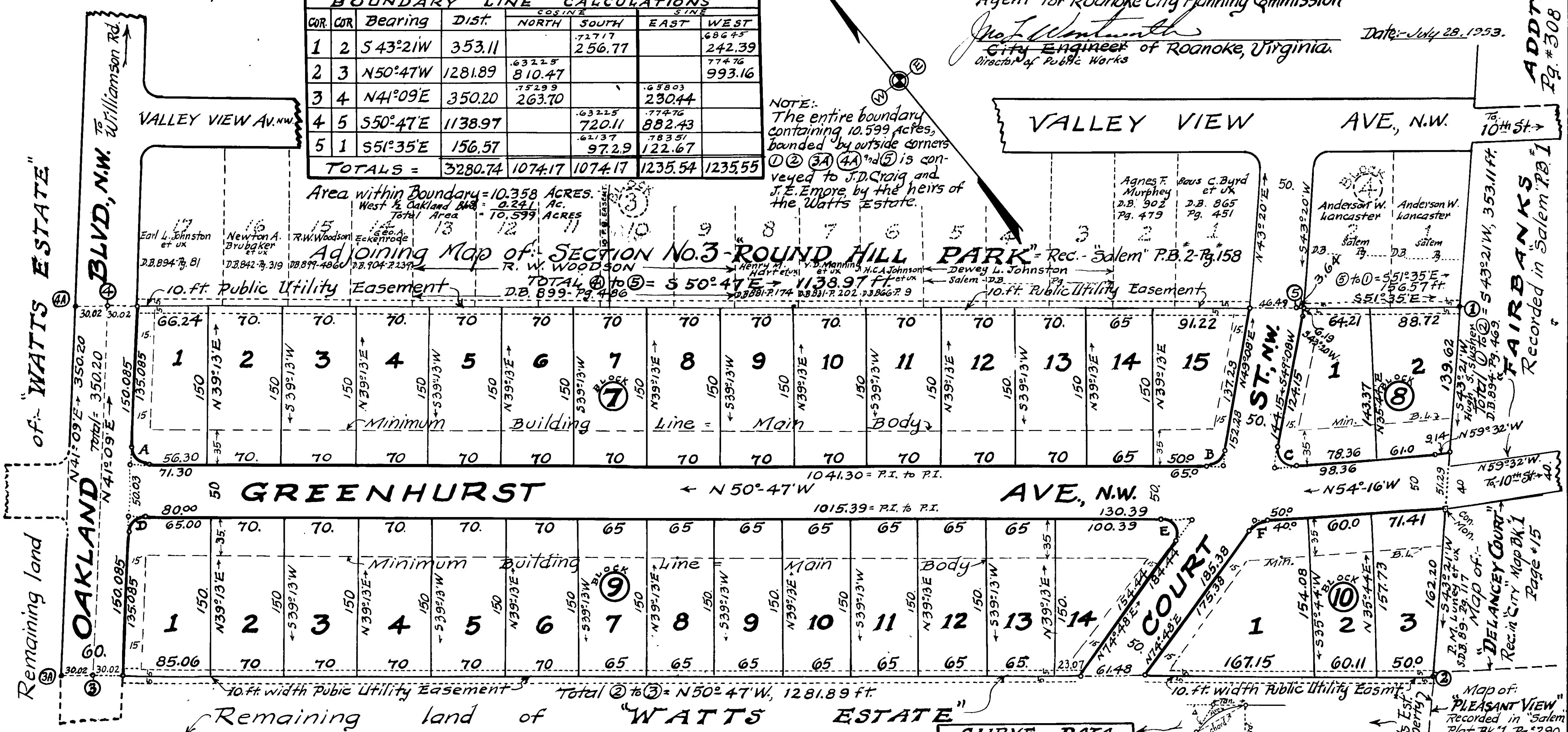
ADDN.
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BOUNDARY LINE CALCULATIONS						
COR.	COR.	Bearing	Dist.	COSINE		SINE
				NORTH	SOUTH	EAST
1	2	S 43° 21' W	353.11		727.17	686.45
2	3	N 50° 47' W	1281.89	810.47	256.77	242.39
3	4	N 41° 09' E	350.20	263.70		230.44
4	5	S 50° 47' E	1138.97	720.11	882.43	774.76
5	1	S 51° 35' E	156.57	97.29	122.67	77.47
TOTALS =			3280.74	1074.17	1074.17	1235.54

NOTE:
The entire boundary containing 10.599 acres, bounded by outside corners ① ② ③ ④ ⑤ is conveyed to J.D. Craig and J.E. Emore by the heirs of the Watts Estate.

Area within Boundary = 10.358 Acres.
West 1/2 Oakland Blk. = 0.241 Ac.
Total Area = 10.599 Acres

Adjoining Map of SECTION No. 3 - ROUND HILL PARK - Rec. - Salem P.B. 2-Pg. 158



Reservations and Restrictions:- ① No building shall be erected or permitted to remain on any residential building plot, other than 1 single family dwelling, costing at least \$9000.00, and necessary out buildings, the cost of which shall not be included in determining the cost of the dwelling. A residential building plot, as used herein, means any of the lots shown on this plat, or any rearrangement, having in area, not less than 9750 sq. ft. and a width of not less than 65 ft. at the front building set back line. A single family dwelling, as used herein, means a dwelling house having a single front entrance, within which provision may be made, for not more than two family units.
② No trailer, basement, shack or garage, barn or other outbuilding, erected on any of the said lots, shall at any time be used as a residence, temporarily or permanently, nor shall any residence of a temporary character be permitted.
③ No noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereon, which may be or become a nuisance to the neighborhood.
④ The restrictions above set out, are hereby made covenants, running with the land, and shall be binding upon the parties hereto and all persons claiming under them, or any of them for a period of time, extending for 25 years from the date of recordation of this plat, at which time, said covenants and restrictions shall terminate.
⑤ If the parties hereto, or any of them, or any one claiming under them or any of them shall violate or attempt to violate any of the covenants herein, it shall be lawful for any person or persons owning any real property situate in said subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing, or to recover damages from him or them for such violation.

KNOW ALL MEN BY THESE PRESENTS:- That J.D. Craig and J.E. Emore, are the owners of the land shown hereon, subdivided into lots and streets, known as Section No. 4 - ROUND HILL PARK, bounded as shown hereon by corners 1-2-3A-4A-5-1 = 10.599 Ac. The said owners further certify that they have subdivided this land, as shown hereon, entirely with their own free will and consent, as required by the Section of the Code of Virginia, thereto applying.
In witness whereof is hereby placed the signatures and seals of the said owners on July 28, 1953.
J.D. Craig (Seal) J.E. Emore (Seal)
Mary Linda M. Smiley, a Notary Public, in and for the State of Virginia, do hereby certify that J.D. Craig and J.E. Emore, whose names are signed to the foregoing writing dated July 28, 1953, have each personally appeared before me, in my said City and State, and acknowledged the same on July 28, 1953.
My Commission Expires, Jan. 15, 1957. Mary Linda M. Smiley, Notary Public.
In the Clerk's Office of the Hastings Court for the City of Roanoke, Va., this map is presented on July 29, 1953 and with the certificate of acknowledgment and dedication thereto annexed, is admitted to record at 11:00 A.M.
Teste: R.J. WATSON, Clerk. By: Chas. H. Grant Jr., Deputy Clerk.

CURVE DATA	
A	Δ = 91° 56'
	Rad. 14.50
	Tan. 15.00
	Arc. 23.265
	Chd. = N 42° 49' W. 20.85
B	Δ = 80° 05'
	Rad. 17.85
	Tan. 15.00
	Arc. 24.95
	Chd. = S 89° 10' E. 22.97
C	Δ = 103° 24'
	Rad. 15.795
	Tan. 20.00
	Arc. 28.50
	Chd. = N 2° 34' W. 24.79
D	Δ = 88° 04'
	Rad. 15.51
	Tan. 15.00
	Arc. 23.84
	Chd. = N 85° 11' E. 21.57
E	Δ = 125° 35'
	Rad. 15.42
	Tan. 30.00
	Arc. 33.80
	Chd. = N 12° 00' E. 27.43
F	Δ = 50° 56'
	Rad. 21.00
	Tan. 10.00
	Arc. 18.67
	Chd. = N 79° 44' W. 18.06

Legal Reference to Caption Property. Deeded to:-
J.D. CRAIG and J.E. EMORE - Recorded - City D.B. 906 - Pg. 216

MAP of:-
SECTION NO. 4
ROUND HILL PARK
PROPERTY OF:-
J.D. CRAIG and J.E. EMORE
In-Roanoke City, Virginia.
By: C.B. Malcolm & Son.
Va. State Cert. Engrs.
Date: July 27, 1953. Scale: 1"=60'
Field Work by: R.C.W. Drawn by: G.M. Checked by: G.M. Note Bk. W-5-52.