

RESERVATIONS and RESTRICTIONS:-

The following shall be Covenants running with the Title of the 4 New Lots shown hereon for a period of 25 years from the date of Recordation of this map.

- ① The said 4 New Lots shall be used for Residential purposes only.
- ② The said lots shall not be re-proportioned, so that any lot so resubdivided from same, shall have a frontage of less than 60 ft., nor an area of less than 7200. Sq. Ft.
- ③ Only one dwelling shall be erected upon any building site except a duplex house may be erected, housing 2 families.
- ④ No dwelling shall be erected costing less than \$ based upon the dollar purchasing value, obtaining labor and materials in the year 1953.
- ⑤ No temporary living quarters, such as tents, shacks, trailers, basements or garages, shall be allowed.

KNOW ALL MEN BY THESE PRESENTS, to wit:-

That W.D. Mason and Elizabeth W. Mason, are the owners of the boundary of land, with outside corners ① ② ③ and ④, and also portions of Avalon Ave. and Calloway Street, as shown in detail hereon.

The said owners further certify that they have subdivided this land into the 4 New Lots, as shown hereon, entirely with their own free will and consent, as required by the Section of the Code of Virginia, thereto applying.

The said owners further certify that they hereby convey to the City of Roanoke, in fee simple, the lands embraced within the limits of Avalon Ave. and Calloway Street, for street purposes, shown hereon, bounded by outside corners ① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩ ⑪ ⑫

In witness whereof, is hereby placed the signatures and Seals of the said owners on this 11th day of September, 1953.

W.D. Mason (Seal) *Elizabeth W. Mason* (Seal)
OWNER OWNER

City of Roanoke } to wit I *Malcolm M. Kenneth*, a Notary Public, in and for the aforesaid City and State, do hereby certify that W.D. Mason and Elizabeth W. Mason, whose names are signed to the foregoing writing, dated September 11, 1953, have each personally appeared before me, in my said City and State, and acknowledged the same on September 11, 1953.

My Commission expires January 1, 1955 *Malcolm M. Kenneth*
Notary Public.

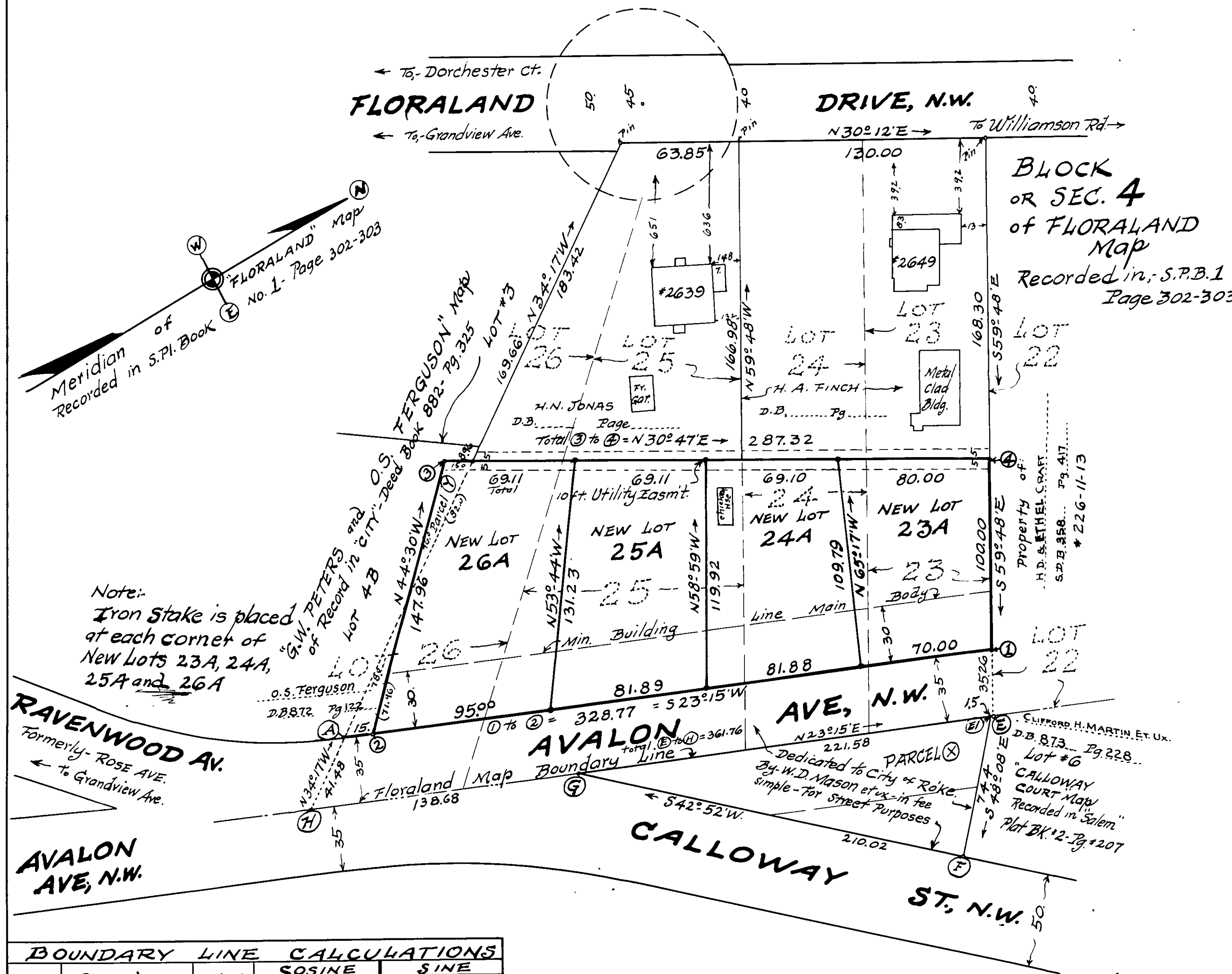
Legal References of Properties deeded to W.D. Mason

From: H. A. Finch S.D.B. 250 Pg. 228 Lot 24
" H. N. Jonas " " 241 " " 24
" O. S. Ferguson " " 872 " " 24 = Parcel ①
" E. H. Waldron " " 891 " " 24 = Parcel ②

PLAT SHOWING SUBDIVISION

PROPERTY OF:-
W. D. MASON et ux
Bounded by corners ① ② ③ and ④
Being portions of lots 23, 24, 25 and 26
Block 4 of "FLORALAND ADDITION" Map
Roanoke, Virginia.

By: *C. B. Malcolm*, Sr.
Va. State Certified Engrs.
Date: Sept. 8, 1953. Scale: 1"=40'



BOUNDARY LINE CALCULATIONS					
COR.	Bearing	Dist.	SINE		SINE
			North	South	
1 2	S 23° 15' W	328.77	302.07		129.78
2 3	N 44° 30' W	147.96	105.53		103.71
3 4	N 30° 47' E	287.32	246.84		147.05
4 1	S 59° 48' E	100.00		50.30	86.43
TOTALS =		864.05	352.37	352.37	233.48

APPROVED:-

H. Cletus Broussard Date: Sept. 17, 1953.
CITY ENGINEER OF ROANOKE, VIRGINIA.

J. R. Hildebrand Date: Sept. 17, 1953.
AGENT FOR ROANOKE CITY PLANNING COMMISSION

In the Clerk's Office of the Hustings Court for the City of Roanoke, Va., this Map is presented on Sept. 23, 1953, and with the Certificates of Dedication and Acknowledgment, thereto annexed, is admitted to Record at 3:00 o'clock P.M.

Teste: *R. J. Watson*, Clerk. By: *Jena Esterman*
Deputy Clerk.

Field Work by: *R. C. W.*
Drawn by: *C. B. M.*
Checked by: *R. M.*