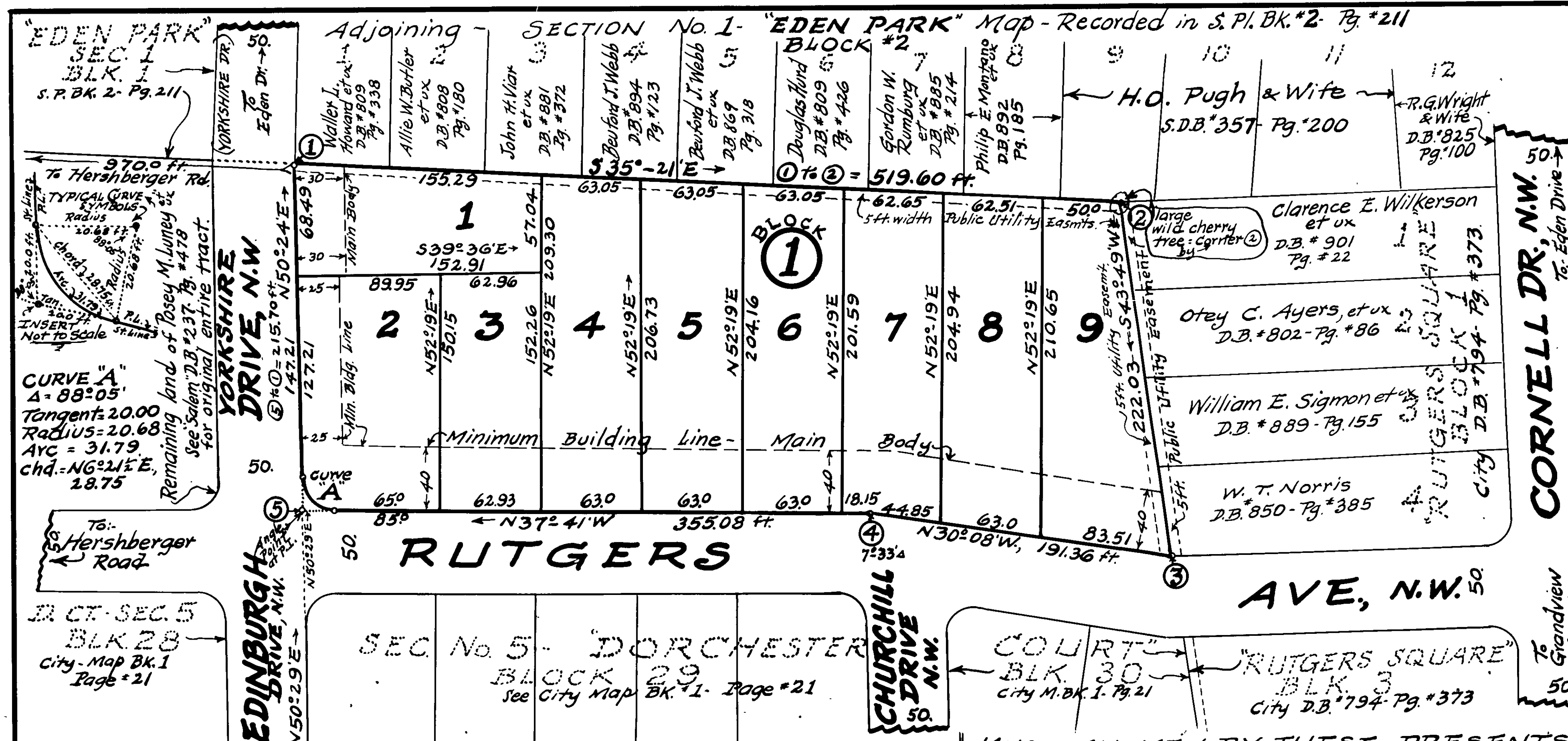




Approved:-
 H. O. Pugh & Wife
 City Engineer of Roanoke, Virginia.
 Date:- May 13, 1954
 J. R. Hildebrand
 Agent for Roanoke City Planning Commission.
 Date:- May 13, 1954.

Boundary Line Calculations of Block 1

Cor.	Bearing	Distance Lin. Ft.	NORTH	SOUTH	EAST	WEST
1	2	S35°21'E	519.60		423.80	300.62
2	3	S43°49'E	222.03		160.21	153.72
3	4	N30°08'W	191.36	165.50		96.06
4	5	N37°41'W	355.08	281.01		217.06
5	1	N50°24'E	215.70	137.49	166.20	
TOTALS =			1503.77	584.00	584.01	466.82

Field Work by: R.D.M.
 Drawn by: R.D.M.
 Checked by: R.D.M.
 Field Note BK # Envelope
 Note: Iron stake is placed at each corner of lots #1 to #9, inclusive except corner #2, abutted by a large cherry tree.

RESERVATIONS & RESTRICTIONS:-
 The following shall be covenants running with the Title to this land, for a period of 25 years, following the date of recordation of this Map.
 ① The lots shown in Block 1 hereon, shall be used for Residential Purposes only.
 ② No Residence shall be erected, costing less than \$500.00 based upon the value of the Dollar for obtaining labor and materials in the Year of 1954.
 ③ Only residences of brick or brick cased construction shall be allowed.
 ④ Only one residence shall be erected on any one lot, except a duplex house may be erected, housing not more than 2 families.
 ⑤ No new lot shall be re-cut with a frontage of less than 60 ft. and with an area of less than 7,200 Square Feet.
 ⑥ No Residence shall be erected, with the Main Body of same nearer the street line, than the Set Back Lines shown hereon.
 ⑦ No temporary living quarters shall be allowed, such as in tents, shacks, trailers, basements or garages.

KNOW ALL MEN BY THESE PRESENTS:- To Wit:-
 That - P. M. Luney and Lou Anna Luney are the owners of the tract of land, shown subdivided hereon, known as Block 1 Section No. 1 - Dorchester Gardens - being a portion of the lands conveyed to said owners by Deed of Record in the Clerk's Office of the Circuit Court of Roanoke County, Va., in Deed Book # 237 Page # 478.
 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.
 The said owners further certify that they hereby Dedicate to Public Uses, and Deed to the City of Roanoke, in Fee Simple, all of the lands embraced within the limits of the streets shown hereon, which are within the original boundary of land, conveyed to said owners, as aforesaid.
 In witness whereof is hereby placed the signatures and Seals of said owners on April 7, 1954.
 P. M. Luney (Seal) Lou Anna Luney (Seal)
 OWNER OWNER
 State of Virginia, I, Mary Linda M. Smiley, a Notary Public, in and for the aforesaid City and State do hereby certify that P. M. Luney and Lou Anna Luney, whose names are signed to the above writing dated April 7th, 1954, have each personally appeared before me, in my said City and State, and acknowledged the same on April 7th, 1954.
 My Commission expires on, Jan. 15, 1957. Mary Linda M. Smiley, Notary Public.

MAP OF SECTION No. 1 DORCHESTER-GARDENS
 PROPERTY OF:-
POSEY M. & LOU ANNA LUNY
 Roanoke, Virginia.
 Date: March 31, 1954. Scale: 1"=50'.
 In the Clerk's Office of the Hustings Court for the City of Roanoke Va., this Map is presented on May 14, 1954, and with the Certificates of acknowledgment and Dedication, thereto annexed is admitted to Record at 12 O'clock P.M.
 Teste:- R.J. Watson, Clerk. W.D. Immen, Deputy Clerk.