

See Appr. Sheet #148

RESERVATIONS and RESTRICTIONS.

- ① The setback distance for main body of houses, shall not be nearer than shown hereon graphically.
- ② All property, as subdivided, shall be used for residential purposes.
- ③ Only one dwelling shall be constructed upon each of the lots shown, however the owners reserve the right to modify the lot lines in detail, if so desired.
- ④ No dwelling shall be built costing less than \$12,000. on lots 1 thru 14, Block 1 and on all lots in Block 2, and costing not less than \$14,000 on lots 15 thru 22, Block 1 and on all lots in Block 3, based on cost levels prevailing on the date these covenants are recorded; it being the intention and purpose of this covenant to assure that all dwellings shall be of workmanship and materials substantially the same or better, than that which can be produced, the date these covenants are recorded.
- ⑤ No nuisance, such as hogs, shall be tolerated, nor shall any activity be allowed, which shall disturb the peace and quietude of the neighborhood.
- ⑥ No temporary living quarters, such as tents, shacks, or garages, shall be allowed on these premises.

The above listed Reservations and Restrictions constitute covenants running with the title of the lots for a period of twenty years from the date of recordation of this map.

Note:-

See Plan and Profile, and Cross-Sections made by C.B. Malcolm & Son, State Cert. Engineer, dated Nov. 23, 1954, and approved by the Agent and City Engineer January 5, 1955 on file in Office of City Engineer, Roanoke, Virginia.

Know All Men By These Presents, To Wit:-

That Grover G. Fralin and Ollie E. Fralin, are the owners of the land shown subdivided, known as - Section No. 1 - Fralin Park, bounded as shown hereon in detail by outside corners ① to ②③, inclusive.

The said owners further certify, that they have subdivided this land, into lots shown hereon, entirely with their own free will and consent, as required by Section 15-797 of the 1950 Code of the Commonwealth of Virginia.

The said owners further certify that the streets shown hereon are hereby dedicated and conveyed in fee simple to the City of Roanoke, Virginia.

In witness whereof, are hereby placed the signatures and Seals of said owners February 14, 1955.

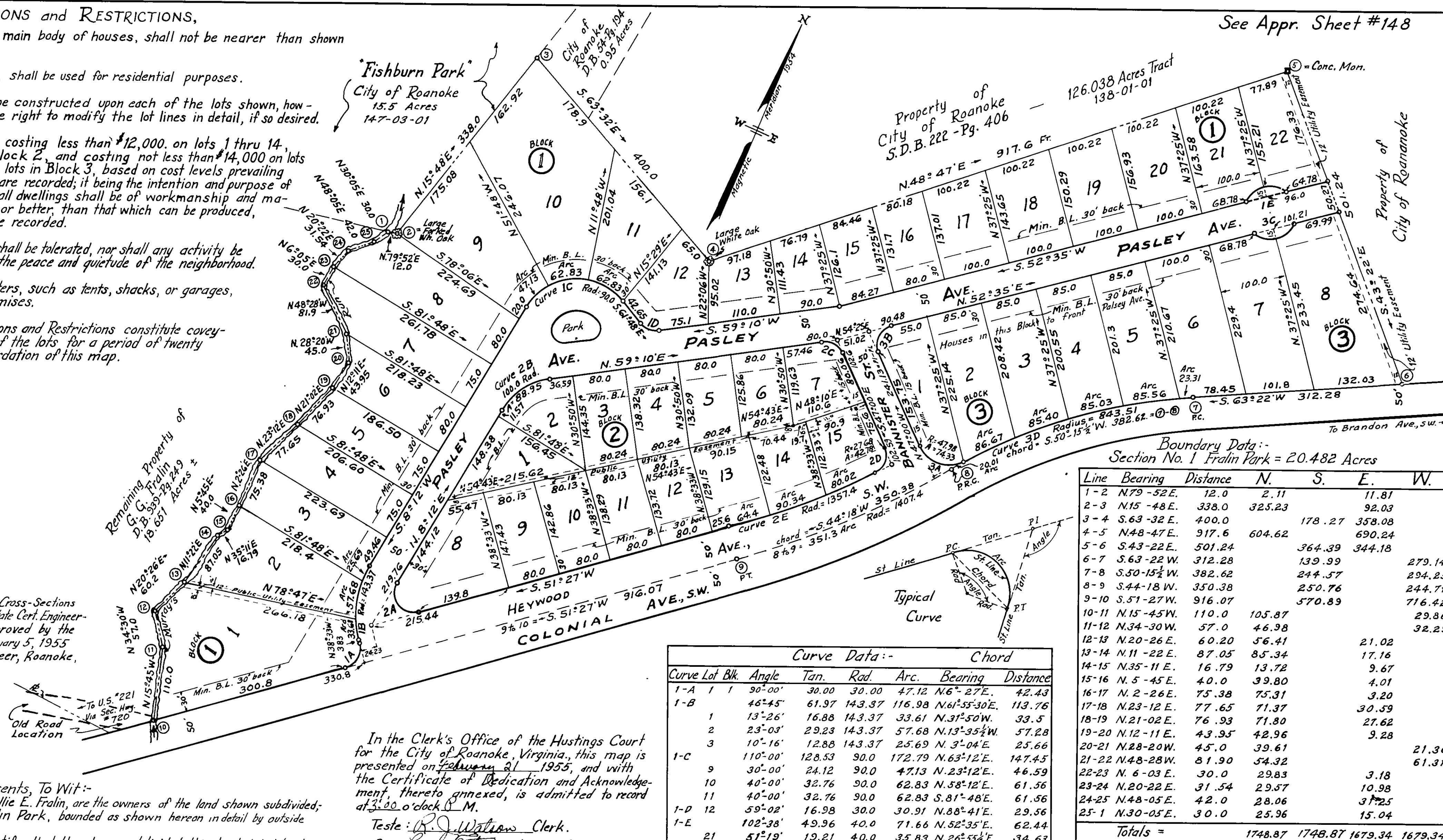
G. G. Fralin (Seal)

Ollie E. Fralin (Seal)

City of Roanoke
State of Virginia

To Wit:- I, Mary Linda M. Smiley, a Notary Public, in and for the said city and state, do hereby certify that Grover G. Fralin and Ollie E. Fralin, whose names are signed to the annexed writing, dated: February 14, 1955, have each personally appeared before me in my aforesaid City and State, and acknowledged the same on February 14, 1955. My commission expires - Jan. 15, 1955.

Mary Linda M. Smiley Notary Public.



Boundary Data:-
Section No. 1 Fralin Park = 20.482 Acres

Line	Bearing	Distance	N.	S.	E.	W.
1-2	N79°-52'E	12.0	2.11			11.81
2-3	N15°-48'E	338.0	325.23			92.03
3-4	S.63°-32'E	400.0		178.27		358.08
4-5	N48°-47'E	917.6	604.62			690.24
5-6	S.43°-22'E	501.24		364.39		344.18
6-7	S.63°-22'W	312.28		139.99		279.14
7-8	S.50°-15½'W	382.62		244.57		294.25
8-9	S.44°-18'W	350.38		250.76		244.71
9-10	S.51°-27'W	916.07		570.89		716.42
10-11	N15°-45'W	110.0	105.87			29.86
11-12	N34°-30'W	57.0	46.98			32.29
12-13	N20°-26'E	60.20		56.41		21.02
13-14	N11°-22'E	87.05	85.34			17.16
14-15	N35°-11'E	16.79	13.72			9.67
15-16	N.5°-45'E	40.0	39.80			4.01
16-17	N.2°-26'E	75.38	75.31			3.20
17-18	N.23°-12'E	77.65	71.37			30.59
18-19	N.21°-02'E	76.93	71.80			27.62
19-20	N.12°-11'E	43.95	42.96			9.28
20-21	N.28°-20'W	45.0	39.61			21.36
21-22	N.48°-28'W	81.90	54.32			61.31
22-23	N.6°-03'E	30.0	29.83			3.18
23-24	N.20°-22'E	31.54	29.57			10.98
24-25	N.48°-05'E	42.0	28.06			37.25
25-1	N.30°-05'E	30.0	25.96			15.04
Totals =			1748.87	1748.87	1679.34	1679.34

Legal Reference:-

The land shown divided hereon as Sect. No. 1 Fralin Park is the Northerly 20.482 Acres of the parcel conveyed to G. G. Fralin by deed of record in D.B. 939, Pg. 249, containing a total of 39.133 Acres.

A 0.56 Acre ± parcel was conveyed to City of Roanoke by G. G. Fralin of record in D.B. 945-Pg. 493 for the widening of Colonial Ave., S.W. (Va. Rt. #720), the north line of same being shown hereon as 6-7-8-9-10 and being shown on Plan N° 4034-4 in Office of City Engineer.

MAP of SECTION-1 FRALIN PARK

Property of
G.G. FRALIN ET AL
Situate North of Colonial Ave., S.W.
and South of Fishburn Park.
Roanoke, Virginia

By:- C.B. Malcolm & Son
Va. State Certified Engineers
Date: February 14, 1955. Scale: 1" = 100'

Curve Data:-		Chord				
Curve	Lot Bk	Angle	Tan.	Rad.	Arc.	Bearing Distance
1-A	1	90°-00'	30.00	30.00	47.12	N.6°-27'E. 42.43
1-B		46°-45'	61.97	143.37	116.98	N.61°-55'30"E. 113.76
2		13°-26'	16.88	143.37	33.61	N.31°-50'W. 33.5
3		23°-03'	29.23	143.37	57.68	N.13°-35½'W. 57.28
4		10°-16'	12.88	143.37	25.69	N.3°-04'E. 25.66
1-C		110°-00'	128.53	90.0	172.79	N.63°-12'E. 147.45
9		30°-00'	24.12	90.0	47.13	N.23°-12'E. 46.59
10		40°-00'	32.76	90.0	62.83	N.38°-12'E. 61.56
11		40°-00'	32.76	90.0	62.83	S.81°-48'E. 61.56
1-D		59°-02'	16.98	30.0	30.91	N.88°-41'E. 29.56
1-E		102°-38'	49.96	40.0	71.66	N.52°-35'E. 62.44
21		51°-19'	19.21	40.0	35.83	N.26°-55½'E. 34.63
22		51°-19'	19.21	40.0	35.83	N.78°-14½'E. 34.63
2-A	8	136°-45'	75.64	30.0	71.60	N.60°-10½'W. 55.78
2-B	2	50°-58'	47.66	100.0	88.95	N.33°-41'E. 86.05
2-C	7	73°-50'	22.54	30.0	38.66	S.83°-55'E. 36.04
2-D	15	88°-32'-30"	26.99	27.68	42.78	S.2°-43'-45"E. 38.64
2-E		9°-54'-30"	117.66	1357.40	234.74	N.46°-29'-45"E. 234.46
13		2°-43'-02"	32.18	1357.40	64.40	N.50°-05'-29"E. 64.40
14		3°-48'-48"	45.19	1357.40	90.34	N.46°-49'-34"E. 90.32
15		3°-22'-40"	40.03	1357.40	80.02	N.43°-13'-50"E. 80.0
3-A	1	94°-29'-30"	51.90	47.98	74.33	S.85°-45½'W. 70.46
3-B		99°-35'	35.48	30.0	52.14	N.2°-47½'E. 38.73
3-C		102°-38'	49.96	40.0	71.66	N.52°-35'E. 62.44
7		51°-19'	19.21	40.0	35.83	N.26°-55½'E. 34.63
8		51°-19'	19.21	40.0	35.83	N.78°-14½'E. 34.63
3-D		26°-13'-05"	196.43	843.51	385.98	S.50°-15½'W. 382.62
8-PC	1	1°-21½'	10.01	843.51	20.01	S.37°-50'W. 20.01
2		5°-53½'	43.36	843.51	86.67	S.41°-27'W. 86.64
3		5°-48½'	42.74	843.51	85.40	S.47°-17½'W. 85.36
4		5°-46½'	42.56	843.51	85.03	S.53°-05'W. 85.00
5		5°-48½'	42.82	843.51	85.56	S.58°-51½'W. 85.52
6		1°-35'	11.66	843.51	23.31	S.62°-34½'W. 23.31
8-9		14°-18'-05"	176.56	1407.40	351.30	S.44°-18'W. 350.38