

ROANOKE DEVELOPMENT CO. PLAN OF SECTION NO. 1

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The Roanoke Development Company, a corporation duly chartered, organized and existing under and by virtue of the laws of the State of Virginia, does hereby, hereby, certify, and state:

1. That it is the sole and exclusive owner and the proprietor of a tract of land in Roanoke County, in the State of Virginia, set out on the foregoing plat and subdivided thereon into lots, said tract being bounded and described as follows: Beginning at a point in the northerly side of Roanoke Avenue, being also a corner in the outside boundary line of a certain other plan of lots belonging to the Roanoke Development Company known as Plan of Section No. 3, the said plan being dated September first, 1891, and duly filed for record in the Clerk's Office of the County Court of Roanoke County, Virginia; thence extending along the northerly side of said Roanoke Avenue, south sixty-two degrees twenty-six minutes east, twelve hundred and thirty-five and forty-six one-hundredths feet to a point; thence by a line in a general southeasterly direction curving to the right with a radius of six hundred and thirty feet (said curved line being part of a circle to which a line south sixty-two degrees twenty-six minutes east is tangent at the point last mentioned) a distance of three hundred and eighty-six and forty-one one-hundredths feet to a point on the northerly side of Virginia Avenue; thence crossing said Virginia Avenue, thence along the northerly side of said Virginia Avenue, south sixty-two degrees twenty-six minutes east, three hundred and sixty-six and forty-one one-hundredths feet to the south easterly side of Surrey Street; thence along the same by a line in a general south-westerly direction curving to the right with a radius of one hundred and thirty-six and forty-nine one-hundredths feet (said curved line being part of a circle to which a line south sixteen degrees forty-two minutes east is tangent at the point last mentioned) a distance of two hundred and fourteen and forty-one-hundredths feet to a point; thence along the southerly side of said Surrey Street, south seventy-three degrees eighteen minutes west, one hundred and twenty-four and ninety-two one-hundredths feet; thence still along the same by a line in a general southeasterly direction curving to the left with a radius of sixty feet (said curved line being part of a circle to which a line south seventy-three degrees eighteen minutes west is tangent at the point last mentioned) a distance of forty-seven and eighty-eight one-hundredths feet to a point on the northeasterly side of Rivermont Avenue, being also a point in the outside boundary line of a certain other plan of lots belonging to the said Roanoke Development Company, dated September first, 1891, and duly filed for record in the aforesaid Clerk's Office, known as plan of Section No. 2; thence partly with the northerly side of said Rivermont Avenue and with the said outside boundary line, north sixty-two degrees twenty-six minutes west, two hundred and ninety-three and four hundred one-hundredths feet to the Center line of Virginia Avenue; thence with said center line being also with the outside boundary line of said Plan of Section No. 2 south seventy-three degrees eighteen minutes west, twelve hundred and sixty-seven and ninety-five one-hundredths feet to a point; thence north seventy-eight degrees thirty minutes west, with said center line and partly with the outside boundary line of said Plan of Section No. 2, passing the beginning corner thereof, and partly with the outside boundary line of a certain other plan of lots belonging to the said Roanoke Development Company, known as Plan of Section No. 4, which plan is dated September first, 1891, and duly filed for record in the aforesaid Clerk's Office, two hundred and two and eighty-nine one-hundredths feet to the center line of Church Street, being also a corner in the outside boundary line of the aforesaid Plan of Section No. 4; thence with the center line of Church Street, being also a corner in the outside boundary line of the aforesaid Plan of Section No. 4; north fifteen degrees forty minutes east, nine hundred and ninety and eight one-hundredths feet to a point; thence still with the said outside boundary line, north forty-nine degrees thirty-nine minutes west, one hundred and twenty-three and twenty-four one-hundredths feet to the north easterly side of Mountain View Terrace; thence along the same leaving the said outside boundary line, north fifty-eight degrees sixteen minutes east, five hundred and ninety-one and eight tenths feet to a point; thence still along the same north eighty-three degrees fourteen minutes east, two hundred and sixty-five and thirty-four one-hundredths feet to the southerly side of Roanoke Avenue, being also a point in the outside boundary line of the aforesaid plan of Section No. 3; thence crossing Roanoke Avenue and with the said outside boundary line, north twenty-seven degrees thirty-four minutes east, eighty feet to the place of BEGINNING, containing forty-eight and sixty-four one-hundredths acres.

2. That the foregoing subdivision of said tract of land as appears in said plat is with its fee conveyed and in accordance with its uses under the authority of its Board of Directors, and under and by virtue of an Act of the General Assembly of Virginia approved on the 5th day March, 1888, entitled "An Act providing for the subdivision of tracts of land into lots or parcels and for the record of Plats thereof," and the supplement thereto, and that it has subdivided the said tract of land into lots as appears and is shown by the said foregoing plat. The said plat to be known as Plan of Section No. 1.

3. The Roanoke Development Company reserves for itself its successors and assigns the fee in all streets and alleys marked upon this plat, and all others which it may hereafter lay out subject to the use of the same by the public as highways, but said use by the public is, however, to be subject to the use of said Company, its successors and assigns for the purpose of constructing thereon railroads, whether to be run by steam, electricity, horses or any other motive power, and also for the purpose of locating therein pipes for the conveyance of water, gas, steam and for other purposes, street lamps, sewers, curbs, and all wires, under or above ground, and electric poles, conduits and appliances necessary for illuminating purposes, fire alarms, telephones and for the conveyance of electric currents for all other uses and purposes.

It also reserves the right to modify this plan by changing size and shape of blocks and lots, widths, directions and location of streets, avenues and alleys, and by abolishing the same, provided no such change shall be made in such portions of streets, avenues and alleys as may be bounded by or pass through blocks in which one or more lots may have been previously sold, without the consent in writing of the owners of such lots.

It further reserves the right of establishing and fixing grades upon any and all streets and alleys, and such alterations in said grades when established as to it shall seem advisable, without being responsible in damages or otherwise to any purchaser of property from or his or their assigns, by reason of any such change of grade.

IN WITNESS WHEREOF the said Roanoke Development Company has hereunto set its corporate seal duly attested this first day of September, in the year eighteen hundred and ninety-one (1891)

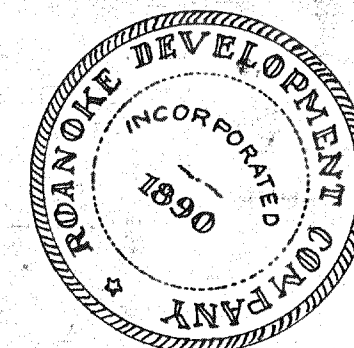
ROANOKE DEVELOPMENT COMPANY.

By

A. C. Denniston
President.

Attest:

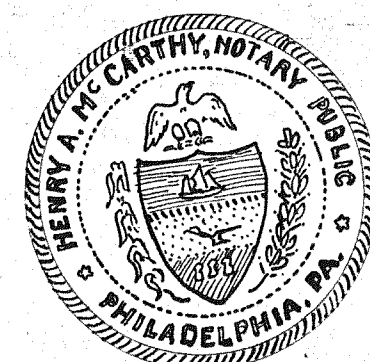
Samuel R. Sollenberger
Secretary.



State of Pennsylvania: TO WIT:
County of Philadelphia:
I, Henry A. M. Carthy, a notary public in and for the said state and county do hereby certify that A. C. Denniston, President of the Roanoke Development Company whose name is signed to the foregoing plat and certificate dated the first day of September, A. D. 1891, has acknowledged the same before me in my county aforesaid, and has further acknowledged and declared that he executed the same as President of the Roanoke Development Company, and for and on behalf of said Company as its act and deed, having as such President signed his name thereto and affixed the corporate seal of said Company, and that he has caused the same to be duly attested by L. E. Sollenberger, Secretary of said Company, all of which has been done by him under and pursuant to the authority conferred on him by the Board of Directors of said Roanoke Development Company.

Given under my hand and seal this 15th day of September, in the year eighteen hundred and ninety-one (1891)

Henry A. M. Carthy
Notary Public



State of Virginia: ss.
City of Roanoke:

I, D. H. Scott, a notary public in said state and city do hereby certify that L. E. Sollenberger, Secretary of the Roanoke Development Company, whose name is signed to the foregoing plat and certificate dated the first day of September, A. D. eighteen hundred and ninety-one (1891) has this day personally appeared before me in my city aforesaid and acknowledged the same, and has declared that by the direction of A. C. Denniston, as President of said Roanoke Development Company and under and pursuant to the authority conferred on him by the Board of Directors of said Company he has duly attested the same and has signed his name to said attestation.

Given under my hand this 18th day of Sept. A. D. Eighteen hundred and ninety-one (1891)

D. H. Scott
Notary Public

In Roanoke County Court Clerk's Office:

The foregoing plat of town lots called Plan of Section No. 1 of Roanoke Development Company's property, with the certificate of the Roanoke Development Company owners of said tract, bearing date the first day of September, 1891, was produced in this office and with the certificates of acknowledgment thereto annexed was admitted to record under Act of the General Assembly of Virginia approved March, 5th 1888, and supplement thereto this 21st day of October, 1891.

H. M. Carthy, Clerk.

This tracing made December, 1927,
from original type written description & exceptions
on file in the office of the Clerk of the Circuit
Court of Roanoke County at Salem, Virginia.

Made by *Wm. Palmer*
Checked by *R. H. Hildbrand*