

ROANOKE DEVELOPMENT CO. PLAN OF SECTION NO. 3

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 certify and state:

1. That it is the sole and exclusive owner and proprietor of the tract of land in Roanoke County, in the state of Virginia, set out in the foregoing plat, and subdivided thereon into lots, said tract being bounded and described as follows: Beginning at a stone in the northerly side of Railroad Avenue, south eleven degrees thirty-nine minutes, forty-five seconds east, two hundred and ninety-seven and three tenths feet from the centre of the edge of stone abutment of bridge of the Roanoke Development Company crossing Roanoke River at Bridge Street, eighty-five one-hundredths of a foot in front of main pier at end of truss of said bridge; thence extending along the northerly side of said Railroad Avenue south seventy-three degrees fifty-eight minutes forty-five seconds east, eight hundred and eighty-seven and seventy-two one-hundredths feet to a point on said Avenue; thence by a line in a general southeasterly direction curving to the right with a radius of nine hundred and thirty-nine and sixty-three one-hundredths feet (said curved line being part of a circle to which a line south twenty-three degrees fifty-nine minutes thirty-three seconds east is tangent at the point last mentioned) a distance of seven hundred and ninety and sixty-eight one-hundredths feet to a point on said Avenue; thence still along the same south twenty-five degrees forty-four minutes fifty-four seconds east three hundred and six and ninety-four one-hundredths feet to a point on said Avenue; thence still along the same by a line in a general southeasterly direction curving to the left with a radius of nine hundred and sixty-eight and twelve one-hundredths feet (said curved line being part of a circle to which a line south twenty-five degrees forty-four minutes fifty-four seconds east is tangent at the point last mentioned) a distance of one hundred and thirty-two and fifty-six one-hundredths feet to the easterly side of York Street; thence leaving said Railroad Avenue and along the easterly side of York Street south twenty-one degrees sixteen minutes west two hundred and sixty-four and five one-hundredths feet to the northerly side of Roanoke Avenue; thence leaving said York Street and along the northerly side of said Roanoke Avenue south sixty-two degrees twenty-six minutes east one hundred and thirty-eight and two one-hundredths feet to a point on said Avenue, a corner of a certain other plan of lots belonging to the Roanoke Development Company known as Plan of Section No. 1, which said plan is dated September first, 1891 and duly recorded in the Clerk's Office of the County Court of Roanoke County, Virginia; thence with the outside boundary line of said plan of Section No. 1, and crossing Roanoke Avenue south twenty-seven degrees thirty-four minutes west eighty feet to the southerly side of said Avenue; thence leaving said boundary line and along the southerly side of said Avenue north, sixty-two degrees twenty-six minutes west three hundred and thirty-eight and fifty one-hundredths feet; north sixty-eight degrees forty-four minutes west one hundred and fifty one and ninety-six one-hundredths feet to the easterly side of Bedford Street; thence leaving said Roanoke Avenue and along the easterly side of Bedford Street south twenty-one degrees sixteen minutes west one hundred and sixty-six and seventy one-hundredths feet; south forty-four degrees thirty-eight minutes west two hundred and sixty-seven and ten one-hundredths feet to a point; thence crossing said Bedford Street and along the southerly side of a twenty feet wide alley north sixty-eight degrees forty-four minutes west fifteen hundred and seventy-nine and eighty-one one-hundredths feet to the easterly side of Bridge Street; thence along the same south twenty-one degrees sixteen minutes west eighty feet to a point; thence crossing said Bridge Street north sixty-eight degrees forty-four minutes west to the westerly side thereof; thence along the same north twenty-one degrees sixteen minutes west two hundred and seventy-seven and fifty-six one-hundredths feet to the southerly side of Bedford Street; thence leaving said Bridge Street and along the southerly side of Bedford Street north sixty-eight degrees forty-four minutes west three hundred and seventy-seven and fifty-six one-hundredths feet to the southerly side of Roanoke Avenue; thence along the same south seventy-five degrees thirty-three minutes west one hundred and twenty feet to a point on said Avenue, being also a corner in the outside boundary line of a certain other plan of lots belonging to the said Roanoke Development Company known as plan of Section No. 5, which said plan is dated September, first, 1891, and duly recorded in the aforesaid Clerk's Office; thence crossing said Roanoke Avenue, and partly with said outside boundary line and partly with the westerly side of a twenty feet wide alley north fourteen degrees twenty-seven minutes west five hundred and thirty feet to a point; thence leaving the westerly side of said alley north twenty-five degrees thirty-three minutes east one hundred and twenty feet to the westerly side of Irons Street; thence with the same north fourteen degrees twenty-seven minutes west one hundred and twenty-six and sixty-nine one-hundredths feet to the northerly side of Railroad Avenue; thence along the same by a line in a general northeasterly direction curving to the right with a radius of ten hundred and twenty-five and four tenths feet (said curved line being part of a circle to which a line north fifty degrees twelve minutes seventeen seconds east is tangent at the point last mentioned) a distance of nine hundred and ninety-eight and eighty-eight one-hundredths feet to a point on said Railroad Avenue; thence along the northerly side of said Avenue south seventy-three degrees fifty-eight minutes forty-five seconds east one hundred and thirty-nine and seventy-eight one-hundredths feet to the Beginning. Containing sixty-seven and ninety one-hundredths acres.

2. That the foregoing subdivision of said tract of land as appears in said plat is with its free consent and in accordance with its desires 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 of 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. 3.

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 the said Company, its successors and assigns for the purpose of constructing therein 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, culverts, 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, width, direction 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 making such alterations in said grades when established as to it shall seem advisable, without being responsible in any damages or otherwise to any purchaser or purchasers of property from it 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. B. Denniston
President.

Attest:

L. Sollenberger
Secretary



State of Pennsylvania: to wit:
County of Philadelphia:

I, Henry A. McCarthy, 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. S. 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 the said Roanoke Development Company. Given under my hand and notarial seal this 15th day of September, in the year eighteen hundred and ninety-one (1891)



Henry A. McCarthy
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. R. Sollenberger 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 the 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 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. 3 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 this 21st day of October, 1891 in this office and with the certificates of acknowledgment thereto annexed was admitted to record under act of the General Assembly of Virginia, as approved March 5th 1888, and supplement thereto.

Teste: Wm. McCauley Clerk.

This tracing made December 17 1927
from original type written certificate
on file in the office of the Clerk of
the Circuit Court of Roanoke County
of Salem, Virginia.
Made by: Wm. McCauley
Checked by: J. B. Hildebrand