

ROANOKE DEVELOPMENT CO. PLAN OF SECS. NOS. 6 & 7

- 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:
- 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 point in the northerly side of Mountain-view Terrace where the centre line of Durham Street extended strikes said northerly line, the said point being also a point in the outside boundary 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 recorded in the Clerk's Office of the County Court of Roanoke County, Virginia; thence extending along the centre line of said Durham Street, the said centre line being also part of the outside boundary of the aforesaid Plan of Section No. 4; south eleven degrees thirty minutes west twenty three hundred and seventy-nine and fifty-two one hundredths feet to the southerly side of a twenty feet wide alley; thence along the same and leaving the said outside boundary line, north seventy-eight degrees thirty minutes west seven hundred and forty five feet to the easterly side of Tanguin Street; thence along the same south eleven degrees thirty minutes west four hundred and ten feet to the southerly side of Buchanan Street; thence along the same north seventy-eight degrees thirty minutes west four hundred and eighty-six and fifty-eight one hundredths feet crossing Edgewood Avenue to the north easterly side of said Avenue; thence along the same north fifty-nine degrees twenty-four minutes east one hundred and forty-nine and seventy-two one hundredths feet to a point; thence still along the same by a line in a general north-easterly direction curving to the left with a radius of four hundred and ninety and sixty-seven one hundredths feet (said curved line being part of a circle to which a line north fifty-nine degrees twenty-four minutes east is tangent at the point last mentioned) a distance of two hundred and sixty-seven and two tenths feet to a point on said Avenue; thence still along the same north twenty-eight degrees ten minutes east eight hundred and three feet to the intersection of the westerly side of Edgewood Avenue and the southerly side of Denniston Avenue; thence along the southerly side of said Denniston Avenue, north sixty-one degrees fifty minutes west one hundred and fifty feet to a point on said Denniston Avenue being also a point 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 plan is dated September first, 1891, and duly recorded in the Clerk's Office aforesaid; thence with the said boundary line crossing Denniston Avenue north twenty-eight degrees ten minutes east eighty feet to a point on the northerly side of said Denniston Avenue; thence partly with the same and partly with the northwesterly side of Mountain-view Terrace, being also with the outside boundary line of the aforesaid Plan of Section No. 5, by a line in a general north-easterly direction curving to the left with a radius of one hundred and fifty feet (said curved line being part of a circle to which a line south sixty-one degrees fifty minutes east is tangent at the point last mentioned) a distance of two hundred and thirty-five and sixty-two one hundredths feet to a point on the northwesterly side of Mountain-view Terrace; thence with the same, the six following courses and distances to wit: north twenty-eight degrees ten minutes east two hundred and fourteen and ninety-three one hundredths feet to a point; thence by a line in a general north-easterly direction curving to the right with a radius of four hundred and thirty feet (said curved line being part of a circle to which a line north twenty-eight degrees ten minutes east is tangent at the point last mentioned) a distance of five hundred and sixteen and fifty-nine one hundredths feet to a point; thence south eighty-three degrees east one hundred and forty-seven and thirty-six one hundredths feet to a point; thence by a line in a general north-easterly direction curving to the left with a radius of one hundred feet (said curved line being part of a circle to which a line south eighty-three degrees east is tangent at the point last mentioned) a distance of one hundred and two and ninety-six one hundredths feet to a point; thence by a line in a general north-easterly direction curving to the right with a radius of seven hundred and forty feet (said curved line being part of a circle to which a line north thirty-eight degrees east is tangent at the point last mentioned) a distance of seven hundred and forty-two and sixty-one one hundredths feet to a point; thence by a line in a general easterly direction with a radius of twelve hundred and five feet (said curved line being part of a circle to which a line south eighty-four degrees thirty minutes east is tangent at the point last mentioned) a distance of one hundred and sixty-three and sixty-two one hundredths feet to the Beginning, containing seventy-seven and five hundred and eighty-seven thousandths acres.
 - That the foregoing subdivision of said tract of land as appears in said plat is with its free consent and in accordance with its desire 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 Sections Nos. 6 and 7.
 - 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 damages or otherwise to any purchaser or purchasers of property from it or his or their assigns, by reason of any such change of grades. 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:

L. R. J. 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. R. J. 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 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. J. 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 the 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 Sections Nos. 6 and 7 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 approved March 5th A.D. 1888 and supplement thereto.

Teste: W. M. Canby
Clerk.

In the Clerk's Office of the County Court of Roanoke County the 21st day of October 1891, this plat was filed and together with the annexed instrument and certificate admitted to record.

W. M. Canby
Clerk.

This tracing made December 27, 1927
from original type written certificate
in file in the office of the Clerk of the
County Court of Roanoke County at
Salem, Virginia
Made by Wm. Canby
Checked by J. B. Hildreth