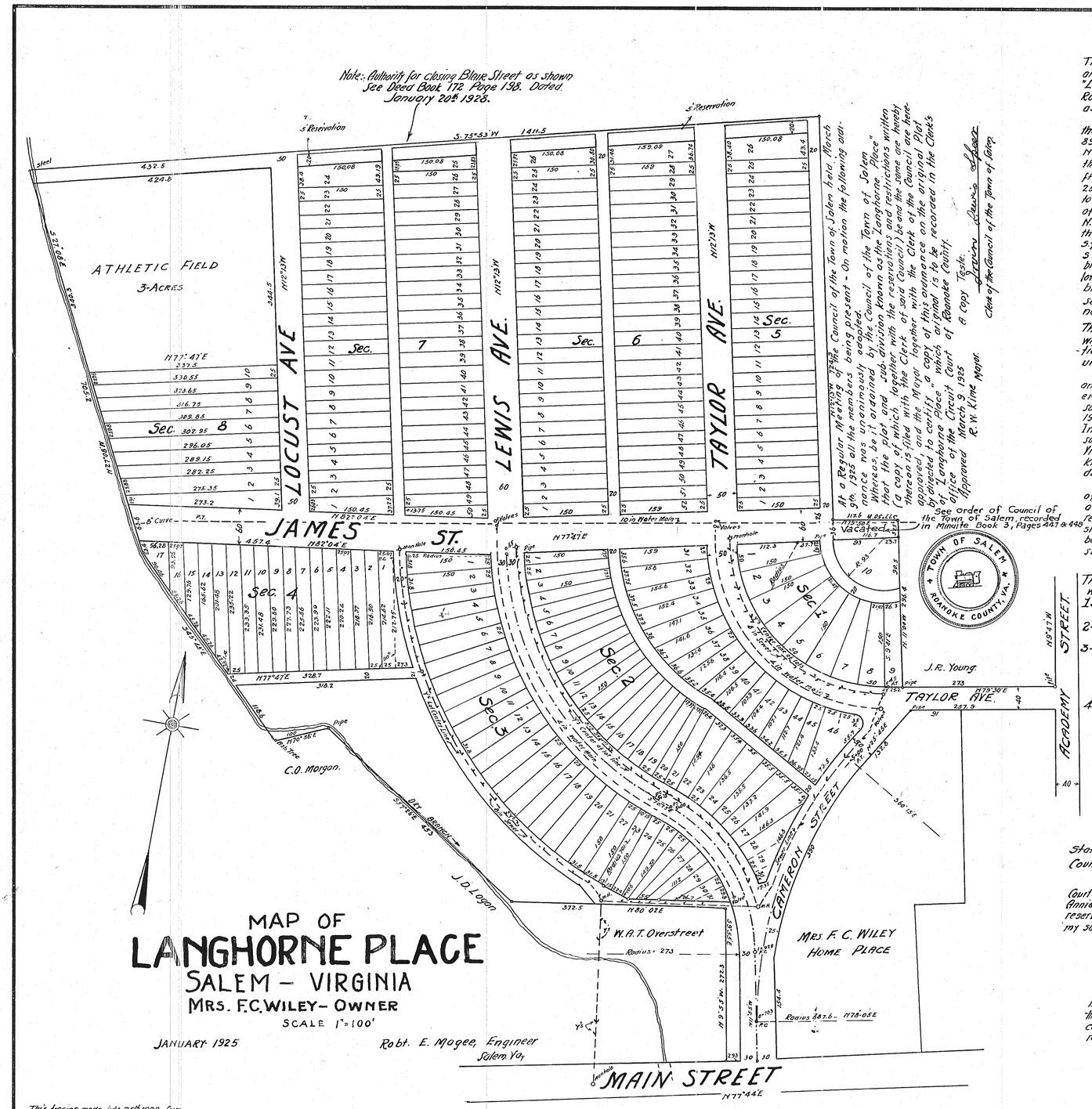

MAP OF
LANGHORNE PLACE
SALEM – VIRGINIA
MRS. F.C. WILEY – OWNER
SCALE 1" = 100'

JANUARY 1925 Robt. E. Magee, Engineer Salem, Va.

This tracing made July 25th 1928 from Original Blue Print on file in the Office of the Clerk of the Circuit Court of Roanoke County, at Salem, Virginia.
Made by: Wm. Rauner
Checked by: J. R. Hildebrand

At a Regular Meeting of the Council of the Town of Salem held March 9th 1925 all the members being present - On motion the following order was unanimously adopted:
Whereas, be it ordained by the Council of the Town of Salem that the plat and "sub-division known as the Langhorne Place" a copy of which, together with the reservations and restrictions written thereon, is filed with the Clerk of said Council, be and the same are hereby approved; and the Mayor together with the Clerk of the Council of Salem be directed to certify a copy of this ordinance on the original plat "Langhorne Place" which original is to be recordered in the Clerks Office of the Circuit Court of Roanoke County.
A copy Teste: Lavinia Lewis Clerk of the Council of the Town of Salem
Approved March 9, 1925
R. W. Kime Mayor.

This is to certify that the undersigned, Annie M. Langhorne and Annie L. Wiley are owners of the property shown on the annexed map, which plat is known as "Langhorne Place, said sub-division is according to a survey made by Robt E. Magee, Engineer, February- 1925 -- a survey of the said sub-division as a whole is as follows:-

Beginning on the north side of Main Street, corner to the W.A.T. Overstreet Property; Thence with the north line of Main Street. N.77°44 E. 89.3 ft. to the east line of Lewis Avenue;- Thence with the east line of Lewis Avenue N11°55 W. 154.4 ft. to the intersection of the east line of Cameron Street,- Thence with the east Curve line of Cameron Street 390 ft to Station No.5- Thence N.29°45 E. 132.8 ft to the intersection of the south line of Taylor Avenue,- Thence with the same N.79°30 E, 257.9 ft. to the west line of Academy Street,- Thence with the same N.9°47 W. 40 ft to an iron pipe corner to lot sold J.R. Young; Thence with Young's line and the north line of Taylor Ave. S.79°30 W 273 ft to an iron pipe; Thence with west line of Young lot, N. 11°00 W 296.4 ft.— Thence S.79°50 W 117.6 ft. to east line of 20 ft alley - Thence with the same, N.12°13 W. 724.9 ft to the north east corner of the Langhorne Place- Thence S.75°53 W. 1411.5 ft to an iron pin on the west side of Dry Branch - Thence down the branch S 27°08 E 705.2 ft. to a stake on east edge of branch:- Thence S.45°45 E, 411.6 ft. crossing branch, (the old line is west of this line) to an ash tree, corner to C.O. Morgan's lot. Thence with the same N.70°56 E. 100 ft. to an iron pipe - Thence down the branch with said Morgan and J.D. Logan's line S.37°26 E 453 ft. to the corner of said Overstreets lot- Thence with the line of same. N.80°02 E. 372.5 ft. to the north east corner of same:- Thence S.9°55 E 272.3 ft. to the Beginning.

The said sub-division and annexed plat is with the free consent and in accordance with the desire of the undersigned owners subject, however, to the following restrictions and reservations which shall enure not only to the benifit of the undersigned but also to the benifit of their heirs devisees and assigns.

The owners and proprietors reserve the full, free and exclusive rights, privileges and franchises in and to all the streets, avenues, alleys and plots of ground embraced within the boundaries of Langhorne Place, which said reservations so reserved are not in conflict with Section 5219 of the Virginia Code of 1919 unamended to date of the recordation of this plat.

In Short the acknowledgment of this plat shall operate only to create in the Public such easements and rights as are specifically set forth in Section 5219 of the Virginia Code and all other easements, privileges and rights of whatever nature or kind are herein specifically reserved by and unto the undersigned, their heirs, devisees and assigns.

The right to modify this plat and sub-division by changing the size and shape of of blocks and lots, widths, grades, directions and locations of streets, avenues and alleys and vacating and abolishing and relocating streets, avenues and alleys is reserved by the undersigned provided, however, no such streets, avenues or alleys shall be abolished where same touch or pass thru blocks in which a lot or lots have been previously sold without first having obtained the written consent of owners of such lot or lots and further without having obtained the consent of the Council of Town of Salem.

RESTRICTIONS

The following restrictions shall for a period of forty years be covenants running with the land sub-divided in the annexed plat.

1. Neither said tract of land nor any part thereof shall be sold leased or conveyed to negroes or persons of negro descent, Syrians, Assyrians, Greeks, Turks or Mongolians.
2. No building or structure costing less than $6.000.00 (Inaccessory out buildings excepted) shall be erected on said tract of land herein sub-divided or any part there of.
3. No building or structure shall be erected on said tract or any part thereof, the foundation of the front porch of which building or structure or the forward wall of which shall be closer than 25 ft. to the street line. But on Lewis Avenue this shall be 30 ft. This restriction, however shall not apply to lots 37, thru lot 46, both inclusive of Section 2:
4. No factories shall be erected on any part of said land, neither shall any business house or other place for the conduct of business be erected thereon which does or might create smoke, gas or odors undesirable or offensive in a strictly residential section.

Upon a breach of any one, or more of the foregoing conditions within a period of 40 years from the recordation of this plat the property effected by said breached condition or conditions shall immediately revert and title thereto vest in the undersigned, their heirs, executors or assigns.

Witness our hands and seals this 9th day of March. 1925.

Annie M. Langhorne (SEAL)
Annie L. Wiley (SEAL)

State of Virginia,
County of Roanoke

I. Robert. S. Kime. A Commissioner in Chancery for the Circuit Court for Roanoke County, Virginia, do hereby certify that Annie M. Langhorne and Annie L. Wiley, whose names are signed to the foregoing certificate with said reservations and conditions therein set forth personally appeared before me in my said County and State and acknowledged the same.

Robert S. Kime
Commissioner in Chancery for the Circuit Court of Roanoke County, Virginia.

In the Clerks Office of the Circuit Court for the County of Roanoke, Va, this 12th day of March. 1925 this map was presented, and with the certificate of acknowledgment thereto annexed admitted to record at 9:45 O'clock A.M.

Teste. Roy H. Brown Dep Clerk