

This is to certify that the undersigned P.W. Stoutamire is the owner of the property shown on the annexed plat, said sub-division is according to survey made by Robt. E. Magee, Engineer, July, 1925, a survey of the said sub-division as a whole is as follows. Beginning at a stake on the north line of the State Highway 51 ft. North of an iron pin on the east outside line, thence with the same N 3° 14' W 718.3 ft. corner to lots 13914, Section #1 also corner to the Edgewood Development Corporation property. Thence with the said lot line and said property S 86° 38' W 425.13 ft. crossing Lake Street to a stake, corner to lots 14515 Section #6 on the line of the Lakeside Company. Thence with the line of the latter S 4° 23' E 790.8 ft. to a stake on the north line of the said State Highway. Thence with the north line of the same 30 ft. from the center N 74° 38' E. 415.28 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 owner, subject, however, to the following restrictions and reservations which shall endure not only to the benefit of the undersigned but also to the benefit of its alienees and assigns. The owner and proprietor reserves 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 the land which, said restrictions so reserved are not in conflict with section 5219 of the Virginia Code of 1919 unamended to date of the recording of this plat. In short the acknowledging 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, its alienees and assigns.

The right to modify this plat and sub-division by changing the size and shape of blocks and lots, width, grades and 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 the owner or owners.

RESTRICTIONS

The following restrictions shall have a period of forty (40) 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 person of negro descent, Syrians, Assyrians, Greeks, Turks or Mongolians or their descendants.
2. No building or structure costing less than \$3000.00 (necessary out buildings excepted) shall be erected on said tract of land herein sub-division or any part therein.
3. No building or structure shall be erected on said land or part thereof, foundation of the front porch of which building or structure or forward wall shall be closer than 20 ft. to the street line of Lake Street nor 60 ft. of north line of Highway. 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 affected by said breached condition or conditions shall immediately revert and title thereto vest in the undersigned, its alienees and assigns.

Witness my hand and seal this 11th day of September, 1925

P.W. Stoutamire OWNER

STATE OF VIRGINIA
COUNTY OF ROANOKE: To-wit:

I, Robt. E. Magee, a Notary Public in and for the County and State aforesaid do hereby certify that P.W. Stoutamire, Owner of the property as set forth in the foregoing certificate, whose name is signed to said foregoing certificate, with said reservations and conditions, there in set forth, personally appeared before me in my said County and State and acknowledged the same.

My commission expires the 3th day of March 1929

Given under my hand this 11th day of September 1925

Robt. E. Magee
Notary Public

P.W. STOUTAMIRE, SUB-DIVISION.

ROANOKE COUNTY

VIRGINIA

August 1925

Scale 1 in = 100 FT.

Robt. E. Magee, Surveyor.

In the Clerk's Office of the Circuit Court for the County of Roanoke Va. this 10th day of Sept. 1925 this map was presented, and with the certificate of acknowledgment, thereto annexed, admitted to record at 11:00 A.M.

Teste: Chas. S. Smith Clerk

By J. R. Allen Dep. Clerk

This tracing made July 15th 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 W. R. Palmer
Checked by J. R. Hildebrand

