



THIS IS TO CERTIFY-
 that the undersigned, E. Bascom Stevens, is the owner of the property shown on the annexed map which plot is known as "OAK VIEW HEIGHTS No. 2," said subdivision is according to a survey made by William Bradford, Engineer, April 1, 1925, a survey of said subdivision as a whole is as follows: Beginning at a white Oak Tree, being an original corner on the David Trout Line, designated on this Plat as "A" thence along the southerly side of the Roanoke and Salem Road N72° 00' E 775.0 feet to a point on same, thence a line down the westerly side of Peters Creek, the following three courses and distances S21° 30' W 125.1 feet, S7° 05' W 335.3 feet, S18° 00' E 167 feet to a point on the original David E. and Jacob M. Trout Line, thence with the same S68° 20' W 315.0 feet to a Gum Tree being an original corner on same, thence along the original David Trout Line, N35° 21' W 616.5 feet to the White Oak Tree the Place of Beginning, and being the Southwesterly portion of the Land of E. B. Stevens, Geo. B. Stevens and Sue J. Boone as Recorded in Book 90, Page 313, Clerk's office of the Circuit Court of Roanoke Co., Virginia.

Said Subdivision and annexed Plat is with the free consent and in accordance with the desire of the undersigned owner and proprietor subject however to the following restrictions and reservations which shall inure not only to the benefit of the undersigned but also to the benefit of his heirs, devisees and assigns.

The owner 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 "OAK VIEW HEIGHTS No. 2" which said reservations so reserved are not in conflict with Section 5213 of the Virginia Code of 1919, unamended to the date of the Recordation of this Plat.

The Right to modify this Plat and Subdivision by changing the size and shape of blocks and lots, widths and grades and direction and location of streets and alleys and vacating and relocating streets and alleys is reserved by the undersigned, provided, however no such streets or alleys shall be abolished where same touch or pass through blocks in which the lot or lots shall have been previously sold, without first having obtained the written consent of owners of said lot or lots.

RESTRICTIONS
 The following restrictions shall for a period of 25 years, be covenants running with the land, subdivided in the annexed plat. (1) Neither said tract of Land or any part thereof shall be sold, leased or conveyed to Negroes or persons of Negro descent, Syrians, Assyrians, Turks or Mongolians. (2) No Factory shall be erected on the here and after conveyed land, nor shall any business be conducted thereon the conduct of which business shall be detrimental or offensive, either or both, to the building up of this property and the surrounding property into a community of dwelling houses for residential purposes only. (3) No building or other structure shall be erected on the land herein conveyed to cost less than \$4000.00 ordinary outbuildings excepted.

Upon a breach of any one or more of the foregoing restrictions within a period of 25 years from the date of Recordation of this Plat, then the Land herein conveyed shall revert in fee simple, free and discharged of all encumbrances to E. B. Stevens, his heirs, successors, or assigns.

Witness my hand and seal this 16th day of Aug. 1926.

E. Bascom Stevens (SEAL)

NOTE:
 The original map of this subdivision was made by Wm Bradford, Engr., April 1, 1925.
 The boundary line of this subdivision was surveyed and this revised map made Aug. 14, 1926
 by: C. B. MALCOLM
 State Registered Engr. - 235
 August 14, 1926

This tracing made August 23rd 1926, from Original Blue Print on file in the Office of the Clerk of the Circuit Court of Roanoke County of Salem, Virginia.
 Made by: J. R. Williams
 Checked by: J. R. Williams

In the Clerk's Office of the Circuit Court for the County of Roanoke, Va. this 16th day of Aug. 1926, this map was presented, and with the certificate of acknowledgment thereto annexed admitted to record at 10 o'clock A.M.

Teste: Chas. A. Smith, Clerk.
 By: R. Allen, Sep. Clk.