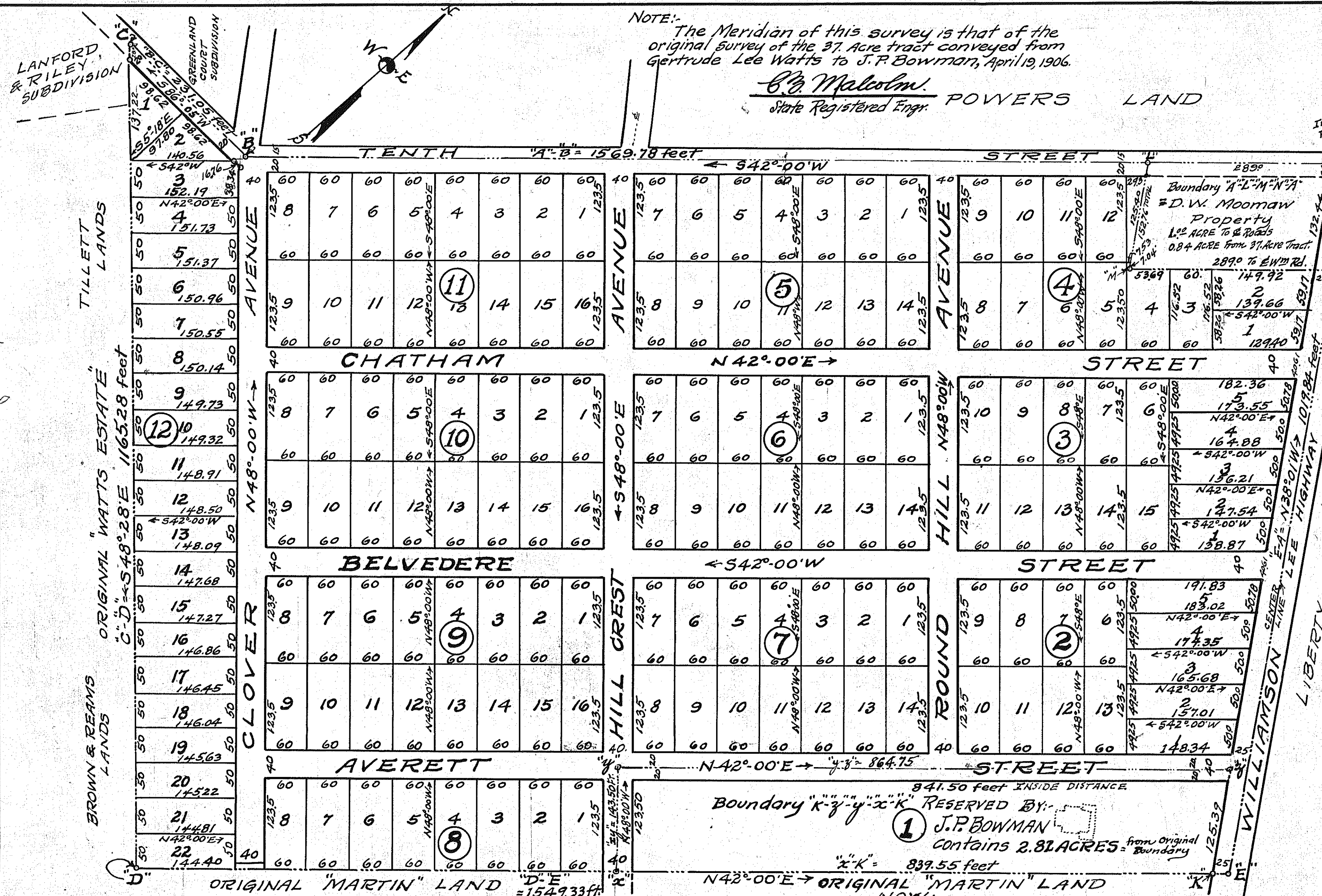




RESERVATIONS:~

The owner of BOWMAN LAWN, reserves the full, free and exclusive right to the streets and avenues, now or hereafter to be laid off on this land, for the following purposes:—
Railroad Rights of Way, street railroads, water works, water pipes, gas pipes, sewers, drains, street lamps, electric works, electric and other lights, electric poles and wires, telegraph and telephone poles and wires. The right is also reserved to place any or all of said improvements across the rear of the lots shown hereon, on the condition that the right of way for such improvement be specifically described in the DEED of the lot affected.

The owner also reserves the right to modify this plan by changing the size, and shape of blocks and lots, width, grade, direction and location of streets and avenues, and abolishing or closing same, provided no such streets or avenues shall be abolished, where the same abut on or pass through blocks, where one or more lots may have been previously sold, without the written consent of the owners of such lots.

The streets and avenues as laid off on this map, are not dedicated to the PUBLIC, but are expressly reserved by the owner, to be used and enjoyed, subject to the conditions above stated, by those owning or occupying the lots shown hereon, and the use of the same by the PUBLIC shall not be treated or construed, as a dedication thereof to public uses.

RESTRICTIONS:~

- ① This property is not for sale to GREEKS, SYRIANS or NEGROES.
- ② The main body of any building or residence shall not be constructed nearer to the front line of the lot, than the distance herewith noted below:-
ON WILLIAMSON ROAD not nearer than 45 feet
ON AVERETT STREET not nearer than 33 feet
ON BELVEDERE STREET not nearer than 33 feet
ON CHATHAM STREET not nearer than 33 feet
ON TENTH STREET, blocks 4-5 & 11 " " 33 feet
ON TENTH ST. Lots 1 & 2 block 12 not nearer than 25 feet
ON CLOVER AVE. not nearer than 33 feet
- ③ No out-buildings, with the exception of servants quarters and garages, are to be constructed on the rear of lots facing Williamson Road.
- ④ With the exception of Lot 3, Section 2 and Lot 3, Section 3, no garage or other out-building shall be constructed on the rear of lots facing Williamson Road, nearer than 12 feet to the rear lot line.
- ⑤ No person, owning or occupying the lots shown hereon shall be allowed to construct thereon, temporary living quarters, costing less than the amount stipulated below.
- ⑥ No building or residence, necessary out-houses excepted, shall be constructed in this subdivision, costing less than the amount stipulated herewith:-
ON lots facing Williamson Road not less than \$5000.00
ON lots facing Clover Avenue not less than \$3750.00
ON all other lots not less than \$4000.00
- ⑦ All and each of said conditions and restrictions, as set forth in this map, shall terminate and end, and be of no further effect legal or equitable after the expiration of 20 years from the date of RECORDATION of this MAP.

KNOW ALL MEN BY THESE PRESENTS:- that the undersigned owner of this land, known as "BOWMAN LAWN," bounded on East by DW. MORGAN, on THUNDER ROAD, on the North by 1015th and DW. MORGAN, on the West by the lands of "LANFORD & RILEY," on the TILLET LAWN, on the lands of "BIRMINGHAM TOWNS," and on the South by the lands of J. S. Meadows and the property of J. P. BOWMAN, do hereby certify, that the subdivision into lots as shown hereon, is with the free will and desire of said owner, as required by SECTION No. 2510A of the CODE OF VIRGINIA, in witness whereof the said owner does hereby set his hand and seal, this the 6th day of February, 1928.

CITY OF ROANOKE } I L. B. Slusher a NOTARY PUBLIC in and for the aforesaid
STATE OF VIRGINIA }
CITY AND STATE, do hereby certify that J. P. BOWMAN, whose name is signed to the
foregoing writing bearing date of Jan 6 1928, has this day, personally acknow-
ledged the same before me, in my CITY AND STATE aforesaid, given under my hand, this the 6
day of February, 1928.

My Commission expires
on the 16th day of
October 1931

00' 100' 200' 300' 400' 500' 600'

NOTARY PUBLIC

D. J. BUGHNER

SCALE

NOTE: The original area of J.P. Bowman Lands was exclusive of the Roads, based on the boundary line 20 feet from the center of Wm. Road and 15 feet from the center of 102nd St., giving a total acreage of 37.00 Acres. The 1.00 Acre conveyed to P.W. McManaw was calculated to the center of each Road, leaving a net deduction of 0.84 Acres from original 37.00 ACRE TRACT. This leaves the net amount of land taken over by Lanford & Riley = 33.34 ACRES excluding also the 2.82 Acres reserved by J.P. Bowman.

FOR:~
LEGAL REFERENCE
SEE:~
DEED BOOK No. 36
PAGE No. 206
in the Clerk's Office of
the Circuit Court, of:~
ROANOKE COUNTY, VA.

In the Clerk's Office for the Circuit Court for the County of Roanoke, Va. this 27th day of Feb. 1928, this map was presented and with the certificate of acknowledgment thereto annexed admitted to record at 120 o'clock P.M.

Teste Chas S. Hermit Clerk
By Roy K. Brown Secy Clerk

of land taken over by Lanford & Niles 33.34 ACRES,
 owned by J.P. BOWMAN.

MAP
 OF
 BOWMAN LAWN
 ROANOKE CO., VIRGINIA.

admitted to record at 1:20 o'clock P.M.
 Tested Chas S. Hermit
 Reg. Roy K. Brown Sec. C.

C.W. LANFORD ^{and} W.E. RILEY. GENERAL AGENTS.

DATE:~ JANUARY 28, 1928. BY:- C. B. MALCOLM
Chas. B. Malcolm, Esq.

State Registered Engineer, No. 235