

RESERVATIONS:-

The Connistone Development Corp. reserves the full, free and exclusive right to the streets and avenues now or hereafter to be laid off on this kind of the said Company, for the following purposes, viz: 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, telephone and telegraph poles and wires.

The Company 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, avenues, etc. provided the Company obtains the written consent of lot owners in the blocks or abutting on the streets, etc. affected.

The streets and avenues as shown hereon are not dedicated to the public, but are expressly reserved subject to the conditions above stated, for those owning or occupying the lots shown hereon, and the use of the same by the public shall not be treated as a dedication thereof to public uses.

RESTRICTIONS:-

- 1 This Property is not for sale to Greeks, Italians or NEGROES
- 2 The Main Body of any Residence erected on any Lots facing COURTNEY AVENUE, AVENDALE and LACONIA AVENUES shall not be nearer than 28ft. to the front lot line.
- 3 No Building or Residence except necessary out-houses, shall be erected on any lot in this Subdivision, costing less than \$1000.00
- 4 No out-buildings with the exception of servants quarters or garages are to be constructed on the rear of any lot facing Williamson Road, except by the written consent of the CONNISTONE DEVELOPMENT CORPORATION
- 5 All and each of the above Restrictions and conditions, set forth on this Plat, shall terminate and end, and be of no further effect after a period of 20 (twenty) years, from the date of RECORDATION of this Map.

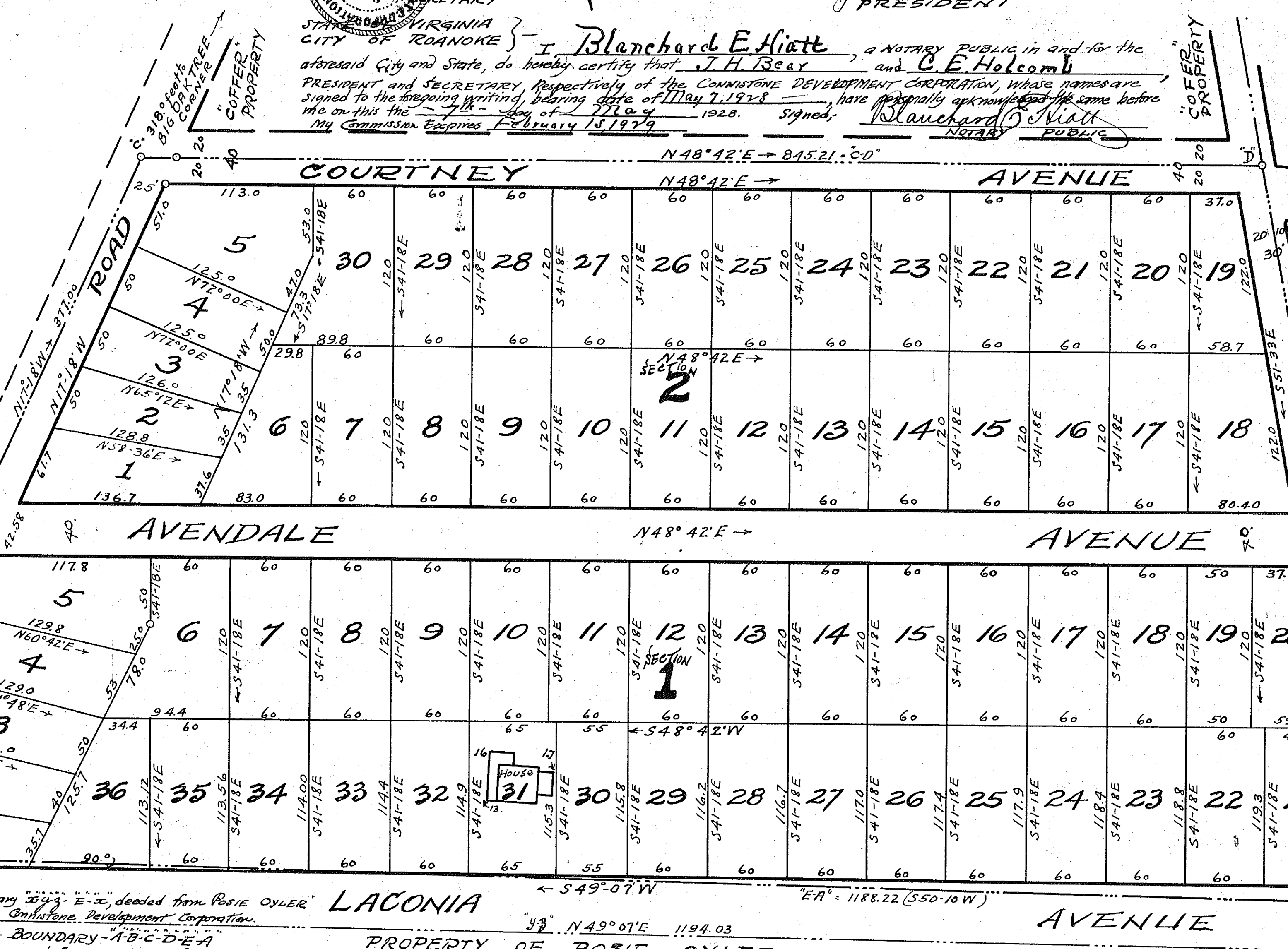
KNOW ALL MEN BY THESE PRESENTS:-

That the Connistone Development Corporation owner of this tract of land, known as "AVENDALE" and being a subdivision of a parcel of land formerly owned by MOORMAN AYERS, and bounded on the North by the property of "COFFEE" and on the East by the GUILFORD subdivision of the New South Corporation, and on the South by the property of POSIE OYLER, and on the West by the Williamson Road, and shown in detail by TABLE "A", has subdivided this tract of land into suburban lots, with the free will and consent of the said Corporation, as required by Section 2510a of the CODE OF VIRGINIA.

In Witness whereof, is hereby placed the signatures of the President and Secretary of the said Connistone Corporation, on this the 7th day of May 1928.

Signed: Blanchard E. Hiatt PRESIDENT
CONNISTONE DEVELOPMENT CORPORATION
J. H. Bear SECRETARY

STATE OF VIRGINIA }
CITY OF ROANOKE } I, Blanchard E. Hiatt, a NOTARY PUBLIC in and for the
afore said City and State, do hereby certify that J. H. Bear and C. E. Holcomb
PRESIDENT and SECRETARY respectively of the CONNISTONE DEVELOPMENT CORPORATION, whose names are
signed to the foregoing writing, bearing date of May 7, 1928, have personally acknowledged the same before
me on this the 7th day of May 1928. Signed: Blanchard E. Hiatt
My Commission Expires February 15, 1929. NOTARY PUBLIC



CLARENCE RD.

TABLE "A"

OUTSIDE BOUNDARY LINE:-

A to B	N 15° 12' W	200.00
B to C	N 17° 18' W	377.00
C to D	N 48° 42' W	845.21
D to E	S 51° 33' W	463.51
E to F	S 47° 33' W	27.00
F to G	S 49° 07' W	1194.03
G to H	N 15° 12' W	53.00
H to A	S 50° 10' W	22.00

MAP OF AVENDALE

OWNED BY CONNISTONE DEVELOPMENT CORPORATION
ROANOKE COUNTY, VIRGINIA.
DATE: AUGUST 10, 1927.
BY: C. B. MALCOLM, STATE REGIST. ENGINEER #235

In the Clerks Office of the Circuit Court for the County of Roanoke, Virginia, this 21st day of MAY 1928, this Map was presented, and with the Certificate of acknowledgment thereto attached, admitted to Record at \$35.00 Clerk P.

Teste: Chas. S. Smith CLERK
Ray K. Brown Sec. Chan