

KNOW ALL MEN BY THESE PRESENTS

To Wit: That L. D. Fisher is the owner of the property shown hereon, with the lots owned, numbered, and known as BONVUE HEIGHTS, which property constitutes a re-subdivision of Sections *90 and *93 of the Recorded Map of Salem Improvement Company's property, which Map of Record in Plat Book #1, Page *22½, shows that Missouri Avenue is closed or vacated, together with that certain Alley, situate between Boulevard Roanoke and Missouri Avenue, extending through the center of Section No. 93.

In so far as the street locations, lot locations, are shown hereon, the same supercede the aforesaid Plat of Salem Improvement Co., as appears upon the aforesaid Page 22½ of Plat Book #1.

The annexed subdivision is in accordance with a survey made by C. B. Malcolm, the outside boundary lines being designated by outside CORNERS A'-B'-C'-D'-E'-F' and G'.

The annexed plat, showing this subdivision, is with the free will and consent of the undersigned owner, and in accordance with his free will and desire, as required by Section 5218 of the Code of the State of Virginia.

Witness my hand and Seal on this.. 9th day of MAY..... 1938.

Signed:-

L. D. Fisher (Seal)
OWNER

State of Virginia
County of Roanoke

I, Sadie Wood, a Notary Public in and for the County of Roanoke, Virginia, do hereby certify that L. D. FISHER, whose name is signed to the foregoing writing bearing date of MAY- 9th 1938, has personally appeared before me, and acknowledged the same.

Given under my hand and Seal this.. 9th day of MAY..... 1938

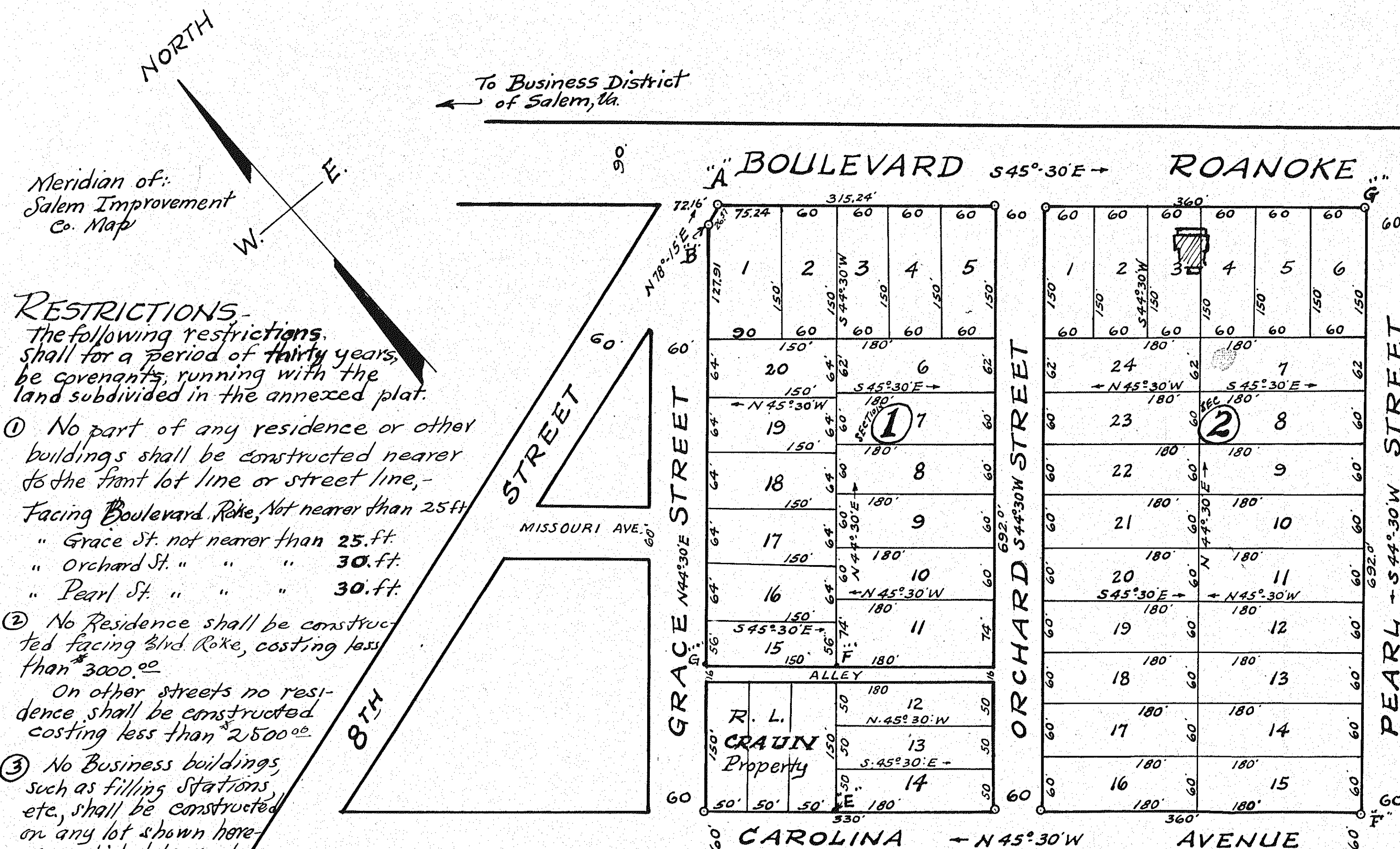
Sadie Wood
NOTARY PUBLIC

My Commission expires July-19th 1941

At a regular meeting of the Council of the Town of Salem, Virginia, held May 9th 1938, all members being present, on motion the following ordinance was unanimously adopted:-

"Whereas on application of L. D. Fisher, be it ordained by the Council of the Town of Salem, that the Plat and Subdivision, known as BONVUE HEIGHTS, which constitutes a replatting of a portion of Salem Improvement Co. Map (which is of Record in Plat Book 1, at Page *22½ of the Records in the Clerk's Office of the Circuit Court of Roanoke County, Virginia) be and the same is hereby approved, and the Clerk of the Council is hereby directed to certify a copy of this ORDINANCE on the original plat of the property of L. D. Fisher, which original is to be recorded in the Clerk's Office of the Circuit Court of Roanoke County, Va., and this ordinance shall take effect immediately.

A True copy Teste:-
Clerk of Council of Town of Salem



RESTRICTIONS-

The following restrictions shall for a period of thirty years, be covenants, running with the land subdivided in the annexed plat.

- ① No part of any residence or other buildings shall be constructed nearer to the front lot line or street line, - Facing Boulevard Pike, Not nearer than 25 ft.
" Grace St. not nearer than 25 ft.
" Orchard St. " " 30 ft.
" Pearl St. " " 30 ft.
- ② No Residence shall be constructed facing Blvd Pike, costing less than \$3000.00.
On other streets no residence shall be constructed costing less than \$2500.00.
- ③ No Business buildings, such as filling Stations, etc., shall be constructed on any lot shown hereon, - which lots are to be used solely for residential purposes.

- ④ The lots shown hereon are to be sold or resold only to those whose nationality is of the Caucasian Race.

- ⑤ Upon a breach of one or more of the foregoing conditions, within a period of thirty years from the date of recordation of this map, the property affected by said breached condition or conditions shall immediately revert and title thereto vest in the undersigned, his heirs, executors or assigns.

Signed:- L. D. Fisher (Seal)
OWNER

In the Clerk's Office for the Circuit Court of Roanoke County, Virginia, this Map was presented, and with the Certificate of acknowledgment thereto annexed, admitted to Record on MAY 13 1938, at 11:35 o'clock A. M.

Teste: Roy K. Buran, CLERK

BONVUE HEIGHTS

PROPERTY OF:-

L. D. FISHER

SALEM,

VIRGINIA.

Date: April 15, 1938.

By: C. B. Malcolm & David Dick
State Certified Engr. & Surveyors
Roanoke, Virginia.

Scale 1"=100.

Note Book #30

Note:- None of the conditions or restrictions appearing on this PLAT, apply to the property marked "R. L. CRAUN PROPERTY," being three lots situate in the South West corner of this subdivision.

MAP
OF:-