

RESTRICTIONS: 1- No Residence shall be erected on any lots shown hereon costing less than \$4000, necessary outbuildings, excepted. 2- No Residence shall be erected on any lots shown hereon if the lot is not adjacent to the street, lot line or street, and further back than 75 feet from same, or nearer than 10 feet to side lot lines. (b) On corner lots, the main body of the house shall not be nearer than 20 feet to the side street line. 3- Lots shall not be sold, or resold, or be the subject of any conveyance, race. 4- Any and all of the above restrictions shall expire, and become null and void, at the expiration of 25 years from date of the adoption of this map.

NORTH

Note:-
w^e The Meridian
of this Map, same
as shown in
D.B. #116 { 4.
Page #326 { 1

CORNER
IRON PIPE,
ft. North of
"Red Oak"

See Deed Book # 116 Page # 326

PROPERTY OF "LUTIE E. VAN STAVERN

588°00'E. → 1229.0 feet Total

[illegible]

KNOW ALL MEN BY THESE PRESENTS:- That WIT, That H.S. Turner, Agnes T. Grubb & Stella J. Kahle, ¹⁹¹⁶ owners of the tract of land shown hereon, subdivided into lots, bounded by outside corners - "A" "B" "C" "D" "E" & "F" and is described as follows:-

Beginning at an Iron Pipe, at a point on the north boundary line of the property of D.B. Ferguson, 374.2 feet westerly as measured along said Ferguson Line, from the N.W. side of Mt. Vernon Drive; - thence leaving the above described beginning point, and with the said Ferguson line, $583^{\circ}45'W$, 554.6 ft. to a stake 8 ft west of a marked Pine; thence with the East line of the Shelton property, $N1^{\circ}12'E$, 1155.6 feet to an IRON PIPE, thence with a new division line through the original Lotie E. Van Stavern property, $S88^{\circ}00'E$, 1229. feet to an Iron Pipe Corner on the "Yost" line, 4 ft. North from a Red Oak; thence with the "Yost" line, $S2^{\circ}00'W$, 376. feet to an Iron Pipe, Corner to the 10.33 Acres previously conveyed from Lotie E. Van Stavern to Wm. H. Witt; thence with Witt's Line, $N88^{\circ}00'W$, 664. ft. to an Iron Pipe; thence continuing with Witt's Line, $S2^{\circ}00'W$, 700. feet to the place of Beginning, and containing 20. Acres, and being a portion of the lands of Lotie E. Van Stavern, of record in the Clerks Office of the Circuit Court of Roanoke County, Virginia, in Deed Book 116, Page 326."

In compliance with Section 5218 of the Code of VIRGINIA, the undersigned owner hereby declares that the subdivision of this property into lots as shown hereon, together with any and all reservations and restrictions as may be set out upon this plat, is with the free will and consent of the said undersigned owner of this property.

Witness the signature of the owners of this property, together with their seals, on this 17th day of January 1939. (SEAL)

STATE OF VIRGINIA }
CITY OF ROANOKE } To Wit: OWNERS

I, Edna M. Turner, a Notary Public, in and for the aforesaid City and State, do hereby certify that H.S. TURNER and AGNES TURNER GROUB, whose names are signed to the foregoing writing, bearing date of February 9, 1939, have personally appeared before me, and acknowledged the same, on this 17 day of February, 1939.

My commission expires January 1940 Notary Public.

State of West Virginia } To-wit: Elvin Walk, a Notary Public
County of Mercer }
in and for the County and State aforesaid, do hereby certify that
STELLA J. KAHLE, whose name is signed to the fore-going writing
bearing date of February 11, 1941, has personally appeared
before me, and acknowledged the same on this 21 day
of January, 1941. 26 21 22

My commission expires. February 18, 1943 Notary Public

MAP
SUBDIVISION PROPERTY OF:-
H. S. TURNER
CROSS FEDERAL HWY. FROM MT. VERNON TO SUBDIVISION
4 OF 1 MILE WEST OF ROANOKE CITY CORP. LINE
ROANOKE COUNTY, VA.
DATE - FEB. 9, 1939. By: C. B. Malcolm. Scale: 1"=80'
State Cert. Engr.