

In witness whereof is hereby placed the signature
of said owner, on this 29th day of November 1939.

Signed:-

Ida E. Sigmon (Seal)
OWNER

MAGNETIC State of VIRGINIA
CITY of ROANOKE,
To Wit, —

HI - Rachel Easter

MAP ~~of~~ a NOTARY PUBLIC,
in and for, the
aforesaid City
and State,

do hereby certify, that Ida E. Sigmon, whose name is signed to the foregoing writing, bearing date of-

November 29, 1939.

has personally appeared before me in my said City and State, and acknowledged the same on this 29th day of November 1939

Rachael Easter
NOTARY PUBLIC

My Commission
Expires on.

May 14, 1943.

" "FENCE POST
COR.

"COL. WOODS"

2.7 RVE

11

CORBIESHAW

AVENUE

WOODLAWN

DLAWN
SECTION No 5 - EVERGREEN DEVELOPMENT CO INC
MAP DATED JUNE 28, 1932 → See Plat BK. #2, Pg. #88

REVISED MAP

SECTIONS-1-3-11 AND 12

EVERGREEN DEV. CORP'N. MAP

PROPERTY OF

IDA E. SIGMON

ADJACENT TO THE WEST CORPORATION LINE OF ROANOKE CITY.

ROANOKE CO

C.B. Malcolm

STATE CERT ENGR.

NOVEMBER 10, 1939.

NGR.

0 50 100 150 200 250 300

RESTRICTIONS:-

1. No lot, or any part of this property, shall be sold, resold, or leased, except to those of the Caucasian Race.

2. No hogs, cattle, or other nuisance shall be kept or maintained on any lot in this development.

3. Only one residence building shall be erected upon any lot of fifty feet or more in width. Lots 1 and 2 of Section 3 are to be reserved for residence and business property, the cost of which is to be not less than \$3000.00, catering to the needs of the neighborhood, if being provided, however, that any stores erected thereon are to face on Woodlawn Avenue, while the residences are to face on Cornishdown Road. No dwelling erected shall be less than one and one-half stories in height, than two and one-half stories in height.

4- All residences erected on each lot (excepting all out buildings and garages) shall cost no less than \$3000.00, excepting, however, that all lots facing on Woodlawn Avenue, in Section 3, and all lots facing Woods property in Section 11, shall cost no less than \$2500.00. Any building to be erected on lots 1 and 2, in Section 3, must meet the approval of the developer, as to cost and kind of building or residence.

5- No part of the main building of any residence shall be less than 30 feet from the front line, nor shall temporary living

6- An easement is reserved over the rear five feet of

each lot for utility installation and maintenance.

7- Sewage disposal shall be by means of septic tanks, unless a better and more modern method is found for a more sanitary means of disposal, the locations and construction of said septic tanks must have the approval of the State or County Health

S-60°57'-W-137'
TRAN
RPE
40°
40°

8. The covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1964, at which time said covenants shall be automatically extended for successive periods of ten years, unless by a vote of the majority of the then owners of the lots, it is agreed to change, the said covenants in whole, or in part.

2- If the parties hereto, or any of them, or their heirs or assigns, shall violate, or attempt to violate any of the covenants herein, it shall be lawful for any other person, or persons owning any real property situated in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other appropriate relief.

10. Invalidation of any of these covenants by judgment or court order in no wise effect any of the other provisions which shall remain in force and effect.

NOTE, - THE STREETS SHOWN
HEREON, BEING THE
SAME AS UPON MAP
OF EVERGREEN DEV. CO., INC.,
OF RECORD IN PLAT BOOK 2,
PAGE 88, THE APPROVAL OF
CITY AND ROANOKE COUNTY
AUTHORITIES IS NOT REQUIRED

in the Clerk's Office for the Circuit Court of Roanoke County, Va.
this map was presented on Dec. 5, 1939 and with
the certificate of acknowledgement thereto annexed,
admitted to record at 2:40 o'clock P. M.
Testes: Ray M. Moore