

KNOW ALL MEN BY THESE PRESENTS, TO WIT: THAT C.K. LEMON, AND HOWARD E. SIGMON, ARE THE OWNERS OF THE TRACT OF LAND SHOWN HEREON, BOUNDED BY OUTSIDE CORNERS 1-2-3-4 AND 5 INCLUSIVE, WHICH LAND IS SUBDIVIDED INTO LOTS AS SHOWN HEREON, KNOWN AS DORCHESTER COURT. THE SAID OWNERS FURTHER CERTIFY THAT THEY HAVE SUBDIVIDED THIS LAND INTO THE LOTS AS SHOWN HEREON, ENTIRELY WITH THEIR OWN FREE WILL AND CONSENT, AS REQUIRED BY SECTION 5210 OF THE CODE OF VIRGINIA. IN WITNESS WHEREOF, IS HEREBY PLACED THE SIGNATURES AND SEALS OF SAID OWNERS, ON THIS 10th DAY OF October 1945.

C.K. Lemon
Howard E. Sigmon

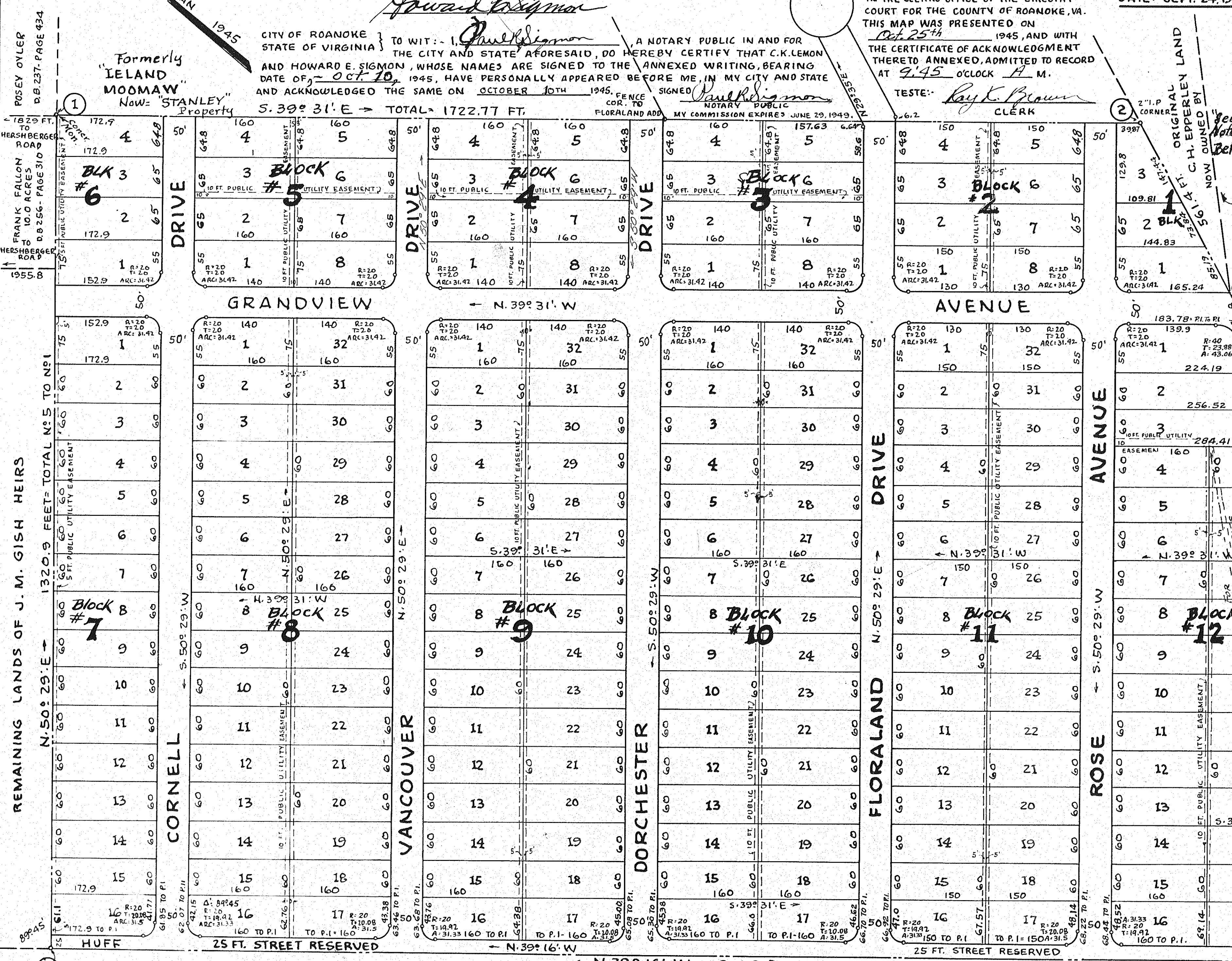
APPROVED: *Paul B. Matthews*
CITY ENGINEER, ROANOKE, VA.
Abner Starkey
CHAIRMAN OF BOARD OF SUPERVISORS OF ROANOKE COUNTY, VIRGINIA.

MAP OF
OF
- DORCHESTER COURT -
PROPERTY OF
C.K. LEMON & HOWARD E. SIGMON
ROANOKE CO. BY: C.B. Malcolm VIRGINIA.
DATE: SEPT. 24, 1945 STATE CERT. ENGR. SCALE: 1"=100'

CITY OF ROANOKE } TO WIT: *Paul B. Matthews* A NOTARY PUBLIC IN AND FOR
STATE OF VIRGINIA } THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT C.K. LEMON
AND HOWARD E. SIGMON, WHOSE NAMES ARE SIGNED TO THE ANNEXED WRITING, BEARING
DATE OF OCT. 10, 1945, HAVE PERSONALLY APPEARED BEFORE ME, IN MY CITY AND STATE
AND ACKNOWLEDGED THE SAME ON OCTOBER 10TH 1945, SIGNED *Paul B. Matthews*
NOTARY PUBLIC
MY COMMISSION EXPIRES JUNE 29, 1949.

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF ROANOKE, VA. THIS MAP WAS PRESENTED ON Oct. 25th 1945, AND WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED, ADMITTED TO RECORD AT 9:45 O'CLOCK A M.
TESTE: *Ray E. Brown* CLERK

- RESTRICTIONS AND CONDITIONS -**
- FIRST** - NO BUILDING (NECESSARY OUTBUILDINGS EXCEPTED) COSTING LESS THAN \$5000.00 TO BE ERECTED ON ANY LOT OR LOTS OR PORTIONS THEREOF OF LESS THAN 60 FOOT FRONTAGE, EXCEPT LOTS FACING CORNELL & VANCOUVER DRIVES, WEST OF GRANDVIEW AVE.
- SECOND** - NO BUILDING (FRONT PORCH EXCEPTED) TO BE ERECTED WITHIN 40 FEET FROM THE FRONT LINE OF ANY LOT OR LOTS.
- THIRD** - NO BUILDING TO BE ERECTED WHOSE SIDE LINES ARE WITHIN A DISTANCE OF 10% OF THE FRONTAGE OF THE LOT ON WHICH SAID BUILDING IS ERECTED.
- FOURTH** - PROPERTY NOT TO BE SOLD, CONVEYED, LEASED OR OCCUPIED BY ANY NEGRO, SYRIAN, ASSYRIAN OR GREEK, OTHER THAN AS MAIDS, COOKS AND CHAUFFEURS DOMICILED WITH THE FAMILIES RESIDING THEREON.
- FIFTH** - NO SWINE OR LIVESTOCK TO BE KEPT UPON PREMISES, OR ANY PART THEREOF, NOR SHALL ANY SWINE OR LIVESTOCK OF THE LESSEE OR OWNER OF ANY SUCH PREMISES PERMIT SAID SWINE OR LIVESTOCK TO RUN AT LARGE ON THE PREMISES OR IN THE VICINITY THEREOF.
- SIXTH** - NO INTOXICATING LIQUORS TO BE SOLD UPON ANY OF SAID LAND OR IN BUILDINGS THEREON.
- SEVENTH** - NO TEMPORARY BUILDING OR BUILDINGS UPON SAID LAND TO BE USED FOR LIVING QUARTERS (MAIDS, COOKS AND CHAUFFEURS OF FAMILIES RESIDING THEREON EXCEPTED.)
- EIGHTH** - NO WAREHOUSE TO BE BUILT UPON SAID LAND OR ANY BUILDING THEREON USED FOR SUCH.
- NINTH** - NO PORTION OF SAID LAND OR BUILDINGS THEREON TO BE USED FOR CEMETERY PURPOSES.
- TENTH** - It is distinctly understood, and made an amendment, to the **FIRST** of above Restrictions, that all lots facing CORNELL & VANCOUVER DRIVES, west from GRANDVIEW AVE shall have no Residence constructed thereon, costing less than \$6000.00.
- Eleventh** - All lots shown hereon are for Residential purposes only, except Lot 1, Bk. 1, which may be used for Business.
- THESE TWELVE CONDITIONS AND RESTRICTIONS ARE MADE COVENANTS RUNNING WITH THE LAND, AND UPON A BREACH OF ANY ONE OR MORE OF THE AFORESAID CONDITIONS, WITHIN 25 YEARS FROM THE DATE OF RECORDATION, THE PROPERTY SO BREACHED AND ALL APPURTENANCES THERETO TO IMMEDIATELY REVERT TO THE GRANTOR, HIS HEIRS AND ASSIGNS.**
- TWELFTH** - Fee Simple Ownership of all Streets is reserved, with Exclusive Rights to Same, for the Construction in Said Streets of any or all Public Utilities.



REMAINING LANDS OF J. M. GISH HEIRS

POSEY OYLER
D.B. 237 - PAGE 434

FRANK FALLON
D.B. 256 - PAGE 310

HERSHBERGER
D.B. 256 - PAGE 310

HERSHBERGER
D.B. 256 - PAGE 310

HERSHBERGER
D.B. 256 - PAGE 310

HERSHBERGER
D.B. 256 - PAGE 310

HERSHBERGER
D.B. 256 - PAGE 310

HERSHBERGER
D.B. 256 - PAGE 310

HERSHBERGER
D.B. 256 - PAGE 310

HERSHBERGER
D.B. 256 - PAGE 310

HERSHBERGER
D.B. 256 - PAGE 310

HERSHBERGER
D.B. 256 - PAGE 310

HERSHBERGER
D.B. 256 - PAGE 310

HERSHBERGER
D.B. 256 - PAGE 310

HERSHBERGER
D.B. 256 - PAGE 310

HERSHBERGER
D.B. 256 - PAGE 310