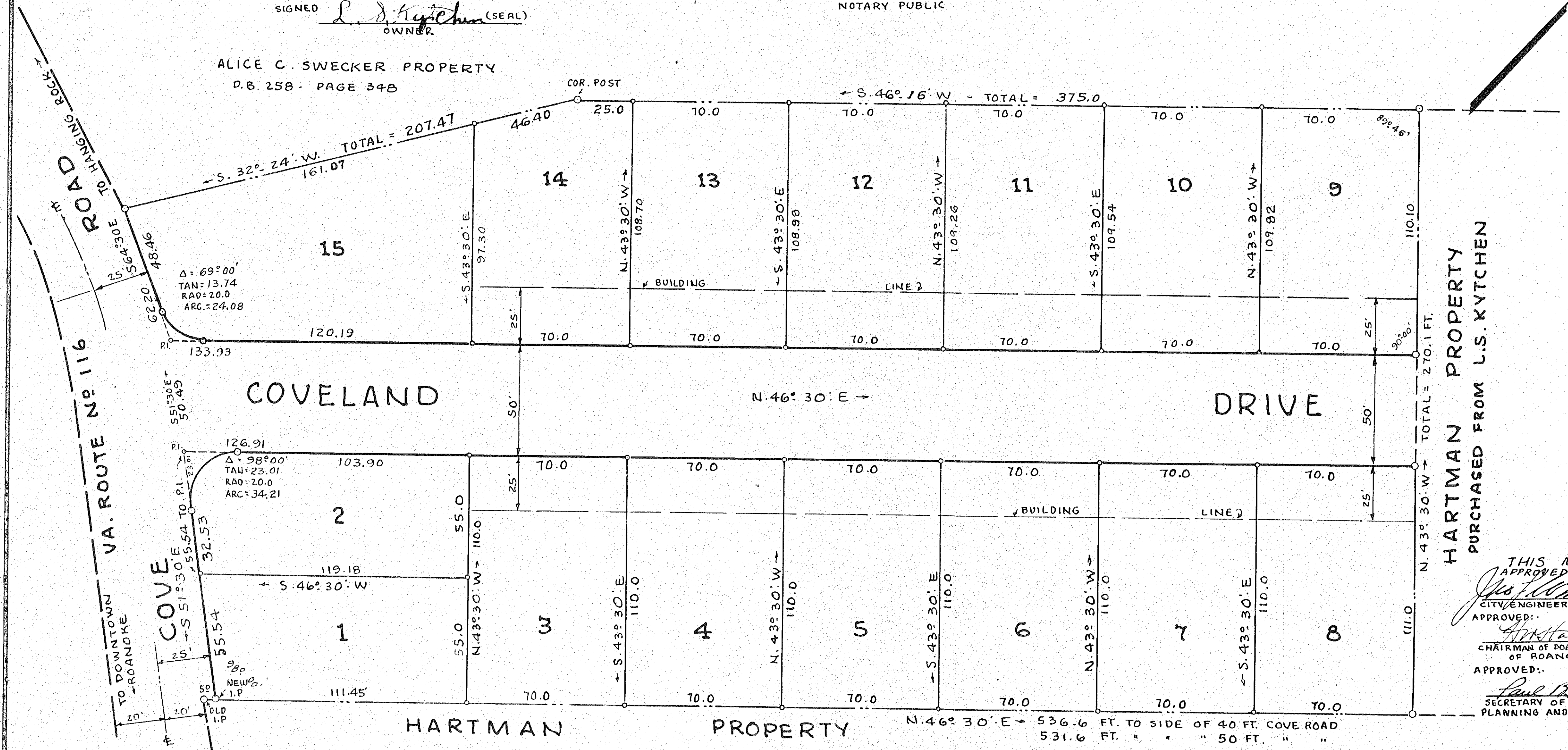


KNOW ALL MEN BY THESE PRESENTS:- TO WIT: THAT L. S. KYTCHEN IS THE OWNER OF THE TRACT OF LAND SHOWN HEREON, SUBDIVIDED INTO BLOCKS AND LOTS, KNOWN AS COVELAND COURT, WHICH SUBDIVISION IS BOUNDED AS SHOWN IN DETAIL HEREON. THE SAID OWNER CERTIFIES THAT HE HAS SUBDIVIDED THIS TRACT OF LAND INTO THE BLOCKS AND LOTS AS SHOWN HEREON, ENTIRELY WITH HIS OWN FREE WILL AND ACCORD, AS REQUIRED BY SECTION 5218 OF THE CODE OF VIRGINIA IN WITNESS WHEREOF IS HEREBY PLACED THE SIGNATURE AND SEAL OF SAID OWNER ON THIS 11 DAY OF OCTOBER 1946

STATE OF VIRGINIA } TO WIT: I, Malcolm B. Malcolm
CITY OF ROANOKE } A NOTARY PUBLIC IN AND FOR THE
AFORESAID CITY AND STATE, DO HEREBY CERTIFY THAT L.S. KYTCHEN, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING BEARING DATE OF 1946, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 11 DAY OF OCTOBER 1946.
MY COMMISSION EXPIRES 1947 SIGNED: _____
NOTARY PUBLIC

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR ROANOKE COUNTY, VA. THIS MAP WAS PRESENTED ON Oct. 15th 1946, AND WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED, ADMITTED TO RECORD AT 1.45 O'CLOCK P M.
TESTE: Ray K. Brown
CLERK



- RESERVATIONS AND RESTRICTIONS:-
1. THERE SHALL NOT BE ERECTED ON ANY ONE LOT, AS SUCH LOT MAY BE DESCRIBED AND DESIGNATED ON THIS PLAT, MORE THAN ONE PRIVATE DWELLING HOUSE, AND THE NECESSARY OUTBUILDINGS; AND SAID PREMISES SHALL BE USED FOR PRIVATE DWELLING PURPOSES ONLY, AND BY WHITE PERSONS ONLY, BUT NOT EXCLUDING BONA FIDE SERVANTS OF ANY RACE.
 2. NO RESIDENCE ERECTED ON ANY LOT SHALL COST LESS THAN \$5500.00.
 3. NO BUILDING SHALL BE ERECTED ON ANY LOT IN THIS PLAT, THE MAIN BODY OF WHICH CLOSER THAN 10% OF THE LOT WIDTH, TO THE SIDE LOT LINE. NOTE BUILDING SET BACK LINES SHOWN HEREON.
 4. NO FACTORY, SHOP, STORE, MERCANTILE HOUSE OR HOSPITAL, SHALL BE ERECTED, PERMITTED, OR MAINTAINED ON SAID LAND; NO LIVE HOGS, GOATS OR CATTLE SHALL BE KEPT ON SAME; AND SAID LOTS SHALL BE USED FOR STRICTLY RESIDENTIAL PURPOSES, AND NOT OTHERWISE; NOR SHALL SAID LAND BE USED IN ANY MANNER THAT WILL CREATE A NUISANCE, OR BE OFFENSIVE.
 5. NO TRAILER, TENT, SHACK, BASEMENT, GARAGE, BARN OR OTHER OUTBUILDING ERECTED ON ANY LOT BE USED AS A RESIDENCE EITHER TEMPORARILY OR PERMANENTLY.
 6. NO LOT SHOWN HEREON, NOR ANY PART THEREOF, SHALL BE SOLD, LEASED, OR CONVEYED TO, OR USED OWNED OR OCCUPIED BY ANY NEGRO, GREEK, SYRIAN, ASSYRIAN, TURK OR MONGOLIAN, OR ANY CORPORATION FOR THE USE OR BENEFIT OF ANY PERSON OF THE AFORESAID RACES. THIS COVENANT SHALL NOT BE CONSTRUED SO AS TO PREVENT PERSONS WHO MAY LAWFULLY OWN PROPERTY IN THIS TRACT FROM HAVING SERVANTS OF ANY OF THE AFORESAID RACES EMPLOYED AND RESIDING UPON THE PREMISES.
 7. EACH AND EVERY RESTRICTION AND CONDITION HEREIN CONTAINED SHALL TERMINATE AND BE OF NO FURTHER EFFECT AFTER TWENTY FIVE YEARS FROM THE DATE OF RECORDATION OF THIS MAP.

NOTE:- IRON PIPE IS PLACED AT EACH LOT CORNER OF THIS SUBDIVISION.
SEE DEED BOOK 103 - PAGE 422 FOR DEED TO L.S. KYTCHEN FOR ORIGINAL 10.68 ACRE TRACT OF LAND.

MAP
OF
COVELAND COURT
OWNED BY
L.S. KYTCHEN
ROANOKE CO. VIRGINIA.
BY: C.B. Malcolm
STATE CERT. ENGR.
DATE:- SEPT. 12, 1946. SCALE:- 1" = 30'

HARTMAN PROPERTY
PURCHASED FROM L.S. KYTCHEN

THIS MAP
APPROVED:-
John W. Matthews
CITY ENGINEER OF ROANOKE, VA.
APPROVED:-
John W. Matthews
CHAIRMAN OF BOARD OF SUPERVISORS
OF ROANOKE COUNTY, VA.
APPROVED:-
Paul B. Matthews
SECRETARY OF ROANOKE COUNTY
PLANNING AND ZONING COMMISSION.