

MAP OF MONTEIRO HEIGHTS

PROPERTY OF
S.B.M. GHISELIN
SALEM VIRGINIA

Survey and Plat by: F.A. Spiggle
State Cert. Land Surveyor.

SCALE 1"=50'

AUGUST 15, 1946.

At a regular meeting of the Council of The Town of Salem, Virginia, held on the 14th day of October 1946, all members being present the following ordinance was unanimously adopted:

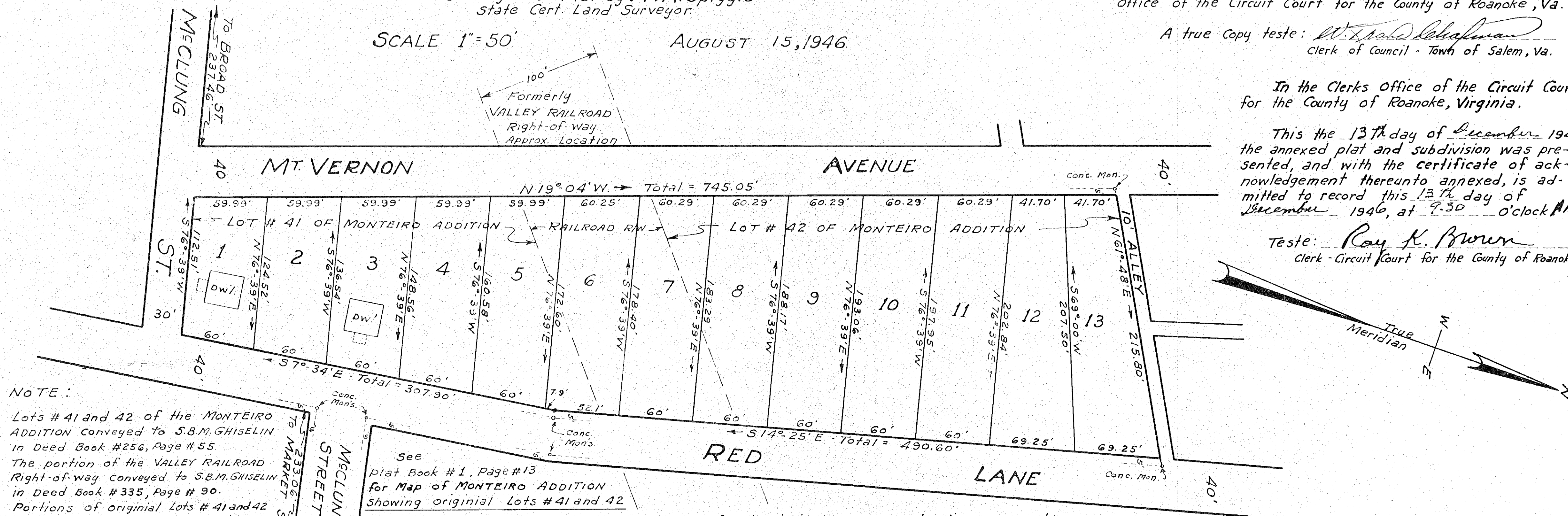
Be it ordained by the Council of the Town of Salem that the plat and subdivision known as "MONTEIRO HEIGHTS" on the written approval and recommendation of the Planning Commission, of the Town of Salem, be, and the same is hereby approved, together with the restrictions and conditions written thereon, and incorporated therein, and further subject to the Zoning Ordinance of the Town of Salem, now in force and effect, as of the adoption of this ordinance, and the Clerk of Council is hereby directed to certify a copy of this ordinance on the original plat of said subdivision, which original is to be recorded in the Clerks office of the Circuit Court for the County of Roanoke, Va.

A true copy teste: *W. F. Adams*
Clerk of Council - Town of Salem, Va.

In the Clerks Office of the Circuit Court for the County of Roanoke, Virginia.

This the 13th day of December 1946, the annexed plat and subdivision was presented, and with the certificate of acknowledgement thereunto annexed, is admitted to record this 13th day of December 1946, at 9:30 o'clock AM

Teste: *Ray K. Brown*
Clerk - Circuit Court for the County of Roanoke.



NOTE:

Lots #41 and 42 of the MONTEIRO ADDITION conveyed to S.B.M. GHISELIN in Deed Book #256, Page #55. The portion of the VALLEY RAILROAD Right-of-way conveyed to S.B.M. GHISELIN in Deed Book #335, Page #90. Portions of original Lots #41 and 42 conveyed by S.B.M. GHISELIN et ux to The Town of Salem for street widening, See Deed Book #283, Page #201.

THIS IS TO CERTIFY that the undersigned is the owner of the property shown on the annexed map, a plat of which property is known as "MONTEIRO HEIGHTS", said subdivision is according to a survey made by F.A. Spiggle, State Certified Land Surveyor, and being the original Lots No. 41 and 42 of the Monteiro Addition to the Town of Salem and a portion of the Valley Railroad Right-of-way.

The said subdivision and annexed plat is in accordance with the provisions of Section 5218 of the Virginia Code, and is with the free consent and the desire of the undersigned owner, subject, however, to the following restrictions and conditions, which will enure not only to the benefit of the undersigned, but also to the benefit of his heirs, devisees and assigns.

The said undersigned owner, as a condition precedent to the approval of this plat and subdivision by the Council of the Town of Salem or the proper Zoning and Planning Commission of the said Town as indicated by the certifications hereon, does on his own behalf, and for and on account of his heirs, successors, devisees and assigns, specifically release the Town of Salem from any and all claim or claims for damages which such owner, his heirs, successors, devisees, and assigns, may or might otherwise have against the Town

of Salem by reason of establishing proper grade lines on and along such streets and alleys as shown hereon (or such changed streets or alleys as may be agreed upon in the future) and by reason of doing necessary grading for the purpose of placing such streets or alleys upon the proper grade or grades as may, from time to time, be established by said Town, and the said Town shall not be required to construct any retaining wall or walls along said streets or alleys and the property lines thereof.

RESTRICTIONS AND CONDITIONS

The following restrictions and conditions shall for a period of Thirty (30) Years from the date of this plat be covenants running with the land subdivided hereon.

1-Neither shall this tract of land or any part thereof be sold, leased, conveyed or occupied by any person of Negro descent, as defined by the Virginia Code, or by Syrians, Assyrians, Greeks, Turks or Mongolians, except that this shall not apply to a bona fide servant employed, and merely temporarily residing upon the premises of any lawful owner.

2- No building or other structure costing less than THREE THOUSAND (\$3000.00) Dollars (necessary out buildings excepted) shall be erected on said tract of land herein subdivided, or any part thereof.

3- Regardless of any future changes in the annexed plat, not more than one dwelling or like structure shall be erected upon any one lot and the minimum average width of such lot, upon which any one dwelling is erected, shall be a width of fifty (50) feet.

S.B.M. Ghiselin
owner.

STATE OF VIRGINIA.
COUNTY OF ROANOKE, to wit:

I, Frank A. Spiggle, a Notary Public for the County of Roanoke, Virginia, do hereby certify that S.B.M. Ghiselin, whose name is signed to the foregoing certificate, with said restrictions and conditions therein set forth, personally appeared before me in my County and State and acknowledged the same.

Given under my hand this 27th day of August 1946.

My Commission expires
July 3, 1950

Frank A. Spiggle
Notary Public

(This Seal Void)