10, 13, 5 - pg 10 MAP OF KERNER ADDITION At a regular meeting of the Council Map of: "PUCKETT ADDITION" of the Town of SALEM, Virginia, held on the 9th day of June 1947, all See Plat Book # 2 , Page # 5 PROPERTY OF: MRS. CORA KERNER members being present, the following SALEM ordinance was unanimously adopted: VIRGINIA Note: (2)Iron pipe placed at Survey and Map by: F.A. Spiggle State Cert. Land Surveyor Be it ordained by the Council of each lot Corner of the Town of Salem that the plat and Section No. 2. SCALE 1": 50" APRIL 19,1947. Sub division known as "KERNER ADDITION" on the written approval and recommendation of the Planning Com-43' Property of: S.G. GILMORE et ux see D.B.#130, P.# 414 mission of the Town of Salem, be, 175.37 146.3' N110-02'W-> /60' ←5//°-02'E and the same is hereby approved, to-150' N11°-02'W--S110-02'E 260.2' 5o' gether with the restrictions and con-90. ditions written thereon, and incorporat ed therein, and further subject to the Zoning Ordinance of the Town of Salem, now in force and effect, as N11º-02'W-> of the adoption of this ordinance, /50' --S11°-02'E 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, Virginia. N/10-02'W-2.95 Acres 4- S110-02'E A true Copy teste: W. State Volumen Acting Clark of Council Town of Salem, Va. /50' **←** 511°-02'E N110-02'W-Barn In the Clerks office of the Circuit Court for the County of Roanoke, Virginia. This the 3 rd day of July 1947 - 511°-02'E the annexed plat and subdivision was 150' N11°-02'Wpresented, and with the certificate of acknowledgement thereunto annexed, is admitted to record this and day of July 1947, at 10 TOWN OF SALEM Teste: Key K Moun 265.5' 265.5' Corporation Line P.I. - 298.3' to P.I clerk - Circuit Court for the County of P.I. - 146.5' to P.I. Corporation Line Roanoke, Virginia. N10°-55'W-STREET IDAHO ROANOKE COUNTY (STATE SECONDARY RT. # 1422) of the undersigned, but also to the benefit of her heirs, any retaining wall or walls along said streets or

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 the "KERNER ADDITION", said Subdivision is according to a survey made by F.A. Spiggle, State Certified Land Surveyor, and being the tract of 8.56 Acres conveyed to Cora Kerner by B.B. Dillard, by deed dated August 29, 1907, and recorded in deed Book # 40, Page # 476, and being the eastern portion of "PINE GROVE" as shown on the map of the Salem Improvement Company property recorded in Plat Book # 1, at Page # 222.

The said subdivision and annexed plat 15 in accordance with the provisions of Section 5225e 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

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 Planning and Zoning Commission of the said Town as indicated by the certifications hereon, does on her own behalf, and for and on account of her heirs, successors, devisees and assigns, specifically release the Town of Salem from any and all claim or Claims for damages which such owner, his orher 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 as may, from time to time, be established by said Town, and the said Town shall not be required to construct

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, including Sections No. 1 and No.3.

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 Five THOUSAND (\$5,000 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 width of such lot shall be a width of Seventy-five (75) feet. Lora Kerner

owner

State of Virginia

County of Roanoke, To wit: I TEE Deader a Notary Public for County of Roanoke, Virginia, do hereby certify that Cora Kerner, whose name is signed to the foregoing Certificate, with said restrictions and Conditions therein set forth, personally appeared before me in my said County and State and acknowledged the same.

Given under my hand this 9th day of June 1947. My Commission expires To Bushe - July 23, 1950 Notary Public