

Approved: *H.A. Taylor*
Chairman - Board of Supervisors of
Roanoke County

Approved: *Paul B. Matthews*
Sec. Planning Commission of
Roanoke County

MAP OF: MT. REGIS HEIGHTS

LOCATED IN SOUTH SALEM, ROANOKE COUNTY, VA.

BEING A REPLAT OF SECTION 57 AND THE NORTHERN HALF OF SECTION 63 OF THE SALEM DEVELOPMENT COMPANY

See Plat Book #1, Page # 362 for original map.

SCALE 1"=50'

OCTOBER 1, 1949

Revised December 20, 1949, showing vacating of Alley in Section No. 57, See Note

PLAT AND SURVEY BY: F. A. Spiggle, State Cert. Land Surveyor.

THIS IS TO CERTIFY that the undersigned is the owner of the property shown on the annexed plat known as "MT. REGIS HEIGHTS", said subdivision is according to a survey made by F.A. Spiggle, State Certified Land Surveyor, dated Oct. 1, 1949, and the description of said subdivision as a whole is as follows:

Lying on the south side of Roanoke River, and being a part of the Original Salem Development Company and known as Tract No. 10 of the Survey of the Salem Development Company made by S.A. Wilson in the suit of Oil Well Supply Company vs. Salem Development Company, and containing 5.39 Acres, more or less.

Surveyors Note:

In a search of the papers in the suit of Oil Well Supply Company vs. Salem Development Company, the Wilson Survey of Tract No. 10 could not be found, however, a newspaper clipping advertising the sale of the Salem Development Company property describes Tract No. 10 as being all of Section 57 and the northern half of Section 63 of the Salem Development Company property.

The said Tract No. 10 having been conveyed to C.L. Mowles by Ellison A. Smyth IV, and Mary L.V. Smyth, his wife by deed recorded in deed book # 422, page # 104.

The subdivision of MT. REGIS HEIGHTS as shown on the annexed plat is with the free consent and the desire of the undersigned owner, subject however to the following restrictions and conditions, which will ensure not only to the benefit of the undersigned, but also to the benefit of his heirs, devisees and assigns.

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 in the annexed plat.

1. Neither shall this tract of land, nor 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 an otherwise lawful owner.

2. No pigs or hogs, calves or cows, or like animals, shall be kept by any person on the land subdivided hereon.

3. No building or other structure costing less than Five Thousand (\$5,000) Dollars, (necessary outbuildings excepted) shall be

NOTE: See Deed Book 433, page 83 as to restrictions

erected on said tract of land herein subdivided or any part thereof.
Upon a breach of any one, or more of the foregoing restrictions and conditions within a period of 30 years from the date of this plat the property effected by said breached restriction or condition shall immediately revert and title thereto vest in the undersigned, his heirs, devisees or assigns.

Witness my hand and seal this 3 day of November 1949.
C.L. Mowles (SEAL)

STATE OF VIRGINIA
COUNTY OF ROANOKE, To-wit:

I, *Grace E. Ferguson*, a Notary Public for the County of Roanoke, Virginia, do hereby certify that C.L. Mowles, 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 3 day of November 1949.
My Commission expires August 10, 1953
Grace E. Ferguson
Notary Public

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

This the 17th day of Jan. 1949, the annexed plat and subdivision was presented, and with the certificate of acknowledgment thereunto annexed, is admitted to record this 17th day of Jan. 1949 at 12:00 O'clock.
Teste: *Roy K. Brown*
Clerk of the Circuit Court for the County of Roanoke, Virginia.

