

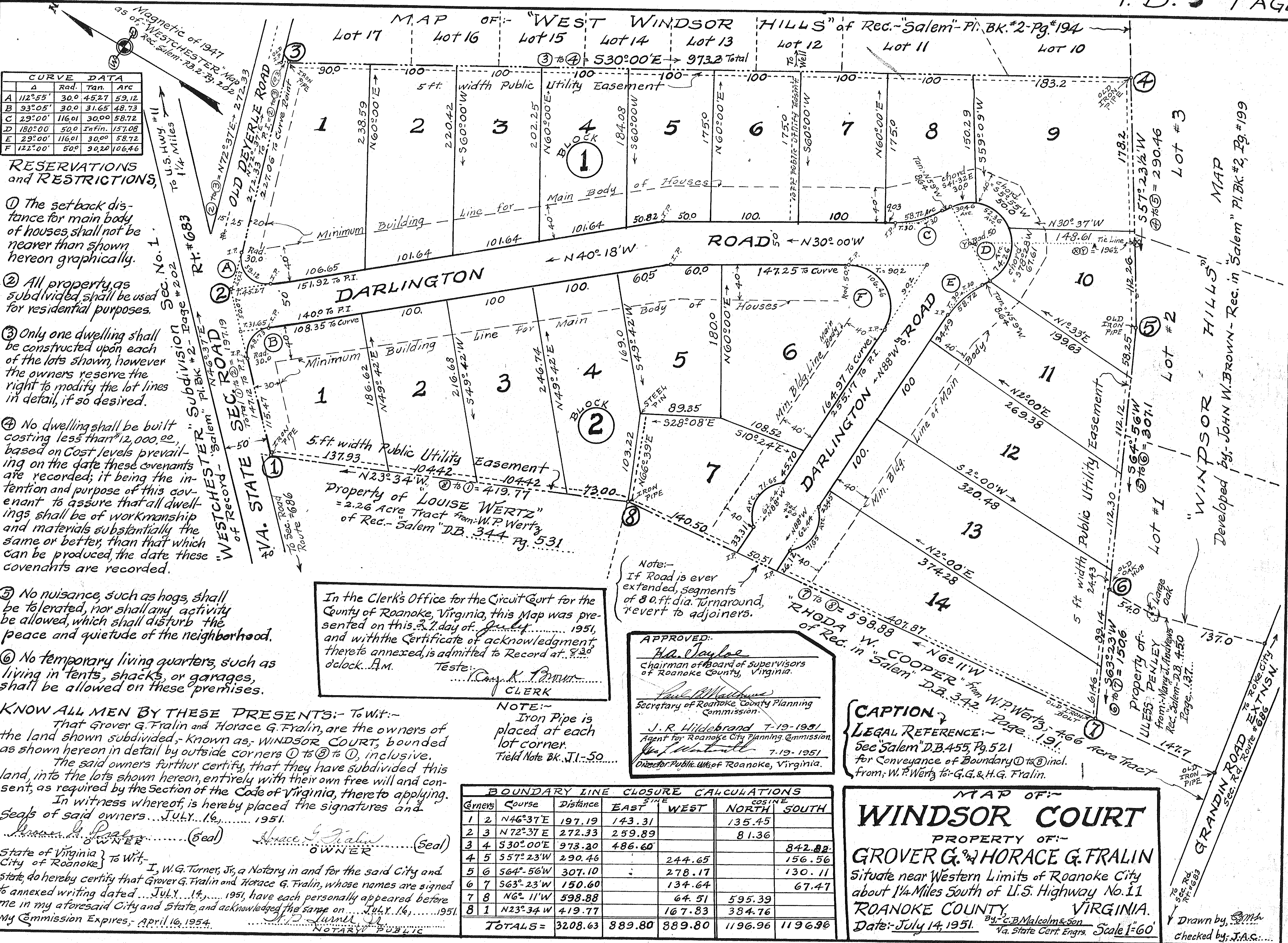
CURVE DATA				
	Δ	Rad.	Tan.	Arc
A	112°55'	30.0	45.27	59.12
B	93°05'	30.0	31.65	48.73
C	29°00'	116.01	30.00	58.72
D	180°00'	50.0	Infin.	157.08
E	29°00'	116.01	30.00	58.72
F	122°00'	50.0	92.20	106.46

RESERVATIONS and RESTRICTIONS,

- ① The setback distance for main body of houses shall not be nearer than shown hereon graphically.
- ② All property as subdivided shall be used for residential purposes.
- ③ Only one dwelling shall be constructed upon each of the lots shown, however the owners reserve the right to modify the lot lines in detail, if so desired.
- ④ No dwelling shall be built costing less than \$12,000.00, based on cost levels prevailing on the date these covenants are recorded; it being the intention and purpose of this covenant to assure that all dwellings shall be of workmanship and materials substantially the same or better, than that which can be produced, the date these covenants are recorded.
- ⑤ No nuisance, such as hogs, shall be tolerated, nor shall any activity be allowed, which shall disturb the peace and quietude of the neighborhood.
- ⑥ No temporary living quarters, such as living in tents, shacks, or garages, shall be allowed on these premises.

KNOW ALL MEN BY THESE PRESENTS: To Wit:-
That Grover G. Fralin and Horace G. Fralin, are the owners of the land shown subdivided, known as, WINDSOR COURT, bounded as shown hereon in detail by outside corners ① to ⑩ inclusive.
The said owners further certify, that they have subdivided this land, into the lots shown hereon, entirely with their own free will and consent, as required by the Section of the Code of Virginia, there to applying.
In witness whereof, is hereby placed the signatures and seals of said owners, JULY 14, 1951.

GROVER G. FRALIN (Seal)
HORACE G. FRALIN (Seal)
State of Virginia } To Wit:-
City of Roanoke } I, W.G. Turner, Jr., a Notary in and for the said City and State, do hereby certify that Grover G. Fralin and Horace G. Fralin, whose names are signed to annexed writing dated JULY 14, 1951, have each personally appeared before me in my aforesaid City and State, and acknowledged the same on JULY 14, 1951.
My Commission Expires, April 16, 1954.



BOUNDARY LINE CLOSURE CALCULATIONS						
Course	Distance	EAST	WEST	NORTH	SOUTH	
1 2 N46°37'E	197.19	143.31		135.45		
2 3 N72°37'E	272.33	259.89		81.36		
3 4 S30°00'E	973.20	486.60			842.82	
4 5 S57°23'W	290.46		244.65		156.56	
5 6 S64°56'W	307.10		278.17		130.11	
6 7 S63°23'W	150.60		134.64		67.47	
7 8 N6°11'W	598.88		64.51	595.39		
8 1 N23°34'W	419.77		167.83	384.76		
TOTALS	3208.63	889.80	889.80	1196.96	1196.96	

MAP OF:-
WINDSOR COURT
PROPERTY OF:-
GROVER G. & HORACE G. FRALIN
Situate near Western Limits of Roanoke City about 1/4 Miles South of U.S. Highway No. 11
ROANOKE COUNTY VIRGINIA.
Date: July 14, 1951. By: C.B. Malcolm & Son Va. State Cert. Engrs. Scale 1"=60'

CAPTION:
LEGAL REFERENCE:-
Sec. Salem D.B. 455, Pg. 521
for Conveyance of Boundary ① to ⑩ incl.
from: W. P. Wertz to: G. G. & H. G. Fralin.

APPROVED:
H.A. Taylor
Chairman of Board of Supervisors of Roanoke County, Virginia.
J.R. Hildebrand 7-19-1951
Agent for Roanoke City Planning Commission.
Director Public Works of Roanoke, Virginia.

In the Clerk's Office for the Circuit Court for the County of Roanoke, Virginia, this Map was presented on this 22 day of July, 1951, and with the Certificate of acknowledgment, thereto annexed, is admitted to Record at 8:30 o'clock A.M.
Teste: J. C. K. Palmer
CLERK

NOTE:-
Iron Pipe is placed at each lot corner.
Field Note Bk. J.I.:50.....

WINDSOR HILLS
Developed by: JOHN W. BROWN - Rec. in Salem PI. BK. #2, Pg. #199