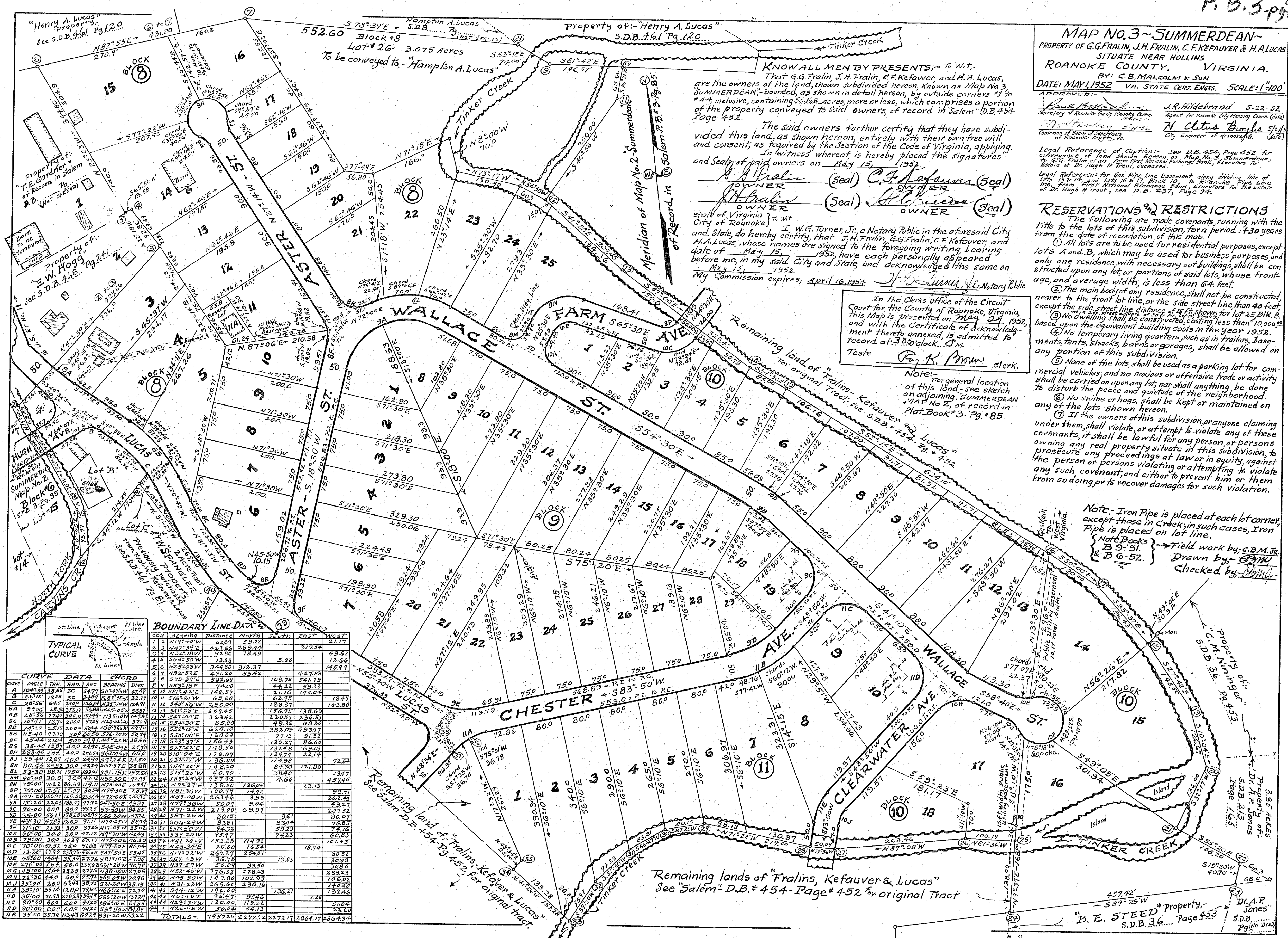




KNOW ALL MEN BY PRESENTS: To wit, That G.G. Fralin, J.H. Fralin, C.F. Kefauver, and H.A. Lucas, are the owners of the land, shown subdivided hereon, known as Map No. 3, SUMMERDEAN, bounded as shown in detail hereon, by outside corners "1" to "44" inclusive, containing 53.108 Acres more or less, which comprises a portion of the property conveyed to said owners, of record in Salem D.B. #454 Page 452.

The said owners further certify that they have subdivided this land, as shown hereon, entirely with their own free will and consent, as required by the Section of the Code of Virginia, applying.

In witness whereof, is hereby placed the signatures and Seal of said owners on May 15, 1952.

G.G. Fralin (Seal) *C.F. Kefauver* (Seal)
J.H. Fralin (Seal) *H.A. Lucas* (Seal)
OWNER OWNER

State of Virginia, To wit City of Roanoke, I, W.G. Turner, Jr., a Notary Public in the aforesaid City and State, do hereby certify, that G.G. Fralin, J.H. Fralin, C.F. Kefauver, and H.A. Lucas, whose names are signed to the foregoing writing, bearing date of May 15, 1952, have each personally appeared before me, in my said City and State, and acknowledged the same on May 15, 1952.

My Commission expires: April 16, 1954.

W.G. Turner, Jr. Notary Public

In the Clerk's Office of the Circuit Court for the County of Roanoke, Virginia, this Map is presented on May 27, 1952, and with the Certificate of Acknowledgment thereto annexed, is admitted to record at 3:00 o'clock P.M.

Teste *Ray K. Munn* Clerk.

Note: For general location of this land, see sketch on adjoining SUMMERDEAN MAP No. 2, of record in Plat Book #3, Pg. #85.

MAP NO. 3-SUMMERDEAN-
PROPERTY OF G.G. FRALIN, J.H. FRALIN, C.F. KEFAUVER & H.A. LUCAS
SITUATE NEAR HOLLINS
ROANOKE COUNTY, VIRGINIA.
BY: C.B. MALCOLM & SON
DATE: MAY 1, 1952
VA. STATE CERT. ENGRS. SCALE: 1"=100'

APPROVED: *John H. McDaniel* 5-22-52
Secretary of Roanoke County Planning Comm.
W. S. Taylor 5-22-52
Chairman of Board of Supervisors of Roanoke County, Va.
J. R. Hildebrand 5-22-52
Agent for Roanoke City Planning Comm. (Date)
H. Clitus Boyles 5-22-52
City Engineer of Roanoke, Va. (Date)

Legal Reference of Caption: See D.B. #454, Page 452 for conveyance of land shown hereon as Map No. 3, Summerdean, to G.G. Fralin et al. from First National Exchange Bank, Executors for Estate of Dr. Hugh H. Trout, deceased.

Legal Reference for Gas Pipe Line Easement, along dividing line of Lots 13 & 14, and Lots 16 & 17, Block 10, to Roanoke Pipe Line Inc., from First National Exchange Bank, Executors for the Estate of Dr. Hugh H. Trout, see D.B. #437, Page 34.

RESERVATIONS & RESTRICTIONS

The following are made covenants, running with the title to the lots of this subdivision, for a period of 30 years from the date of recordation of this map:

1. All lots are to be used for residential purposes, except lots A and B, which may be used for business purposes, and only one residence, with necessary out buildings, shall be constructed upon any lot, or portions of said lots, whose frontage, and average width, is less than 64 feet.
2. The main body of any residence, shall not be constructed nearer to the front lot line, or the side street line than 40 feet, except the side street line distance of 15 ft. shown for lot 25, B.L.K. 8.
3. No dwelling shall be constructed costing less than \$10,000 based upon the equivalent building costs in the year 1952.
4. No temporary living quarters, such as in trailers, basements, tents, shacks, barns or garages, shall be allowed on any portion of this subdivision.
5. None of the lots shall be used as a parking lot for commercial vehicles, and no noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done to disturb the peace and quietude of the neighborhood.
6. No swine or hogs, shall be kept or maintained on any of the lots shown hereon.
7. If the owners of this subdivision, or anyone claiming under them, shall violate, or attempt to violate any of these covenants, it shall be lawful for any person, or persons owning any real property situate in this subdivision, to prosecute any proceedings at law or in equity, against the person or persons violating or attempting to violate any such covenant, and either to prevent him or them from so doing, or to recover damages for such violation.

Note: Iron Pipe is placed at each lot corner, except those in creek in such cases, Iron Pipe is placed on lot line.

{Note Books B-51, B-52.} Field work by: C.B.M. Jr.
Drawn by: C.B.M. Jr.
Checked by: C.B.M. Jr.

Remaining lands of "Fralins, Kefauver & Lucas"
See "Salem" D.B. #454-Page #452 for original tract.

457.42'
-S 89° 25' W
"B. E. STEED"
S.D.B. #36... Page 453
Dr. A.P. Jones
S.D.B. #13... Page 16.5