

KNOW ALL MEN BY THESE PRESENTS, To Wit:-

That, "ELOIS GRAVES CONSTRUCTION Corp", is the owner of the tract of land, shown hereon subdivided into lots, and known as "DANSBURY ACRES", bounded by outside corners ① to ⑤ to ① inclusive, which property is of record in the Clerk's Office of the Circuit Court for the County of Roanoke, Virginia, in Deed Book 472, Page 173.

The said owner further certifies, that this land is subdivided into the lots, entirely with the free will and consent of said Corp'n., as required by the Section of the Code of Virginia, applying.

In witness whereof is hereby placed the signature of, Elois K. Graves, President, and James W. Graves, Secretary and Treasurer of the aforesaid "ELOIS GRAVES CONSTRUCTION CORPORATION," on this 27 day of JUNE 1952.

Elois K. Graves (Seal)
PRESIDENT OF ELOIS GRAVES CONSTRUCTION CORPN.

James W. Graves (Seal)
SECRETARY AND TREASURER OF ELOIS GRAVES CONSTRUCTION CORPN.

City of Roanoke } To Wit:-
State of Virginia }

I, W.G. Turner, Jr., a Notary Public, in and for the aforesaid City and State, do hereby that Elois K. Graves and James W. Graves, whose names are signed to the foregoing writing dated JUNE 27, 1952, have each personally appeared before me, in my said City and State, and acknowledged the same, JUNE 27, 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 July 25, 1952, and with the Certificate of acknowledgment, thereto annexed, is admitted to Record at 2:00 o'clock P. M.

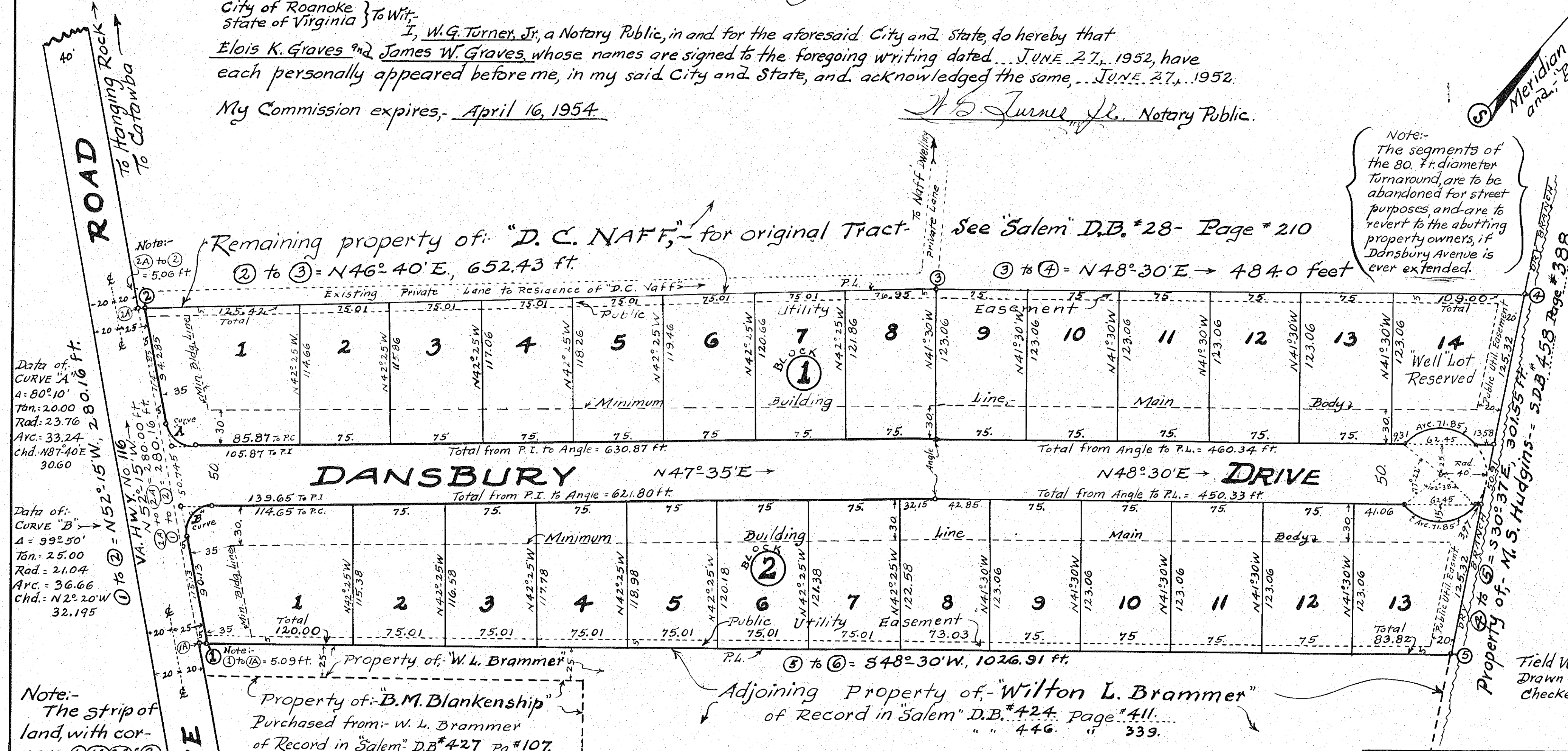
Teste:- Roy K. Brown By, Roy K. Brown
Clerk.

Deputy Clerk.

Meridian as of Deeds and B.M. Blankenship
See legal References noted hereon.

RESERVATIONS & RESTRICTIONS
The following shall be covenants running with the title of the land shown subdivided hereon, for a period of 25 years, from the date of Recordation of this Map.

- ① The property shown hereon, subdivided into the 27 lots, shall be used for residential purposes only.
- ② No residence shall be constructed upon any lot with a frontage of less than 75 ft.
- ③ No residence shall be erected in this subdivision, costing less than \$10,000.00, based upon the dollar value, for the cost of labor and materials existing in the year of 1952.
- ④ The Main Body of residences shall not be closer to the street line, than the set back line, shown hereon.
- ⑤ No temporary living quarters, such as in tents, shacks, barns, or garages, shall be allowed on any lot.
- ⑥ No hogs, cattle, or other nuisance, shall be allowed, and no activity shall be carried on upon any lot which shall disturb the peace and quietude of the neighborhood.



Data of CURVE "A"
A = 80° 10'
Tan = 20.00
Rad = 23.76
Arc = 33.24
Chd. N87°40'E 30.60

Data of CURVE "B"
A = 99° 50'
Tan = 25.00
Rad = 21.04
Arc = 36.66
Chd. N2°20'W 32.195

Note:- The strip of land, with corners ①, ②, ③, ④ is dedicated for the widening of COVE ROAD.

OUTSIDE BOUNDARY LINE CALCULATIONS							
Cor.	Cor.	Bearing	Distance	Cosine		Sine	
				North	South	East	West
1	2	N52°15'W	280.16	171.52			221.52
2	3	N46°40'E	652.43	447.72		474.56	
3	4	N48°30'E	484.00	320.71		362.49	
4	5	S30°37'E	301.55		259.51	153.58	
5	1	S48°30'W	1026.91		680.45		769.10
Totals =			2745.05	939.95	939.96	990.63	990.62

Note:- Iron Stake is placed at each corner of the 27 Lots shown hereon.

APPROVED:-

W.G. Turner, Jr.
Chairman of Board of Supervisors of Roanoke County.

Date:- 7-1-52

Paul B. Madhoun
Secretary of Roanoke County Planning Commission.

Date:- 7-1-52

J. R. Hildebrand
Agent for Roanoke City Planning Commission.

Date:- July 23, 1952

H. Clitus Broyles
City Engineer of Roanoke, Virginia.

Date:- July 23, 1952

LEGAL REFERENCE To Property of "ELOIS GRAVES CONSTRUCTION Corp. See Salem" D.B. 472, Pg. 173.

PLAT OF:-
DANSBURY ACRES
PROPERTY OF:-

ELOIS GRAVES CONSTRUCTION CORP.
Situate near the North Limits of Roanoke City
IN, ROANOKE COUNTY, VIRGINIA.

By: C.B. Malcolm & Son
State Cert. Engrs.
Roanoke, Va.
Date:- June 25, 1952. Scale:- 1"=60'