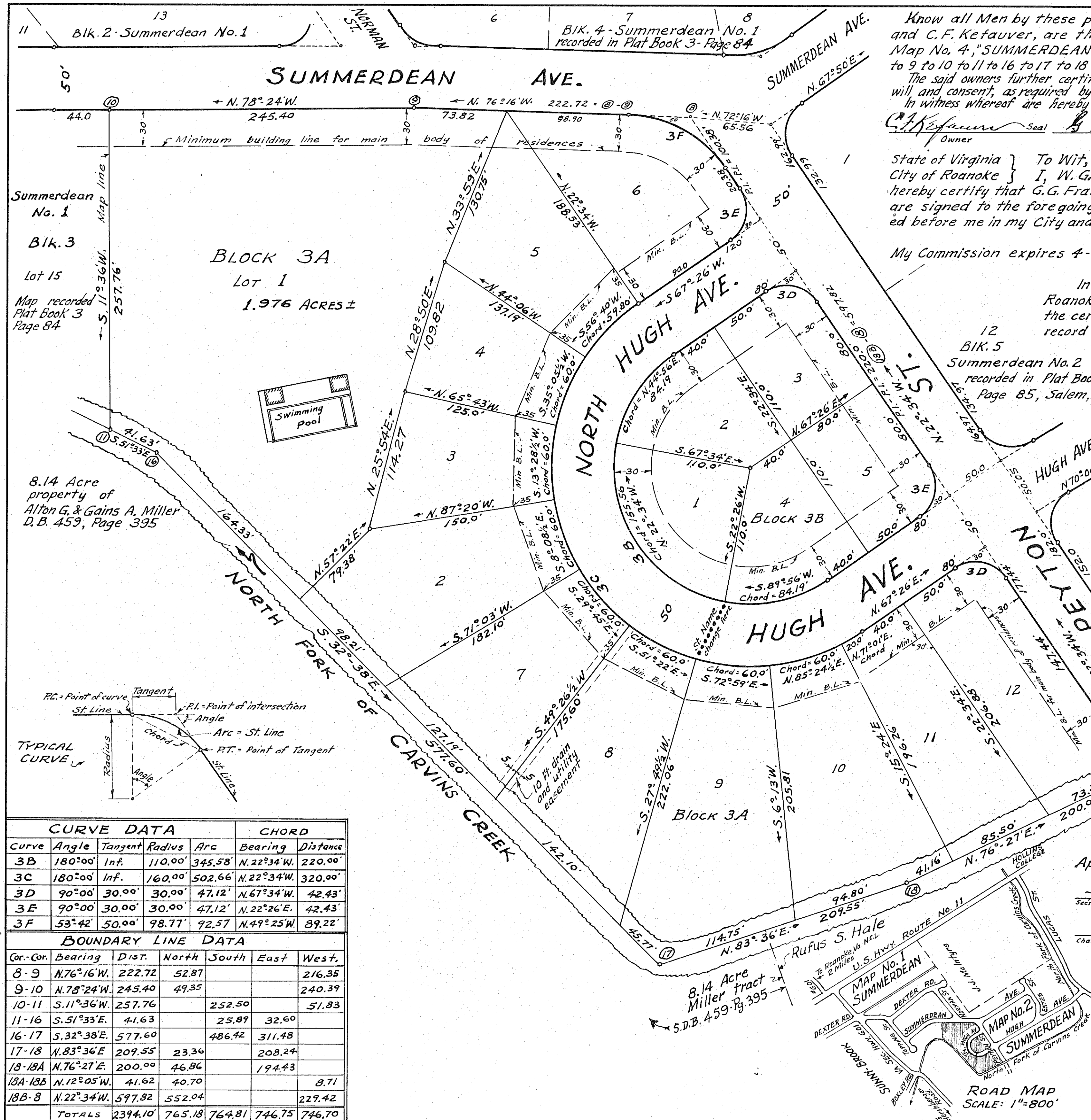




Know all Men by these presents: - To Wit, - That G.G. Fralin, J.H. Fralin, H.A. Lucas, and C.F. Kefauver, are the owners of the land shown subdivided hereon, Known as Map No. 4, "SUMMERDEAN", bounded as shown in detail hereon by outside corners #8 to 9 to 10 to 11 to 16 to 17 to 18 to 18A to 18B, and to 8, containing 7.934 acres, more or less. The said owners further certify that they have subdivided this land entirely with their own free will and consent, as required by the Section of the Code of Virginia thereto applying. In witness whereof are hereby placed the signatures and seals of said owners on January 5, 1953.

G.G. Fralin Seal *J.H. Fralin* Seal *H.A. Lucas* Seal *C.F. Kefauver* Seal
Owner Owner 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, H.A. Lucas, and C.F. Kefauver, whose names are signed to the foregoing writing bearing date of January 5, 1953, have each appeared before me in my City and State and acknowledged the same on January 5, 1953.

My Commission expires 4-16-54. *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 1-12-1953, and with the certificate of acknowledgment thereto annexed, is admitted to record at 5:00 o'clock P.M.

Teste: *[Signature]* Clerk.

Reservations and 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, and only one residence, with necessary outbuildings, shall be constructed upon any lot or portion thereof.
- ② The main body of any residence shall not be constructed nearer to the front lot line or the side street line than the set back distances shown on map.
- ③ No dwelling shall be constructed costing less than \$10,000.00 based upon the equivalent building costs in the Year 1953.
- ④ No temporary living quarters, such as 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 any such covenant, and either to prevent him or them from so doing, or to recover damages for such violation.

Legal Reference of Caption:-

See D.B. 454, Page 452 for conveyance of land shown hereon as Map No. 4, Summerdean, to G.G. Fralin et al, First National Exchange Bank, Executors for the Estate of Dr. Hugh H. Trout, See D.B. 437, Page 94.

Approved:

[Signature] 1-24-53 *J.R. Hildebrand* 2-4-53
Secretary Roanoke County Planning Commission Date Agent for Roanoke City Planning Comm Date
[Signature] 1-24-53 *H. Clinton Boyles* 2-6-53
Chairman Roanoke County Board of Supervisors Date City Engineer of Roanoke, Va. Date

MAP No. 4 - SUMMERDEAN

SHOWING PROPERTY OF
G. G. FRALIN, J. H. FRALIN, C. F. KEFAUVER & H. A. LUCAS
BEING
A DIVISION OF TRACT 16 - BLK. 3 - MAP No. 2 - SUMMERDEAN
SITUATE NEAR HOLLINS
ROANOKE COUNTY, VIRGINIA.
By: *C.B. Malcolm & Son*
DATE: JANUARY 5, 1953. Va. State Cert. Engrs. Note Book 86-1952 SCALE: 1"=50'

CURVE DATA					CHORD	
Curve	Angle	Tangent	Radius	Arc	Bearing	Distance
3B	180°00'	Inf.	110.00'	345.58'	N. 22°34'W.	220.00'
3C	180°00'	Inf.	160.00'	502.66'	N. 22°34'W.	320.00'
3D	90°00'	30.00'	30.00'	47.12'	N. 67°34'E.	42.43'
3E	90°00'	30.00'	30.00'	47.12'	N. 22°26'E.	42.43'
3F	53°42'	50.00'	98.77'	92.57'	N. 49°25'W.	89.22'

BOUNDARY LINE DATA						
Cor.-Cor.	Bearing	Dist.	North	South	East	West.
8-9	N. 76°16'W.	222.72	52.87			216.35
9-10	N. 78°24'W.	245.40	49.35			240.39
10-11	S. 11°36'W.	257.76		252.50		51.83
11-16	S. 51°33'E.	41.63		25.89	32.60	
16-17	S. 32°38'E.	577.60		486.42	311.48	
17-18	N. 83°36'E.	209.55	23.36		208.24	
18-18A	N. 76°27'E.	200.00	46.86		194.43	
18A-18B	N. 12°05'W.	41.62	40.70			8.71
18B-8	N. 22°34'W.	577.82	552.04			229.42
Totals		2394.10'	765.18	764.81	746.75	746.70