

The following shall be covenants, running with the title to this land, for a period of 25 years, following the date of recordation of this map.

RESERVATIONS AND RESTRICTIONS-

1. The lots shown hereon may be recut but no building site shall have a frontage of less than 75 ft. and an area of less than 10,800 sq feet.
2. No house is to be built on any building site except for residential purposes.
3. No house is to be constructed on any of the said building sites unless it is to be constructed of brick or stone, except clapboard houses of suitable design may be erected, upon obtaining the approval of the developers.
4. No house shall be constructed costing less than \$10,000. based upon the value of the dollar for obtaining labor and materials in the year 1954.
5. Only one dwelling shall be erected upon any one building site, except a duplex residence may be constructed housing not more than two families.
6. No building or any part thereof, other than the front porch shall be constructed closer to the street line, than the set back lines shown hereon.
7. No temporary living quarters shall be allowed, such as tents, shacks, trailers, basements, garages. Servants of those owning or occupying residences may be allowed to be domiciled in garage apartments.
8. No hogs or swine or any other animal or fowl shall be kept on any of this property that would create a nuisance, nor shall anything be tolerated which shall disturb the peace or quietude of the neighborhood.

(PARTIAL - See References above TITLE.)

CAPTION LEGAL REFERENCE :-

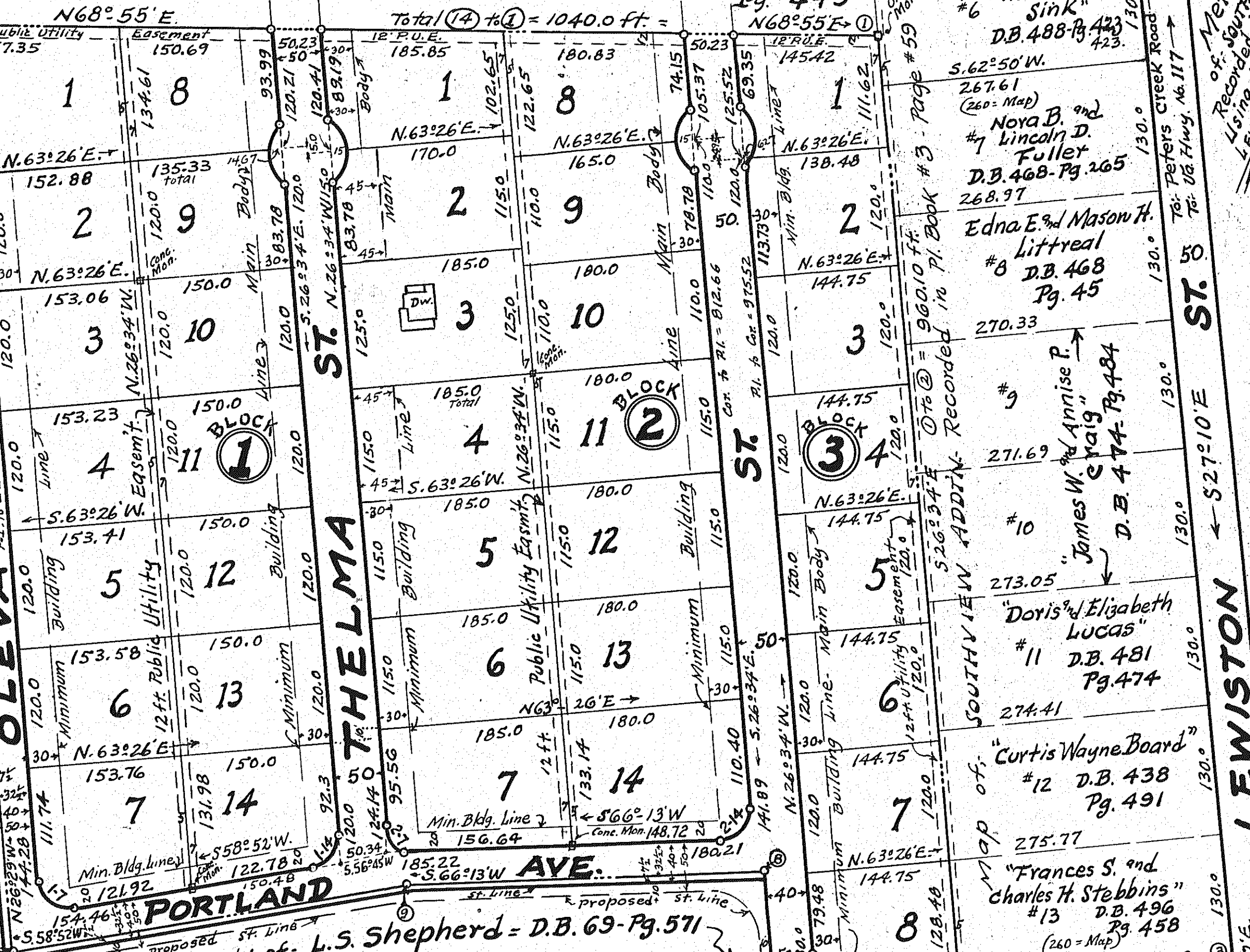
See D.B. #252-Pg. #469 for deed dated Mar. 5, 1938, conveying 22.44 Acres to Ben H. Miller from P.M. Shepard and Wife; land devised to Luna O. Miller, widow of Ben H. Miller, and Miss Thelma Miller.

See D.B. #504-Pg. 543 for deed dated Apr. 30, 1954, conveying northerly 50 ft. of lot #14, Southview Addition to Luna O. and Thelma E. Miller from T.W. Boitnott et ux.

Note: Boundary line from corners ③②①①②④③ is along centerline of old 15 ft. width road.

Note: Grateful acknowledgment is hereby made to Miss Polly Ferguson, most efficient who furnished the legal References, both to Caption Properties, and all of the adjoining property owners.

Adjoining Property of: "Kelly R. Hillenburg" D.B. #240 Pg. #449



Adjoining property of: L.S. Shepherd - D.B. 69-Pg. 571

APPROVED:-

Secretary of Roanoke County Planning Commission Date: 6-14-54

Chairman of Board of Supervisors of Roanoke County Date: 6/14/54

City Engineer of Roanoke, Virginia. July 1, 1954

J.R. Hildebrand Agent for Roanoke City Planning Commission July 1, 1954

Note: The segments of turnarounds not included in regular street width shall revert to owner of adjoining lots when street is continued.

BOUNDARY DATA: MILLER COURT CONTAINING 2 1/4 AC.					
CORNER	BEARING	DIST.	N.	S.	E.
1-2	S. 26° 34' E.	760.10		858.72	429.40
2-3	N. 62° 50' E.	277.13	126.53		246.56
3-4	S. 27° 10' E.	50.00		44.48	22.83
4-5	S. 62° 50' W.	277.65		126.77	247.02
5-6	S. 26° 34' E.	260.00		232.55	116.28
6-7	S. 41° 53' W.	198.63		147.88	132.61
7-8	N. 26° 34' W.	516.47	461.94		230.99
8-9	S. 66° 13' W.	360.32		145.31	329.73
9-10	S. 58° 52' W.	402.90		208.31	344.87
10-11	N. 26° 29' W.	706.39	632.26		315.01
11-12	N. 64° 14' W.	129.90		56.47	116.98
12-13	N. 37° 14' W.	135.90	108.20		82.23
13-14	N. 72° 11' E.	14.70		4.50	13.99
14-1	N. 68° 55' E.	1040.00	374.12		970.38
TOTALS		5334.09	1764.02	1764.02	1799.44

CURVE DATA					
CURVE BLK LOT	ANGLE	TANGENT	RADIUS	ARC	BEARING
1-1	27° 00'	14.85	61.85	29.15	N 50° 44' W.
1-7	44° 39'	32.54	30.0	49.56	N 73° 48' W.
1-8	44° 08'	16.22	40.0	30.81	S. 2° 41' W.
1-9	58° 30'	22.40	40.0	40.84	S. 48° 38' E.
1-14	85° 26'	27.70	30.0	44.73	S. 16° 09' W.
2-1	51° 19'	19.21	40.0	35.83	N. 52° 13 1/2' W.
2-2	51° 19'	19.21	40.0	35.83	N. 0° 54' W.
2-7	87° 13'	28.58	30.0	45.67	N 70° 10 1/2' W.
2-8	51° 19'	19.21	40.0	35.83	S. 0° 54' E.
2-9	51° 19'	19.21	40.0	35.83	S. 52° 13 1/2' E.
2-14	92° 47'	31.49	30.0	48.58	S. 19° 49' W.
3-1	89° 54'	39.93	40.0	62.76	N. 32° 56' W.
3-2	12° 44'	4.46	40.0	8.89	N. 18° 23' E.
3-8	90° 36'	50.52	50.0	79.06	N. 71° 52' W.
4-1	89° 24'	29.69	30.0	46.81	N. 18° 08' E.

KNOW ALL MEN BY THESE PRESENTS, TO WIT:-

That Luna O. Miller (widow of Ben H. Miller) and Miss Thelma Miller are the owners of the land shown hereon as MILLER COURT bounded by corners ① to ④ inclusive, containing 2 1/4 Acres, subdivided into blocks, lots, tracts, roads and drives as shown hereon.

The said owners further certify that they hereby dedicate said roads and drives for public uses and deed same to Roanoke County, in fee simple.

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, thereto applying.

In witness whereof is hereby placed the signatures of Luna O. Miller (widow of Ben H. Miller) and Miss Thelma Miller, owners, together with their seals on 5/21/54.

Thelma Miller (Seal)

Luna O. Miller (Seal)

STATE OF VIRGINIA } TO WIT:

CITY OF ROANOKE }

I, Mary Linda M. Smiley, a Notary Public for the City and State aforesaid do hereby certify that Luna O. Miller (widow of Ben H. Miller) and Miss Thelma Miller whose names are signed to the annexed writing bearing date of May 21, 1954 have each personally appeared before me in my aforesaid City & State and acknowledged the same on May 21, 1954.

MY COMMISSION EXPIRES ON JANUARY 15, 1957. Mary Linda M. Smiley NOTARY PUBLIC

Now ALL MEN BY THESE PRESENTS, In the Clerk's Office of the Circuit Court for the County of Roanoke, Virginia, this Map is presented on, July 3rd 1954, and with the Certificates of Acknowledgment and Dedication, thereto annexed, is admitted to Record at 9:30 o'clock A.M.

Teste: Roy K. Parun CLERK.

Caption Legal References - See D.B. 374-Pg. 61, investing Thelma Miller as part owner. See last Will and Testament of Benjamin Harrison Miller of Record in WILL BOOK #3- Page #420.

PLAT of:

MILLER COURT

Situate 1/4 Miles North of Roanoke City Limits

PROPERTY OF:-

LUNA O. & THELMA MILLER

Roanoke County, Virginia.

By: C.B. Malcolm & Son, Va. State Cert. Engrs. Roanoke, Va.

Date: May 21, 1954. Scale: 1"=100'

Field Work by: C.B.M. Jr.
 Drawn by: C.B.M. Jr.
 Checked by: C.B.M. Jr.

Field Note Bk. #B3-54.