

MAP No. 5

SUMMERDEAN

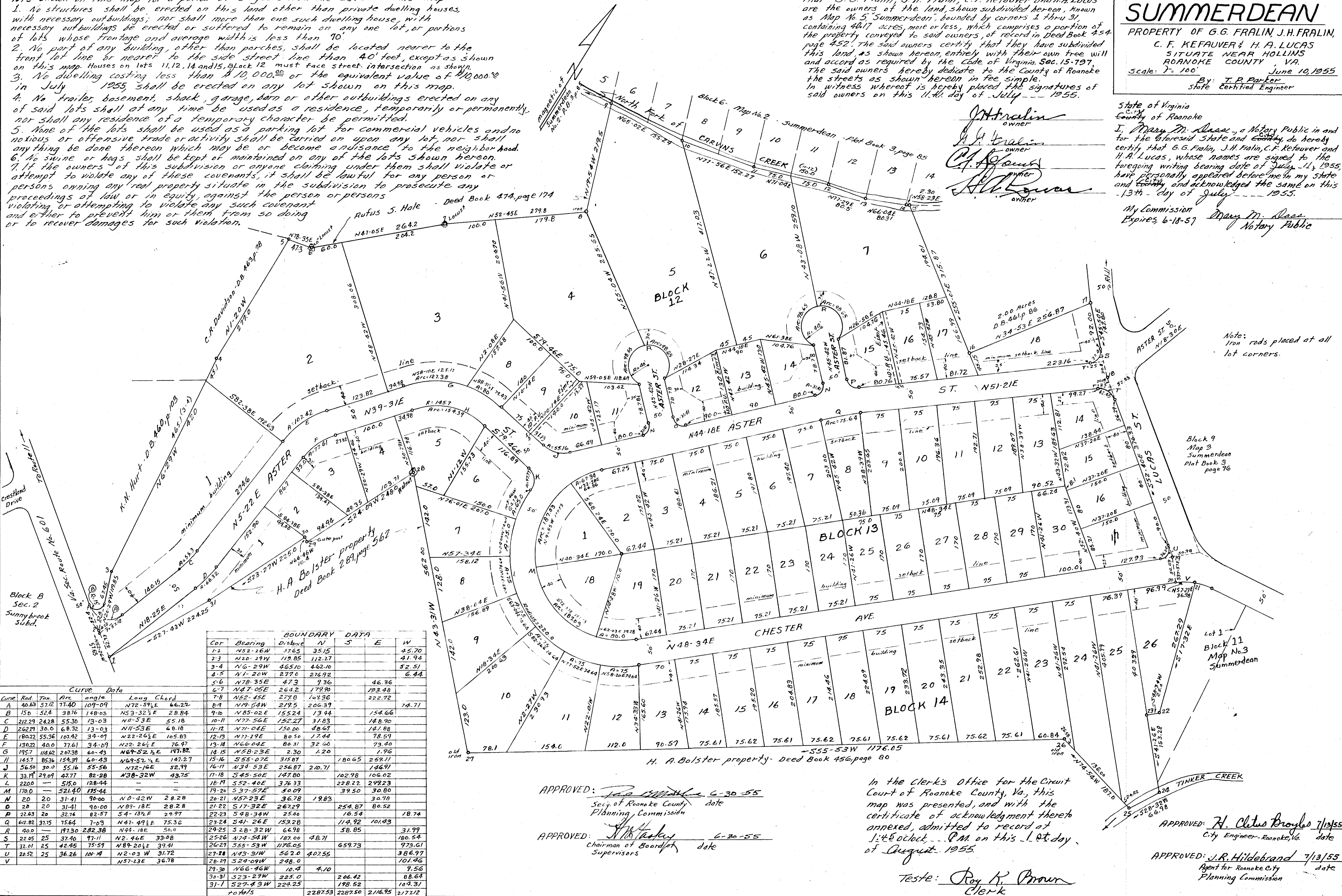
PROPERTY OF G.G. FRALIN, J.H. FRALIN,
C. F. KEFAUVER & H. A. LUCAS
SITUATE NEAR HOLLINS
ROANOKE COUNTY, VA.
Scale: 1" = 100' June 10, 1955
By: T. P. Barker
State Certified Engineer

State of Virginia
County of Roanoke
I, Mary M. Reese, a Notary Public in and
for the aforesaid State and County 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 July 11, 1955,
have personally appeared before me in my State
and County and acknowledged the same on this
13th day of July 1955.
My Commission Expires 6-18-57
Mary M. Reese
Notary Public

The following restrictions are made covenants running with the title to the
lots shown on this map for a period of 30 years from the date of this map.
1. No structures shall be erected on this land other than private dwelling houses,
with necessary outbuildings; nor shall more than one such dwelling house, with
necessary outbuildings be erected or suffered to remain on any one lot, or portions
of lots whose frontage and average width is less than 70'.
2. No part of any building, other than porches, shall be located nearer to the
front lot line or nearer to the side street line than 40 feet, except as shown
on this map. Houses on lots 11, 12, 14 and 15, Block 12 must face street intersection as shown.
3. No dwelling costing less than \$10,000.00 or the equivalent value of \$10,000.00
in July 1955, shall be erected on any lot shown on this map.
4. No trailer, basement, shack, garage, barn or other outbuildings erected on any
of said lots shall at any time be used as a residence, temporarily or permanently,
nor shall any residence of a temporary character be permitted.
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 thereon which may be or become an nuisance to the neighbor hood.
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 the subdivision to prosecute any
proceedings of 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.

Know all men by these 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. 5, Summerdean, bounded by corners 1 thru 31,
containing 44.7 acres, more or less, which comprises a portion of
the property conveyed to said owners, of record in Deed Book 454,
page 452. The said owners certify that they have subdivided
this land as shown hereon, entirely with their own free will
and accord as required by the Code of Virginia, Sec. 15-197.
The said owners hereby dedicate to the County of Roanoke
the streets as shown hereon, in fee simple.
In witness whereof is hereby placed the signatures of
said owners on this 11th day of July 1955.

G.G. Fralin
J.H. Fralin
C.F. Kefauver
H.A. Lucas



APPROVED: J. P. Hildebrand 6-30-55
Secy. of Roanoke County
Planning Commission

APPROVED: J. P. Hildebrand 6-30-55
Chairman of Board of
Supervisors

In the Clerk's Office for the Circuit
Court of Roanoke County, Va., this
map was presented, and with the
certificate of acknowledgment thereof
annexed, admitted to record at
1:45 o'clock P.M. on this 1st day
of August, 1955.

Teste: Roy K. Brown
Clerk

APPROVED: H. C. Broyles 7/13/55
City Engineer - Roanoke, Va.

APPROVED: J. P. Hildebrand 7/13/55
Agent for Roanoke City
Planning Commission

Note:
Iron rods placed at all
lot corners.

Block 9
Map 3
Summerdean
Plat Book 3
page 76

Lot 1
Block 11
Map No. 3
Summerdean