



The said owner further certifies that she hereby DEDICATES to Public Uses, in fee simple, to the County of Roanoke, that portion of Ranch Road, bounded, as shown hereon, by

(B) (C) (D) (E) (F) (A) (B)
In witness whereof, is hereby placed the signature and
Seal of the said owner, on 1955

Seal of the State Owner, viz ¹⁵⁵⁻⁵⁴ Sarah E. Dalton (Seal)

State of Virginia }
City of Roanoke } To Wit

City of Roanoke } I, Helen Dalton, a Notary Public, in
and for the aforesaid City and State, do hereby certify, that
Sarah E. Dalton, whose name is signed to the above writing
dated August 4, 1955, has personally appeared before me in
my said City and State and acknowledged the same on August 4, 1955.

My Commission expires June 24, 1958 Helen Dalton Notary Public

KNOW ALL MEN BY THESE PRESENTS:-

That John D. Bowman is the owner of the boundary of land, shown hereon, bounded by outside corners ① ② ③ ④, which boundary is conveyed to the said owner by: Ellis Elwood Cullen by deed of record in Deed Book 523-Page 419.

The said Owner further certifies that he has subdivided the North portion of his property as shown hereon, entirely with his own free will and consent, as required by the Code of Virginia, Section No. 15-797.

The said owner further certifies, that he DEDICATES to PUBLIC USES in fee simple to the County of Roanoke, that portion of RANCH ROAD, bounded by Corners (A) (B) (C) (D). In witness whereof is hereby placed the signature and seal of the said owner on August 1, 1955.

City of Roanoke
State of Virginia

City and State do hereby certify, that Walter Jackson a Notary Public, in and for the aforesaid foregoing writing dated August 11, 1955, was personally appeared before me, in my said City and State and acknowledged the same on August 11, 1955.

My Commission expires, June 21, 1958

NOTARY PUBLIC

BOUNDARY LINE CALCULATIONS							
CORNER		Bearing	Dist. Lin. Ft.	COSINE		SINE	
				NORTH	SOUTH	EAST	WEST
1	2	S72°35'E	169.91		50.86	162.12	
2	3	S15°47'W	365.15		351.38		99.32
3	4	N72°35'W	180.33	53.98			172.06
4	1	N17°25'E	365.00	348.26		103.25	
TOTALS =			1089.39	402.24	402.24	271.37	271.38

1.46 ACRES = Area

Approved:-

✓ Chairman of Board of Supervisors of Roanoke County Date: 8-5-55

Paul B. Matthews Date: 8-5-55
Secretary of Roanoke County Planning Commission

H. Clatus Broyles
City Engineer of Roanoke, Virginia. Date: 8/14/1955

J. R. Hildebrand Date: 9/14/1955
Agent for Roanoke City Planning Commission

In the Clerk's Office of the
Circuit Court for the County of
Roanoke, Va., this Map is presented
on Sept. 26, 1955, and with the cer-
tificates of Dedication and Acknow-
ledgment, thereto annexed, is admit-
ted to Record, at 10:00 o'clock AM.

Teste in Roy H. Emerson
CLERK.

RESERVATIONS and RESTRICTIONS:-

The following shall be covenants running with the title to the 5 lots shown hereon, being North portion of the property of John D. Bowman, - for a period of 25 years commencing the 1st day of January, 1915, to wit:

① These 5 lots shall be used for Residential purposes only.

purposes only.

- (2) Only one residence shall be erected upon each lot.
- (3) The main body of each residence shall not be

③ The main body of each residence shall not be nearer the front lot line or street line, than the set back line shown hereon.

back line shown hereon.

⑤ No temporary living quarters shall be allowed.

such as in tents, shacks, garages, basements or trailers.
 1. (c) No hogs or swine shall be allowed and no

obnoxious trade or activity, shall be carried on, which may disturb the peace and quietude of the neighborhood.

7 All residences constructed, shall be of either brick or stone materials for outside walls, and

none shall have less than 5 rooms.

PRELIMINARY MAP = Approved by Roke County Officials on 6/23/55
" " " " " City " " 6/22/55

7/22/53

Plat of Subdivision
North portion, property of
JOHN D. BOWMAN
Being Lots #1 to #5 inclusive,
Bounded by Corners #1 to #4 incl.
Roanoke County, Virginia.

By: C.B. Malcolm & Son,
Vt. State Certified Engineers.
Date: July 11, 1955. Scale: 1"=40'