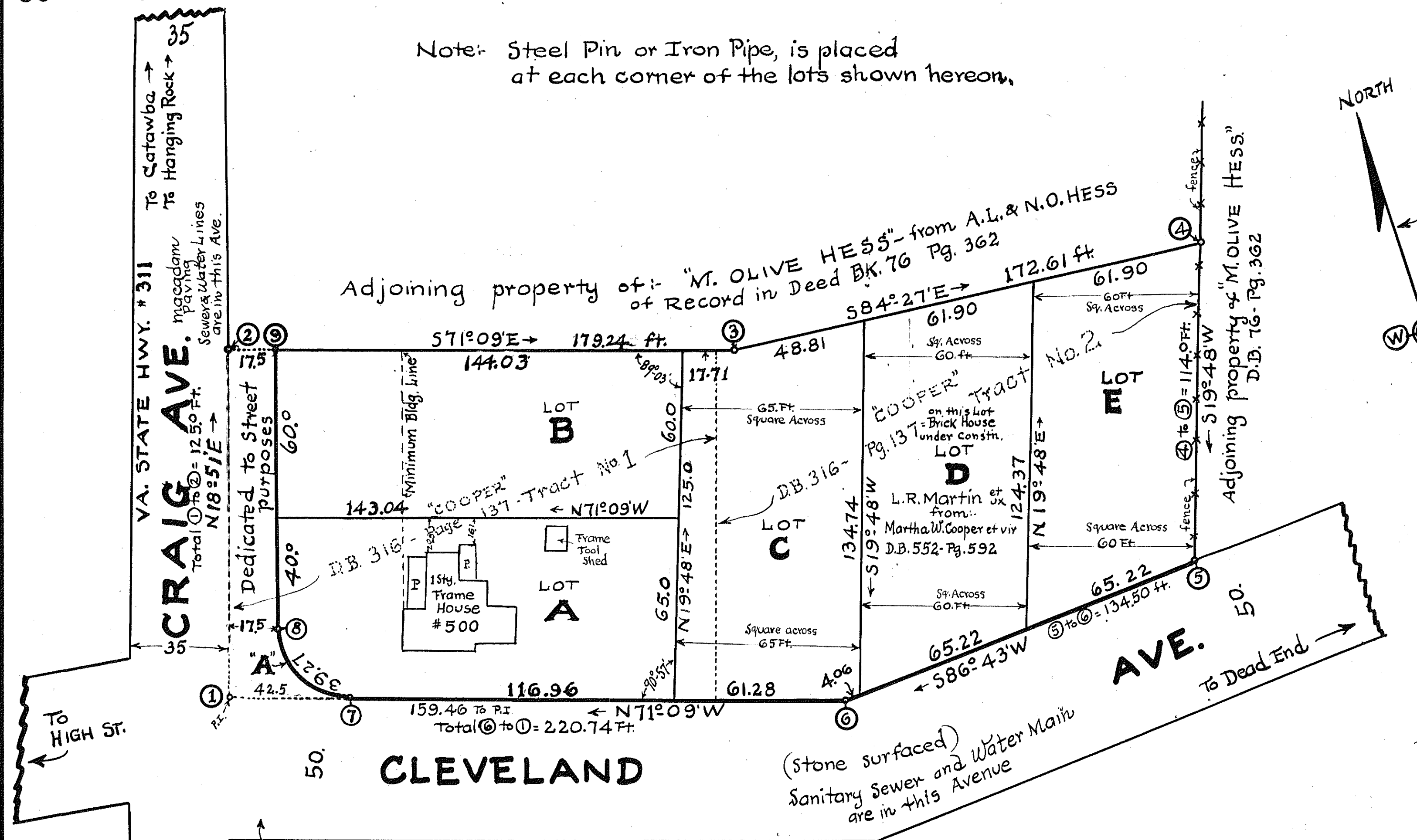


COMM. # 5305

Note: Steel Pin or Iron Pipe, is placed at each corner of the lots shown hereon.



- RESERVATIONS & RESTRICTIONS:**
- The following shall be covenants running with the Title to the lands of Martha W. and James Nelson Cooper, shown subdivided hereon, for a period of 25 years following the date of recordation of this Map
- ① This property shall be used for Residential purposes only, and only 1 family shall be domiciled in one house on any one lot.
 - ② No Residence shall be erected costing less than \$7000.00, based upon the value of the Dollar for obtaining labor and materials in the year 1956.
 - ③ No frame residences shall be erected, but only those of brick, brick cased, or with stone or perma-stone facing shall be allowed, except lot A.
 - ④ No temporary living quarters shall be allowed, such as in garages, tents, shacks, basements, or trailers.
 - ⑤ No live animals with obnoxious odors shall be tolerated, and no offensive trade or activity shall be carried on, and nothing shall be done which may disturb the peace and quietude of the neighborhood.

APPROVED: *[Signature]* Date: 9-19-56
Executive Secretary of the TOWN OF SALEM Planning Commission.
F. A. Spiggle Date: 9/19/56
TOWN ENGINEER OF SALEM, VIRGINIA.

In the Clerk's Office for the Circuit Court of Roanoke County, Va, this Map is presented on Sept. 11, 1956, and with the certificate of acknowledgment thereto annexed, is admitted to Record at 12:00'clock P.M.

Teste: ROY K. BROWN CLERK By: J. C. Logan Deputy Clerk.

Legal Reference to "COOPER" Caption property See Deed Book #316- Page #137

PLAT OF:
CLEVELAND COURT
PROPERTY OF:
MARTHA W. & JAMES NELSON COOPER
Being Lots "A", "B", "C", & "E", shown hereon, Lot "D", having been previously conveyed to Lawrence R. Martin & Wife, by Martha W. Cooper et vir
SALEM, VIRGINIA.
Date: Sept. 11, 1956. By: C. B. Malcolm & Son, State Cert. Engineers. Scale: 1"=30'.
Drawn by: *[Signature]* Checked by: *[Signature]*

KNOW ALL MEN BY THESE PRESENTS:- To Wit:-
That Martha W. Cooper and James Nelson Cooper are the owners of Lots A, B, C & E, as shown hereon, being a portion of the property conveyed to said owners by H. M. Rorick and Nobie J. Rorick by deed of record in the Clerk's Office of the Circuit Court of Roanoke County, Va, in Deed Book 316, page 137. The said owners have previously cut off from the said property conveyed from said Roricks, lot D, as shown hereon and conveyed the same to Lawrence R. and Doris C. Martin, by Deed of Record in the aforesaid Clerk's Office in D.B. 552, Page 592.
The said owners further certify that they have subdivided this land into the 5 lots as shown hereon, entirely with their own free will and consent, in compliance with the VIRGINIA 1950 CODE, Sections 15-779 through 15-794.3, as amended to date, and further pursuant to and in compliance with Title 15, chapter 11 of "LAND SUBDIVISION REGULATIONS" of GENERAL ORDINANCES for the TOWN OF SALEM, VA.
As a condition precedent to the approval of the final plat and subdivision, and the acceptance of the dedication of the streets and alleys shown thereon by the Council, doth on his or her, or on their own behalf and for and on account of his or their heirs, successors, devisees, and assigns, specifically release the TOWN OF SALEM from any and all claim or claims for damages which said owner - or owners, his or their heirs, successors, devisees and assigns, may or might have, against the TOWN OF SALEM by reason of establishing proper grade lines on and along such streets and alleys as shown on the plat of the land subdivided (or such streets or alleys as may be agreed upon in the future) and by reason of doing necessary grading, cutting, or filling for the purpose of placing such streets and alleys upon the proper grade as may, from time to time, be established by the TOWN, and said Town shall not be required to construct any retaining wall or walls, along the streets, avenues, or alleys and property lines thereof. Parcel with corners ①②③④⑤ is DEDICATED to TOWN OF SALEM in Fee Simple, to be used by the Public for street purposes.
In witness whereof is hereby placed the signatures and seals of the said owners on Sept. 18, 1956.

Martha W. Cooper (Seal) *James Nelson Cooper* (Seal)
OWNER
State of Virginia }
City - of Roanoke }
I, *Mary Linda M. Smiley*, a Notary Public, in and for the aforesaid City and State, do hereby certify that Martha W. Cooper and James Nelson Cooper, whose names are signed to the above writing dated Sept. 18, 1956, have each personally appeared before me in my said City and State, and acknowledged the same on Sept. 18, 1956.
my Commission expires Jan. 15, 1957. *Mary Linda M. Smiley* NOTARY PUBLIC.

Boundary Line Calculations

COR.	Bearing	Dist. Lin. Ft.	cosine	sine	NORTH	SOUTH	EAST	WEST
1 2	N18°51'E	125.00	118.30				40.39	
2 3	S71°09'E	179.24		57.91		169.63		
3 4	S84°27'E	172.61		16.69		171.80		
4 5	S19°48'W	114.00		107.26				38.62
5 6	S86°43'W	134.50		7.70				134.28
6 1	N71°09'W	220.74	71.32					208.90
TOTALS=		946.09	189.62	189.56			381.82	381.80

