

Know all men by these presents:
That G.G. Fralin, Ollie E. Fralin, Charles C. Flora, Mollie J. Flora, C. F. Kefauver and Irene C. Kefauver are the owners of the land shown hereon, subdivided into lots as shown hereon, known as Section No. 1, Cresthill, bounded as shown in detail hereon by outside corners 1 through 24, inclusive, subject to the lien of a certain deed of trust dated Oct. 5, 1956, to T. L. Plunkett, Jr. and George Richardson, III, Trustees, of record in the Clerk's Office for the Circuit Court of Roanoke County, Va., in Deed Book 564, page 251, securing Eula A. Phelps the payment of a certain debt.

The undersigned owners, Trustees and beneficiary as aforesaid, certify that the subdivision as appears on this plat is with the consent and in accordance with the desire of the undersigned parties. The said owners with the consent of the undersigned Trustees and beneficiary, hereby dedicate to and vest in County of Roanoke such portion of the premises platted as are hereon set apart for streets, alleys easements or other public use in accordance the Roanoke County Subdivision Ordinance, as amended, and the Virginia Land Subdivision Act. Witness the Signatures and seals of said owners, Trustees and beneficiary this the 18 day of March 1957.

G. G. Fralin Ollie E. Fralin
G. G. Fralin Ollie E. Fralin
Charles C. Flora Mollie J. Flora
Charles C. Flora Mollie J. Flora
C. F. Kefauver Irene C. Kefauver
C. F. Kefauver Irene C. Kefauver
T. L. Plunkett, Jr. Trustee George Richardson, III Trustee
T. L. Plunkett, Jr. Trustee George Richardson, III Trustee
Eula A. Phelps beneficiary
Eula A. Phelps beneficiary

State of Virginia
City of Roanoke
I, Richard R. Quich, a Notary Public in and for the aforesaid State and City, do hereby certify that G. G. Fralin, Ollie E. Fralin, Charles C. Flora, Mollie J. Flora, C. F. Kefauver and Irene C. Kefauver, and T. L. Plunkett, Jr. whose names are signed to the foregoing writing bearing date of MARCH 18, 1957, have personally appeared before me in my State and City and acknowledged the same on this 19 day of MARCH 1957.

My Commission Richard R. Quich
Expires 3-28-58 Notary Public

State of West Virginia
County of Mercer
I, Josephine S. Campbell, a Notary Public in and for the aforesaid State and County do hereby certify that George R. Richardson and Eula A. Phelps, whose names are signed to the foregoing writing bearing date of February 15, 1957 have personally appeared before me and acknowledged the same in my State and City on this 5th day of March, 1957.

My Commission Josephine S. Campbell
Expires September 13, 1960 Notary Public

Restrictions:

The following restrictions are made covenants running with the title to the lots shown hereon for a period of thirty years from the date of recordation of this map.

1. No structure shall be erected on this land other than private dwelling houses with necessary outbuildings, nor shall more than one dwelling house with necessary outbuildings be erected on any one lot or portions of lots whose frontage is less than 70 feet.
2. No part of any building other than porches shall be located nearer to the front or side street lines than the minimum building line shown hereon.
3. No dwelling costing less than \$12,000.00 or the equivalent value of \$12,000.00 in February 1957, shall be erected on any lot shown on this map.
4. No trailer, basement, garage or other outbuilding erected on any of said lots shall at any time be used as a residence, either temporarily or permanently, nor shall any residence of a temporary nature be permitted.
5. No swine or hogs shall be kept or maintained on any of the lots shown hereon.
6. 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.
7. The lots are subject to the utility easements as shown hereon as well as an easement as necessary for anchors and guys to electric and telephone poles.
8. It shall be lawful for any person or persons owning any real property shown hereon to prosecute any proceedings at law or in equity against any person or persons violating or attempting to violate any covenant or condition contained hereon, and either to prevent him or them from so doing or to recover damages.

The source of the title of the owners of this subdivision is the deed dated Oct 4, 1957 from Eula A. Phelps, widow to G. G. Fralin, Charles R. Flora and C. F. Kefauver and recorded in Deed Book 564, page 248.

SURVEY OF SECTION 1

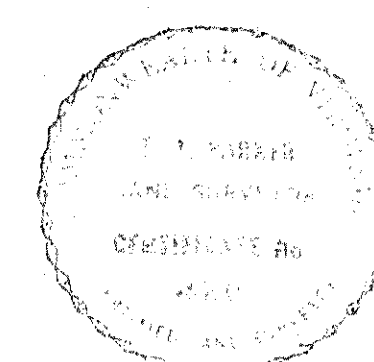
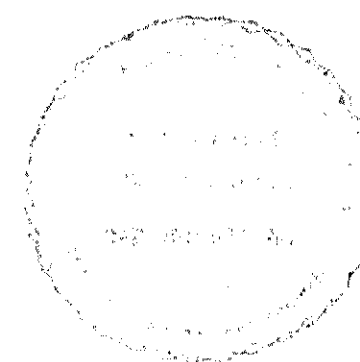
CRESTHILL

OWNED BY G. G. FRALIN,
CHARLES C. FLORA & C. F. KEFAUVER

ROANOKE COUNTY

Scale: 1" = 100' VA. Feb. 15, 1957

Certified Correct:
By: J. P. Parker
State Certified Engineer



Approved: W. E. Cundiff 3-19-57
Chairman of Board of Supervisors date

Approved: Lee M. Anderson 3-20-57
Sec'y. Roanoke County Planning Comm. date

Approved: H. Clitus Broyles 3/25/57
City Engineer, Roanoke, Va. date

Approved: J. R. Hildebrand Mar. 25, 1957.
Agent for Roanoke City Planning Comm. date

In the Clerk's Office for the Circuit Court of Roanoke County, Virginia this map was presented and with the certificate of acknowledgment thereto annexed, admitted to record at 10 o'clock, A. M., on this 15 day of February, 1957.

Teste: _____
Clerk