

We, Howard E. Sigmon & Ida E. Sigmon, husband and wife, hereby join in the recordation of this map for the purpose of dedicating to the public all of our right, title and interest in and to all of the streets, roads, avenues and utility easements shown hereon. Witness the following signatures and seals this 25 day of September, 1950.

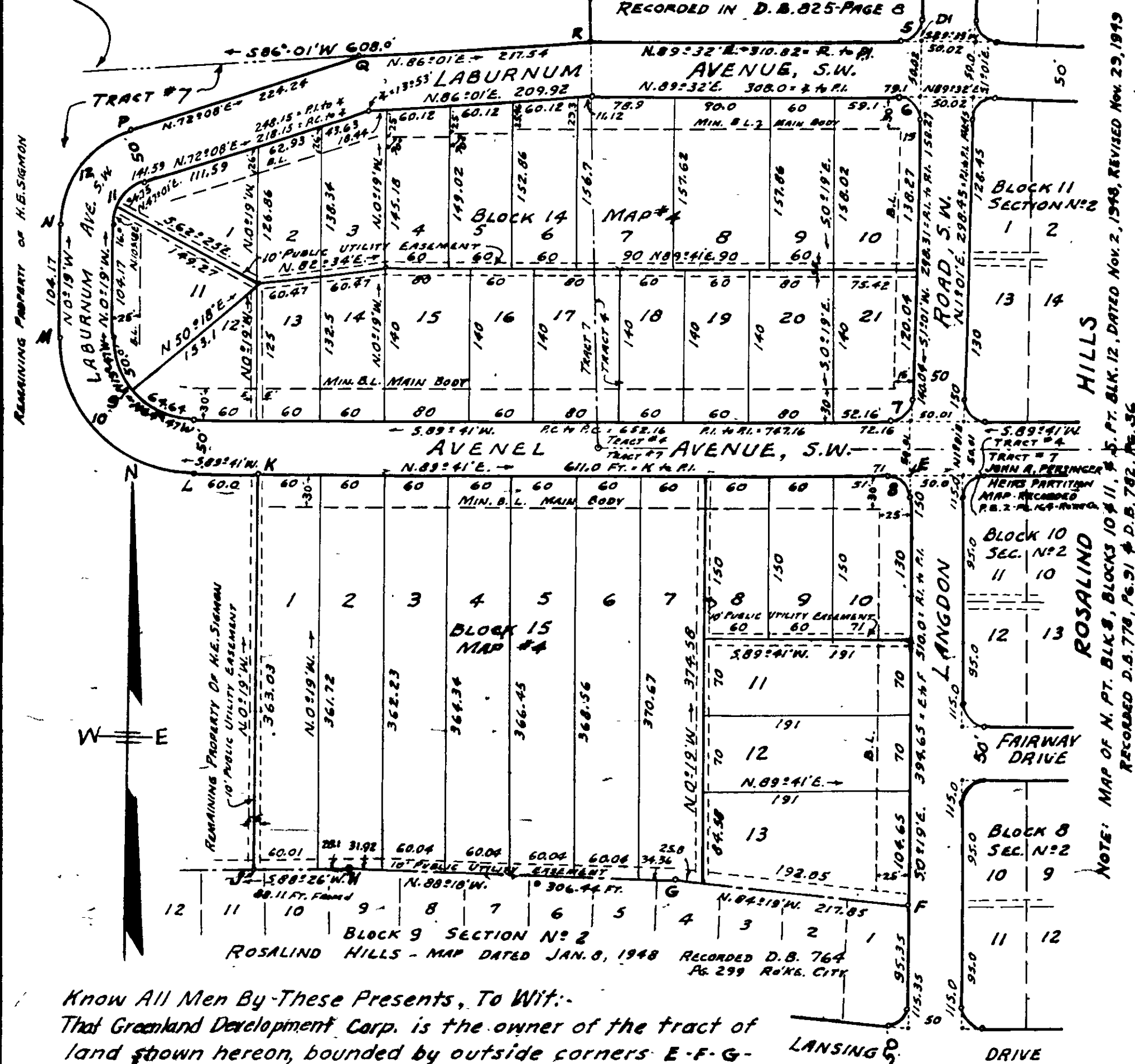
Howard E. Sigmon (Seal)
Ida E. Sigmon (Seal)
City of Roanoke: To Wit: I, William J. Turner, Jr., a Notary Public in and for the City and State aforesaid do hereby certify that Howard E. Sigmon and Ida E. Sigmon, whose names are signed to the annexed writing bearing date of September 25, 1950, have personally appeared before me in my City and State and acknowledged the same on September 25, 1950.
My commission expires 4-16-53
Notary Public.

LEGAL REFERENCE:

SEE D.B. 700 - PAGE 168 CITY FOR CONVEYANCE OF TRACT #7, JOHN A. PERSINGER HEIRS MAP TO HOWARD E. SIGMON.
SEE D.B. 723 - PAGE 4 & D.B. 728 - PAGE 361 FOR CONVEYANCE OF TRACT #4, JOHN A. PERSINGER MAP TO PAUL R. SIGMON AND HOWARD E. SIGMON.

FLORENCE A. WOOTEN PROPERTY, SEE P.B. 2 P. 164 (SALM)
TRACT #5, 8.0 ACRES, JOHN A. PERSINGER HEIRS PARTITION

TRACT CONVEYED TO
ROANOKE BAPTIST MISSIONARY
& SOCIAL UNION
BY HOWARD E. SIGMON
BY DEED DATED April 28, 1950
RECORDED IN D.B. 825 - PAGE 8



Know All Men By These Presents, To Wit:-

That Greenland Development Corp. is the owner of the tract of land shown hereon, bounded by outside corners E-F-G-H-J-K-L-M-N-R-Q-R-DI-E, which land is subdivided into blocks and lots as shown hereon, known as Map No. 4, Rosalind Hills. The said corporation further certifies that it has subdivided this land as shown hereon entirely with its own free will and consent, as required by the Code of Virginia thereto applying. In witness whereof it hereby placed the signatures of the President and Secretary of said Corporation together with its corporate seal affixed on this 17 day of July, 1950.

James R. Sloan President
Elva B. Sloan Secretary

City of Roanoke } To Wit: J. W. G. TURNER, JR.
State of Virginia } A Notary Public in and for the City and State aforesaid do hereby certify that Fredrick R. Larson, President, and Elva B. Sloan, Secretary, of Greenland Development Corporation, whose names are signed to the annexed writing, bearing date of July 17, 1950, have personally appeared before me in my City & State and acknowledged the same on this 17 day of July, 1950.
My commission expires 4-16-54
J. W. G. Turner, Jr. Notary Public

RESTRICTIONS, CONDITIONS AND RESERVATIONS

- These restrictions and conditions are made covenants running with the land, and upon the breach of any of the following restrictions within twenty-five years from the date of the recordation of this map, the property involved in said breach, and all appurtenances thereto belonging, shall immediately revert to the original grantor, his heirs and assigns.
- No residence shall be erected on lots 1 to 4, inclusive, Block 14, costing less than \$11,000, on lots 5 to 10, inclusive, Block 14, costing less than \$10,000, on lots 11 to 21, incl. Blk. 14, costing less than \$12,000, on lots 1 to 7, incl. Blk. 15, costing less than \$12,000, on lots 8 to 10, incl. Blk. 15, costing less than \$11,000, and on lots 11 to 13, incl. costing less than \$7,000, or costing less than the equivalent value of the minimum house value allowed as stated above as of July, 1950, necessary out-buildings such as servant's house and garage, excepted on all lots.
- The main body of any residence shall not be erected closer to the front lot lines than the distances shown hereon.
- On corner lots the main body of any residences shall not be erected nearer to the side street than 15 ft. and on other lots, the main body of any residence shall not be erected closer to the side lines than 10% of the frontage of the lot or lots, except that this provision shall not apply to lots 1, 11, & 12, Blk. 14.
- No temporary building or buildings of any kind to be erected on said property to be used as living quarters.
- No portion of said property shown hereon shall be used or built upon for other than residential purposes.
- Not more than one residence shall be built on each lot.
- The public utility easements shown hereon and fee simple ownership of all streets is reserved, with the exclusive right to same, for the construction therein of any or all public utilities.
- It is agreed, however, that in the event a loan is made upon the said land, or any part thereof, the above conditions and restrictions shall not operate to disturb said loan, and should said property revert to the grantors because of a breach of said conditions and restrictions, then it shall revert subject of said loan, and should there be a foreclosure under the deed of trust or lien securing said loan, the said conditions and restrictions shall be binding upon the purchaser at the foreclosure sale and all persons claiming by, through or under him.
- These conditions and restrictions may be waived or modified by the original grantor of said lots.

APPROVED:-

J. R. Hildebrand Mar. 5, 1952
AGENT FOR ROANOKE CITY PLANNING COMMISSION DATE

H. Clute Boyles Mar. 5, 1952
CITY ENGINEER OF ROANOKE VIRGINIA DATE

In the Clerk's Office of the Hustings Court of the City of Roanoke, Va., this map with the certificates or dedication and acknowledgment thereto annexed is admitted to record on March 7, 1950 at 12 o'clock, P.M.

Teste:- R. J. Watson Clerk
Edwin Boone Deputy Clerk

MAP No 4
ROSAIND HILLS

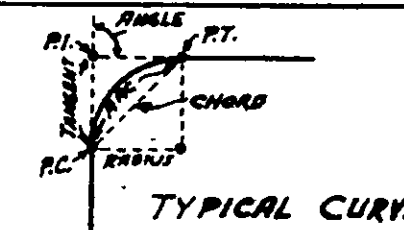
PROPERTY OF
GREENLAND DEVELOPMENT CORP.

SHOWING BLOCKS 14 & 15
ROANOKE, N.B. 8-2-44 VIRGINIA

By: C. B. Malcom & Son
DATE: July 17, 1950
Revised September 2, 1950
SCALE: 1"=100'

BOUNDARY CORNERS	BEARING	DISTANCE	TABULATION			
			NORTH	SOUTH	EAST	WEST
E-F	S 0° 15' E	394.65		394.64	2.18	
F-G	N 88° 15' W	217.85	21.57			216.78
G-H	N 88° 15' W	306.44	9.09			306.31
H-J	S 88° 26' W	88.11		2.41		88.08
J-K	N 0° 15' W	363.03	363.02			2.01
K-L	S 89° 41' W	60.00		0.33		60.00
L-M	N 45° 19' W	176.78	124.31			125.69
M-N	N 0° 15' W	104.17	104.17			0.58
N-P	N 35° 54' E	107.50		87.07		63.05
P-Q	N 72° 10' E	224.24		68.00		213.46
Q-R	N 86° 10' E	217.54		15.11		217.01
R-DI	N 83° 32' E	310.82		2.53		310.81
DI-E	S 1° 01' W	398.34			398.28	
Total			795.67	795.66	806.51	806.52

CURVE DATA	TANGENT	RADIUS	ARC	CHORD	
				BEARING	DISTANCE
6	88° 31'	20.0	20.52	31.70	28.65
7	91° 29'	20.0	19.49	31.12	27.92
8	88° 40'	20.0	20.47	31.68	28.61
9	90° 00'	75.0	75.0	117.81	106.07
10	90° 00'	125.0	125.0	196.35	176.78
11	72° 21'	30.0	40.95	51.78	44.20
12	72° 21'	66.63	90.95	115.01	107.50



Note:
Sept. 10, 1950
Ave. and
property