

LLOYD H. REED
NOTARY PUBLIC, State of New York
No. 41-3228550-Qual. in Queens Co.
Term Expires-March 30, 1957

STATE OF NEW YORK
City of New York

Lloyd H. Reed a notary public
in and for the aforesaid City and State, do
hereby certify that JOHN W. TRAYNOR whose
name appears to the annexed Writing dated
Nov. 8, 1956 has appeared before
me, in my said City and State and acknowledged
the same on Nov. 8, 1956.

Lloyd H. Reed
Notary Public (With Seal Attached)
My Commission Expires Mar. 30, 1957

October 22, 1950.
I hereby certify that
this plat of survey is correct.
E. J. Malone
State Cert. Engineer

NOTE:- IRON PINS MARK ALL CORNERS
of New Lots 8A, 8B, 9A, 9B, 9C, 10A, 10B, 11A & 11

RESERVATIONS and RESTRICTIONS:
The following shall be covenants, running with the title to the lands shown subdivided hereon for a period of 25 years following the date of recordation of this map

		BOUNDARY CLOSURE				
CORNERS	BEARING	DISTANCE	North	South	East	West
1-2	S. 46° 03'E.	295.10		204.81	212.85	
2-4	S. 11° 52' 00" W.	454.95		445.88		89.37
4-5A	S 80° 09' W.	21.27		3.64		20.96
5A-6	N 46° 03' W.	52.76	366.42			380.10
6-1	N 43° 57' E.	400.00	287.98		277.61	
TOTALS =		1699.08	654.40	654.33	490.46	490.43

- ① The setback distance for the main body of any residence, shall not be nearer the street line, than shown hereon.
- ② All properties shown subdivided hereon, shall be used for residential purposes only.
- ③ Only one residence shall be constructed on any lot or portion of lots, whose frontage or average width is less than 75 ft. however the said owners reserve the right to modify the lot lines, or re-divide, said lots after the recordation of this map.
- ④ No dwelling shall be erected costing less than \$14000.00, based on the cost levels prevailing on the date of these covenants when recorded; it being the intention and purpose of this covenant to assure that all dwellings shall be of workmanship and materials, substantially the same or better, than that which can be reproduced the date these covenants are recorded.
- ⑤ No nuisance, such as hogs or swine, shall be tolerated, nor shall any offensive trade or activity be allowed, which shall disturb the peace and quietude of the neighborhood.
- ⑥ No temporary living quarters shall be allowed, such as in tents, shacks, basements, garages, out-buildings or trailers, on any portion of these premises.

KNOW ALL MEN BY THESE PRESENTS:-

That R.L. Dudley whose wife's name is Marguerite G. Dudley ^{2d} and Ellis L. Hall, whose wife's name is Pearl O. Hall, ^{2d} and Everett T. Wright whose wife's name is Mary T. Wright, are the fee simple owners and proprietors of the land shown hereon to be subdivided, known as "CRESTON - HARTLAND ESTATES," bounded as shown hereon in detail, by outside corners ①-④-5A-⑥-⑦-⑧ inclusive, subject to the following liens of deeds of trust:-

① Deed of trust dated 2/15/56, from R.L. Dudley and Marguerite G. Dudley to C.J. Davis, Pres. and Annie S. McGhee, Vice Pres. Trustees, securing PEOPLES NATIONAL BANK of Rocky Mount, Va., on Lot #8, Bk. or Sec. 24 "G.C. Annex" Map, of record in the Clerk's office of the Hastings Court of City of Roanoke in Deed Book 925, Pg. 430. ... A S.E. portion of this lot #8, is dedicated in fee simple as shown hereon, to City of Roanoke for street purposes.

② Deed of Trust dated Oct. 1, 1951, from Ellis L. & Pearl O. Hall (on lot # 9, Bk. or Sec. 24, of "Grandin St. Annex" Map) to: R. R. Rush & Richard C. Rakes, Trustees, securing NEW YORK LIFE INSURANCE Co., of record in the aforesaid Clerks Office in Deed Book 668, Page 161.

③ Deed of Trust dated Jan. 15, 1953, from Everett T. & Mary T. Wright (on Lot #11, blk. or Sec. 24 of "G.C. Annex" Map), for R.R. Rush and John P. Traynor Trustees, securing the MUTUAL LIFE INSURANCE COMPANY OF NEW YORK, of record in the aforesaid Clerk's Office in Deed Book 894, Page 339.

The undersigned owners and their wives, the trustees and beneficiaries, as aforesaid certify that this subdivision as appears on this plat, is with the consent and in accordance with the desire of the undersigned parties. The said owners and their wives, with the consent of the undersigned trustees and beneficiaries, hereby dedicate to and vest in the City of Roanoke, wherein said land lies, such portions of the premises, platted, as are on this plat set apart for streets, alleys, easements or other public use, or for future street widening, in accordance with the provisions of the SUBDIVISION ORDINANCE of the City of Roanoke, as amended, and the VIRGINIA LAND SUBDIVISION ACT.

Witness the signatures & seals of the aforesaid owners and their wives, and the signatures and seals of the aforesaid Trustees on December 3, 1956.

R. L. Dudley (Seal) Margaret L. Dudley (Seal) Ellis L. Hall (Seal) Pearl O. Hall (Seal)
OWNER - R. L. Dudley OWNER - Margaret L. Dudley OWNER - Ellis L. Hall OWNER - Pearl O. Hall

Ernest J. Knight (Seal) Mary J. Knight (Seal)
 OWNER - Ernest J. Knight OWNER - Mary J. Knight
Richard C. Rakes (Seal) John P. Traylor (Seal)
 TRUSTEE - Richard C. Rakes TRUSTEE - John P. Traylor

Date: 12/13 1956 → TRUSTEE - C. DAVIS (Seal) Ann S. McGehee (Seal) TRUSTEE - ANN S. McGehee Date: 12/13 1956.

I, Mary E. Smiley, a Notary Public, in and for the aforesaid City and State, do hereby certify that, R.L. DUDLEY, MARGUERITE GUDLEY, ELLIS L. HALL, PEARL O. HALL, EVERETT T. WRIGHT, MARY T. WRIGHT, and R.R. RUSH, RICHARD C. RAKES ~~and JOHN D. TRAMER~~ whose names are signed to the above writing, dated Dec. 13, 1956, have each personally appeared before me in my said City and State, and acknowledged the same on Dec. 13, 1956.

My Commission expires January...15, 1957 Mary Linda M. Smiley Notary Public

In the Clerk's Office of the
Hustings Court of Roanoke
City, Va., this Map is presented
on December, 19, 1956, and with
the certificates of acknowledgment
and dedication thereto annexed, is
admitted to record at 2:26 o'clock. P. M.

Teste: WM.H.CARR By: J. H. Symon
CLERK Deputy Clerk.

Legal References to the 3 CAPTION PROPERTIES
R.L.DUDLEY et ux: D.B. 906-Pg. 485; ELLIS L. HALL et ux: D.B. 748-Page 40
and EVERETT T. WRIGHT et ux: Deed BK. 874- Page 338.

PLAT OF:-
CRESTON-HARTLAND ESTATES
Being Subdivision - property of:-
ELLIS L. HALL & WIFE & EVERETT T. WRIGHT & WIFE
and also the property of:- R. L. DUDLEY & WIFE
Roanoke, Virginia.

E. B. Malcolm & Son.
Va. State Certified Engineers.
Date: Oct. 22, 1956. Field Note Book Scale 1" = 50'
Field Work by W. L. ... checked by ...
Drawn by: E. B. Malcolm * 5438-56.

APPROVED:~

H. Clitus Boyles Date: 12/19/56
CITY ENGINEER OF ROANOKE VIRGINIA

J. R. Hildebrand Date: Dec. 19, 1956
AGENT FOR ROANOKE CITY PLANNING COMMISSION

Note: Preliminary Plat of this Subdivision was approved by City Officials, on March 7, 1956, for "HALL" & "WRIGHT" properties.

