

C.No.	Radius	Delta	Tangent	Arc
1.	25.00	90°00'00"	25.00'	39.27'
2.	241.32	28°10'00"	60.54'	118.63'
3.	154.07'	47°47'35"	68.21'	128.51'
4.	33.12'	104°02'25"	42.42'	62.15'
5.	25.00'	75°53'20"	19.49'	33.11'
6.	25.00'	104°06'40"	32.06'	45.43'
7.	370.92'	12°30'30"	40.65'	80.99'
8.	320.92'	12°30'30"	35.17'	70.06'
9.	169.62'	23°37'15"	35.47'	69.93'
10.	25.00'	119°05'20"	42.52'	51.96'
11.	119.62'	167°33'45"	109.75'	349.83'
12.	169.62'	22°07'40"	33.17'	65.51'
13.	25.00'	119°05'50"	42.52'	51.97'

RESTRICTIONS FOR TINKER KNOLL

The following restrictions are hereby made covenants running with the title to the lots shown on this map for a period of 25 years from the date of this map:

1. No structure shall be erected on this land other than private dwelling houses, with necessary out-buildings, nor shall more than one such dwelling house, with necessary out-buildings, be erected or suffered to remain on any one lot.

2. No part of any building, other than porches, shall be located nearer to the front lot line or nearer to the side street line than the building set-back lines shown on this map.

3. No dwelling costing less than \$6000.00 shall be erected on any lot shown on this map. The grantor reserves the right to change, alter or amend this restriction concerning the minimum cost price of any building constructed on any lot in this subdivision at any time when the costs of construction and material shall become greater or less, whether any such lot shall have been conveyed to another or shall still remain the property of the grantor, provided that such change, alteration or amendment shall, before becoming effective, be made in writing or writings signed by the grantor. It is the intention of the grantor herein that the cost restriction herein provided shall be upon a basis of construction costs as of February 1, 1947, and the grantor further reserves the right to be the sole judge of the time and desirability to change, alter or amend such restriction.

4. No trailer, basement, shack, garage, barn or other out-buildings erected on any of said lots shall at any time be used as a residence, temporarily or permanently, nor shall any residence of a temporary character be permitted.

5. No portion of the said land, nor any building erected thereon, shall be sold, leased or conveyed to, or used, owned or occupied by Negroes, Greeks, Syrians, Assyrians, Turks or Mongolians, or any corporation for the use or benefit of any such person; except that this covenant shall not be construed so as to prevent persons who lawfully occupy said premises from having domestic servants of said races employed in their homes.

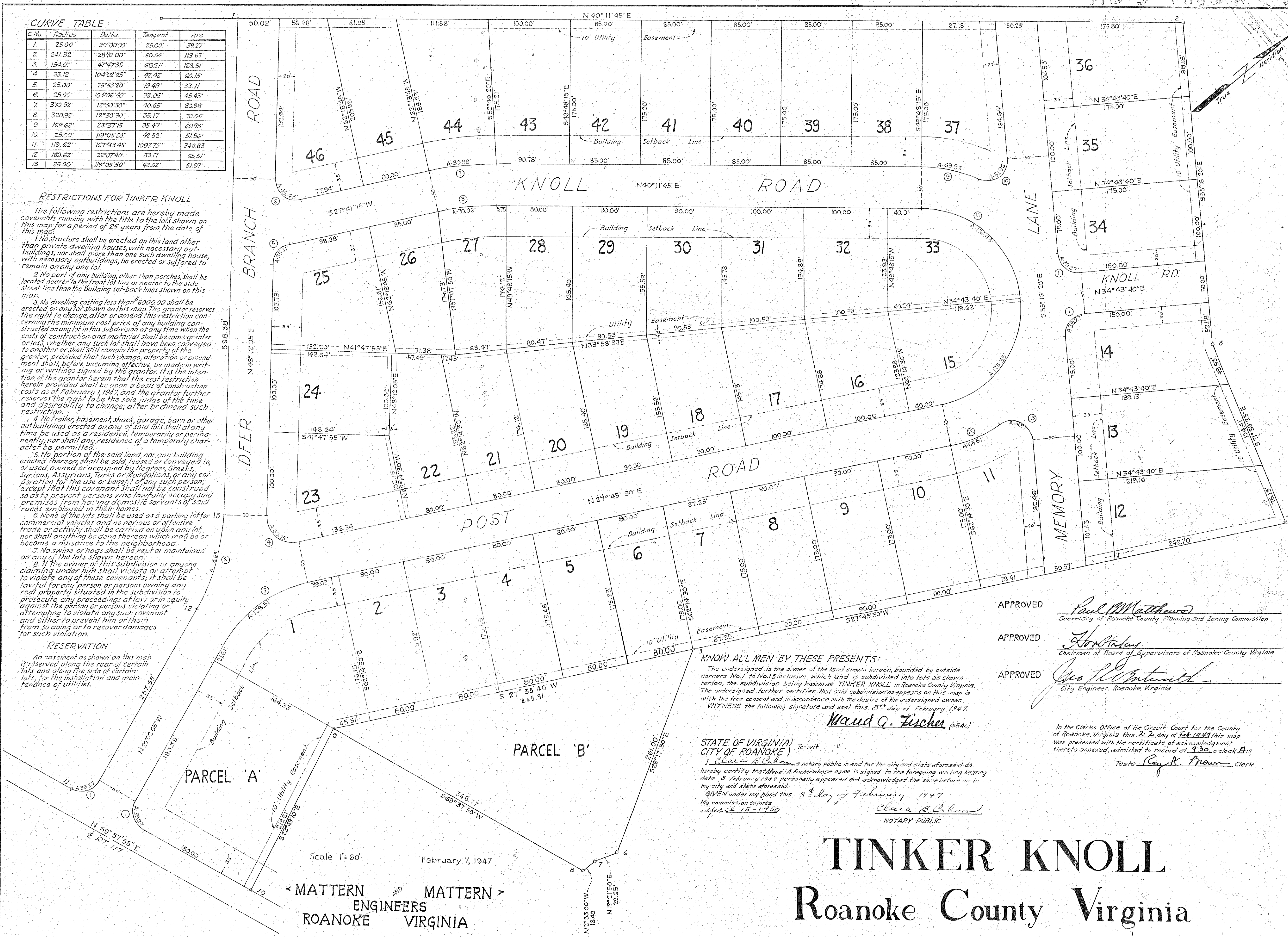
6. None of the lots shall be used as a parking lot for commercial vehicles and no noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become a nuisance to the neighborhood.

7. No swine or hogs shall be kept or maintained on any of the lots shown hereon.

8. If the owner of this subdivision or anyone claiming under him shall violate or attempt to violate any of these covenants; it shall be lawful for any person or persons owning any real property situated in the subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages for such violation.

RESERVATION

An easement as shown on this map is reserved along the rear of certain lots and along the side of certain lots, for the installation and maintenance of utilities.



APPROVED

Paul M. Matthews
Secretary of Roanoke County Planning and Zoning Commission

APPROVED

John H. Hays
Chairman of Board of Supervisors of Roanoke County Virginia

APPROVED

Geo. R. McIntire
City Engineer, Roanoke Virginia

KNOW ALL MEN BY THESE PRESENTS:

The undersigned is the owner of the land shown hereon, bounded by outside corners No. 1 to No. 13 inclusive, which land is subdivided into lots as shown hereon, the subdivision being known as TINKER KNOLL in Roanoke County, Virginia. The undersigned further certifies that said subdivision as appears on this map is with the free consent and in accordance with the desire of the undersigned owner. WITNESS the following signature and seal this 8th day of February, 1947.

Waud Q. Fischer (SEAL)

STATE OF VIRGINIA
CITY OF ROANOKE

To-wit:
I, *Clara B. Cohen*, a notary public in and for the city and state aforesaid, do hereby certify that *Waud Q. Fischer*, whose name is signed to the foregoing writing bearing date 8th day of February, 1947, personally appeared and acknowledged the same before me in my city and state aforesaid.
GIVEN under my hand this 8th day of February, 1947.
My commission expires 15-1-48

Clara B. Cohen
NOTARY PUBLIC

In the Clerks Office of the Circuit Court for the County of Roanoke, Virginia this 22 day of Feb 1947 this map was presented with the certificate of acknowledgment thereto annexed, admitted to record at 9:30 o'clock AM

Teste *Ray R. Brown* Clerk

TINKER KNOLL

Roanoke County Virginia