

This is to certify that the undersigned Edgewood Development Corporation is the owner of the property shown on the annexed map said sub-division is according to survey made by Robt. E. Magee, Engineer, July-1925, a survey of the said sub-division as a whole is as follows:-

Beginning at the east corner to lots 13 & 14 in section #1, on the east outside line, thence with said lots line, S88°38'W crossing Lake Street and with line of lots 14 & 15 section #6 in all 425.13 ft. to a stake on the east line of the Lake-side Co. Thence with the line of same N.4°23'W. 39.2 ft to a stake. Thence N.83°44'W. 442 ft to in the middle of Mason's Creek. Thence up the same N.29°00'E 217.5 ft. Thence N.4°40'W 108.6 ft. Thence N.12°13'W 275 ft. Thence N.26°15'E 257 ft. Thence N.74°15'E 162 ft. Thence S.77°30'E 242 ft. Thence N.22°45'E 84 ft. Thence leaving the creek, S82°32'E, with the south line of Mill Lane 385.42 ft to a stake corner to the original division line of the McClellan Tract. Thence with the same S0°33'W 835 ft to a post. Thence N.82°44'W. 74.5 ft to a post. 1 ft. above an iron stake. Thence S3°14'E, passing the said iron stake at one ft. in all 30.2 ft to the beginning. The said sub-division and annexed plat is with the free consent and in accordance with the desire of the undersigned owner, subject, however to the following restrictions and reservations which shall ensure not only to the benefit of the undersigned but also to the benefit of the alienees and assigns. The owner and proprietor reserves the full, free and exclusive rights, privileges and franchises in and to all the streets, avenues, alleys and plots of ground embraced within the boundaries of the land which said restrictions so reserved are not in conflict with section 5219 of the Virginia Code of 1919 unamended to date of the recording of this plat. In short the acknowledging of this plat shall operate only to create in the public such easements and rights as are specifically set forth in section 5219 of the Virginia Code and all other easements, privileges and rights of whatever nature or kind are herein specifically reserved by and unto by the undersigned its alienees and assigns. The right to modify this plat and sub-division by changing the size and shape of blocks and lots, width, grades, and directions and locations of streets, alleys and avenues and vacating and abolishing and relocating streets, avenues and alleys is reserved by the undersigned, provided, however, no such streets, avenues or alleys shall be abolished where same touch or pass thru blocks in which a lot or lots have been previously sold without first having obtained the written consent of the owner or owners.

RESTRICTIONS

- The following restrictions shall have a period of forty (40) years be covenants running with the land sub-divided in the annexed plat.
- 1- Neither said tract of land nor any part thereof shall be sold, leased or conveyed to negroes or persons of negro descent, Syrians, Assyrians, Greeks, Turks or Mongolians or their descendants.
 - 2- No building or structure costing less than \$2000.00 (necessary out buildings excepted) shall be erected on said tract of land herein sub-divided or any part therein.
 - 3- No building or structure shall be erected on said land or part thereof foundation of the front porch of which building or structure or forward wall shall be closer than 20 ft. to the street line.
- Upon a breach of any one or more of the foregoing conditions within a period of 40 years from the recording of this plat the property effected by said breached condition or conditions shall immediately revert and title thereto vest in the undersigned, its alienees and assigns.
- Witness our hands and seals this 11th day of September, 1925

Attest
L.B. Hall Secretary

State of Virginia
County of Roanoke: To wit

I Robt. E. Magee a Notary Public in and for the County and State aforesaid do hereby certify that P.W. Stoutamire, President, and L.B. Hall, Secretary of the Edgewood Development Corporation, whose names are signed to the foregoing certificate, with reservations and conditions, therein set forth personally appeared before me in my County and State and acknowledged the same.

My commission expires the 5th day of March, 1929.
Given under my hand this 11th day of September, 1925

Robt. E. Magee
Notary Public.

EDGEWOOD DEVELOPMENT CORPORATION
By P.W. Stoutamire President

EDGEWOOD DEVELOPMENT CORPORATION

ROANOKE COUNTY
VIRGINIA

August-1925

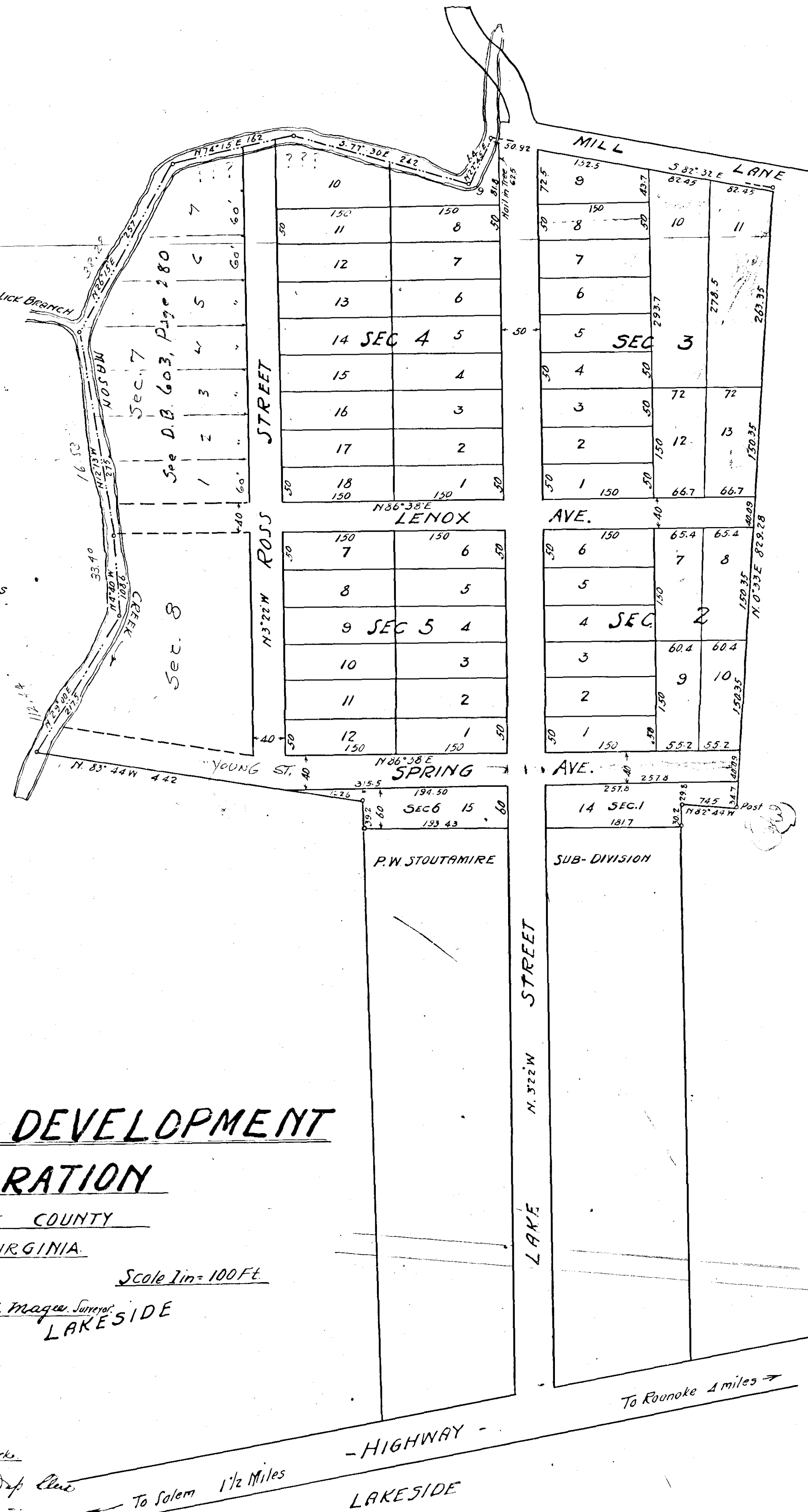
Scale 1 in = 100 Ft.

Robt. E. Magee, Surveyor
LAKE SIDE

In the Clerk's Office of the Circuit Court for the County of Roanoke, Va., this 18th day of Sept. 1925 this map was presented and with the certificate of acknowledgment thereof annexed, admitted to record at 11:20 o'clock P.M.

Teste Chas. D. Smit Clerk
By L.B. Allen Dep. Clerk

This tracing made July 17th 1928, from original blue print on file in the office of the Clerk of the Circuit Court of Roanoke County at Salem, Virginia.
Made by H. R. Palmer
Checked by J. R. Aldridge



To Salem 1 1/2 Miles

LAKE SIDE

To Roanoke 4 miles