

MAP OF MANCHESTER COURT

PROPERTY OF LILLIE ROSS LEMON
ROANOKE CO. VIRGINIA.

DATE: JAN. 12, 1946 BY: C. B. Malcolm STATE CERT. ENGR.

SCALE: 1" = 60'

RESERVATIONS, RESTRICTIONS AND CONDITIONS UPON THE PROPERTY OF LILLIE ROSS LEMON PLACED UPON THE MAP OF MANCHESTER COURT, MADE BY C. B. MALCOLM, STATE CERT. ENGR., DATED JAN. 12, 1946

1. NO RESIDENCE TO BE ERECTED UPON LOTS FACING ON U.S. RT. NO. 11 COSTING LESS THAN \$7,000.00, AND THE MAIN BODY OF SAID RESIDENCE SHALL NOT BE ERECTED WITHIN LESS THAN 70 FEET OF THE FRONT LINE OF SAID LOT.
2. ALL OTHER RESIDENCES SHALL FRONT N YORKSHIRE STREET, AND NO RESIDENCE SHALL BE ERECTED UPON THESE LOTS COSTING LESS THAN \$6,000.00, AND THE MAIN BODY OF RESIDENCES SHALL NOT BE ERECTED CLOSER THAN 40 FEET TO THE FRONT LINE OF SAID LOTS.
3. NO RESIDENCE TO BE ERECTED WHOSE SIDE OR DIVISION LINES ARE WITHIN A DISTANCE OF 10% OF THE FRONTAGE OF THE LOT ON WHICH SAID BUILDING IS ERECTED, EXCEPT AS SHOWN ON MAP.
4. PROPERTY NOT TO BE SOLD, CONVEYED, LEASED OR OCCUPIED BY ANY NEGRO, SYRIAN, ASSYRIAN, GREEK, OTHER THAN AS MAIDS, COOKS AND CHAUFFEURS DOMICILED WITH THE FAMILIES RESIDING THEREON.
5. NO SWINE OR LIVESTOCK TO BE KEPT UPON PREMISES, OR ANY PART THEREOF, NOR SHALL ANY SWINE OR LIVESTOCK OF THE LESSEE OR OWNER OF ANY SUCH PREMISES PERMIT SUCH SWINE OR LIVESTOCK TO RUN AT LARGE ON THE PREMISES, OR IN THE VICINITY THEREOF.
6. NO INTOXICATING LIQUORS TO BE SOLD UPON ANY PORTION OF SAID LAND OR IN BUILDINGS THEREON

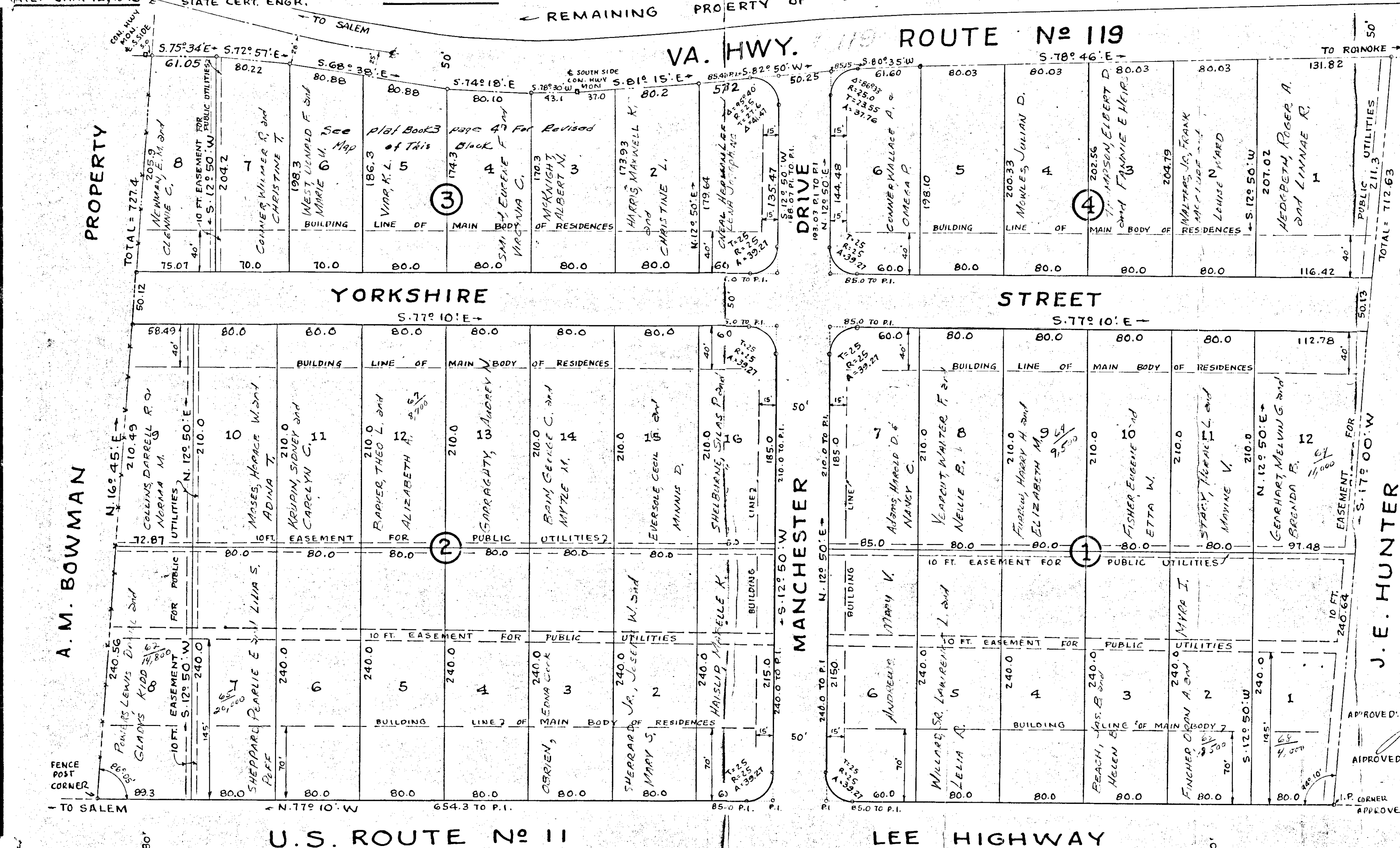
7. NO TEMPORARY BUILDING OR BUILDINGS OF ANY KIND OR NATURE TO BE ERECTED UPON SAID PROPERTY TO BE USED FOR LIVING QUARTERS (MAIDS, COOKS, AND CHAUFFEURS OF FAMILIES RESIDING THEREON EXCEPTED)

8. NO PORTION OF SAID PROPERTY SHALL BE USED OR BUILT UPON OTHER THAN FOR RESIDENTIAL PURPOSES

9. NOT MORE THAN ONE RESIDENCE SHALL BE BUILT UPON EACH OF THE SAID LOTS.

10. THESE RESERVATIONS, RESTRICTIONS AND CONDITIONS MADE COVENANTS RUNNING WITH THE LAND, AND UPON BREACH OF ANY OF SAID RESTRICTIONS, WITHIN 25 YEARS FROM DATE OF RECORDATION OF THIS MAP, THE PROPERTY INVOLVED IN SAID BREACH, AND ALL APPURTENANCES THERETO, SHALL IMMEDIATELY REVERT TO THE GRANTOR, HIS HEIRS AND ASSIGNS FOREVER.

11. FEE SIMPLE OWNERSHIP OF ALL STREETS IS RESERVED WITH EXCLUSIVE RIGHTS TO SAME FOR CONSTRUCTION IN SAID STREETS OF ALL UTILITY LINES.



PROPERTY

11- FEE SIMPLE OWNERSHIP OF ALL STREETS IS RESERVED WITH EXCLUSIVE RIGHTS TO SAME FOR CONSTRUCTION IN SAID STREETS OF ALL UTILITY LINES.

APPROVED: *Paul B. Matthews*
CITY ENGINEER, ROANOKE, VA.

APPROVED: *Paul B. Matthews*
SECRETARY OF ROANOKE COUNTY PLANNING AND ZONING COMMISSION.

APPROVED: *Paul B. Matthews*
CHAIRMAN OF BOARD OF SUPERVISORS OF ROANOKE COUNTY, VIRGINIA.

KNOW ALL MEN BY THESE PRESENTS, TO WIT: THAT LILLIE ROSS LEMON IS THE OWNER OF THE TRACT OF LAND SHOWN HEREON, BOUNDED BY OUTSIDE CORNERS INCLUSIVE, WHICH LAND IS SUBDIVIDED INTO LOTS AS SHOWN HEREON, KNOWN AS MANCHESTER COURT. THE SAID OWNER FURTHER CERTIFIES THAT SHE HAS SUB-DIVIDED THIS LAND INTO THE LOTS AS SHOWN HEREON, ENTIRELY WITH HER OWN FREE WILL AND CONSENT, AS REQUIRED BY SECTION 5218 OF THE CODE OF VIRGINIA. IN WITNESS WHEREOF IS HEREBY PLACED THE SIGNATURE AND SEAL OF SAID OWNER. ON THIS 14th DAY OF January 1946

CITY OF ROANOKE
STATE OF VIRGINIA

WIT: *Elizabeth G. Gantt*, A NOTARY PUBLIC IN AND FOR THE CITY AND STATE AFORESAID. DO HEREBY CERTIFY THAT LILLIE ROSS LEMON, WHOSE NAME IS SIGNED TO THE ANNEXED WRITING, BEARING DATE OF January 12, 1946, HAS PERSONALLY APPEARED BEFORE ME IN MY CITY AND STATE AND ACKNOWLEDGED THE SAME ON January 12, 1946.

MY COMMISSION EXPIRES *Paul B. Matthews* NOTARY PUBLIC

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF ROANOKE, VA. THIS MAP WAS PRESENTED ON Feb. 22nd 1946, AND WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED, ADMITTED TO RECORD AT 11:20 O'CLOCK A. M.

TESTE: *Paul B. Matthews*