

MAP OF KERNER ADDITION

PROPERTY OF: MRS. CORA KERNER
SALEM - VIRGINIA

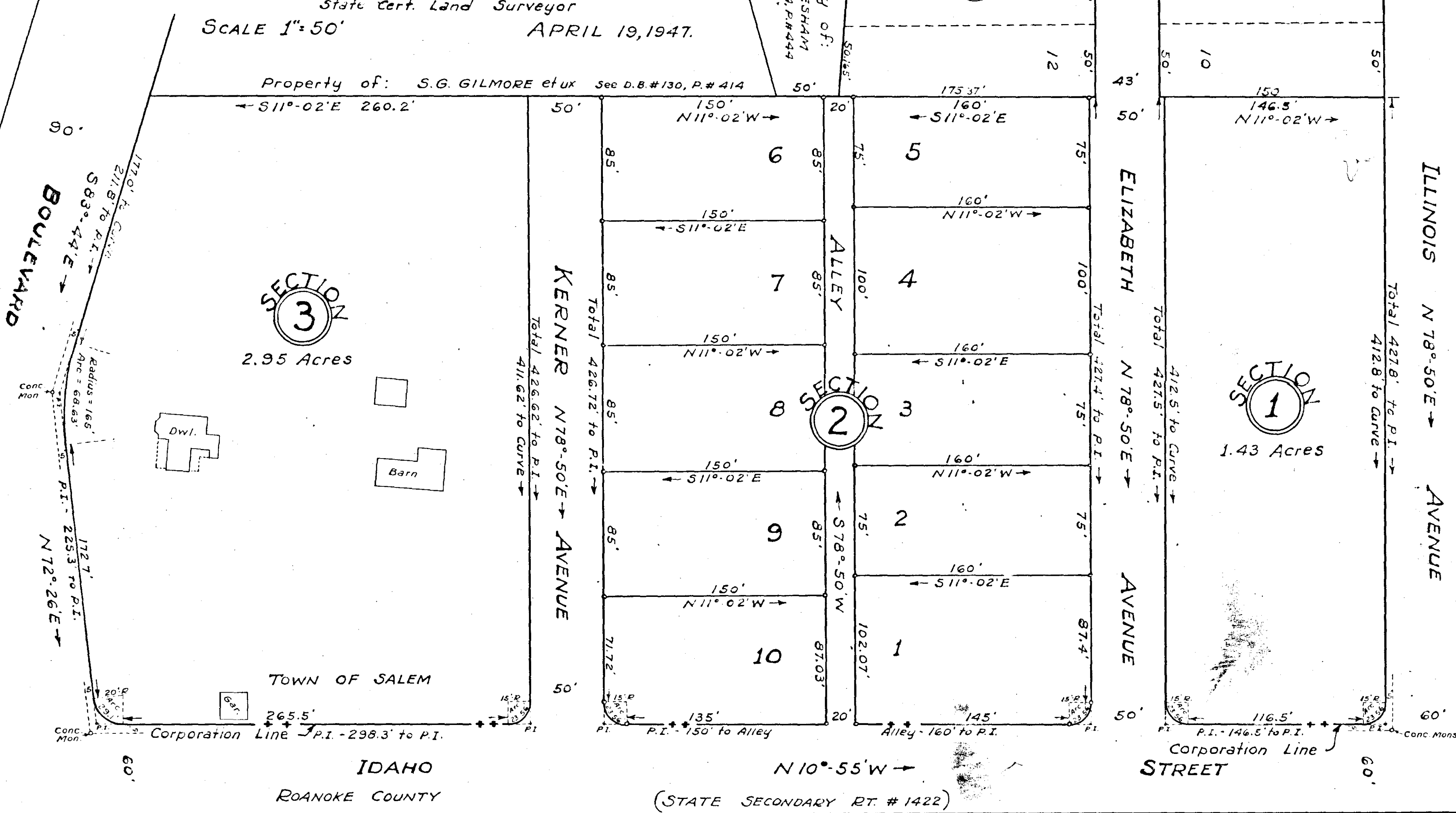
Survey and Map by: F.A. Spiggle
State Cert. Land Surveyor

SCALE 1"=50' APRIL 19, 1947.

Note:
Iron pipe placed at
each lot corner of
Section No. 2.

Map of: "PUCKETT ADDITION"
See Plat Book # 2, Page # 5

Property of:
E.B. GRESHAM
See D.B. #164, P. 444



At a regular meeting of the Council of the Town of SALEM, Virginia, held on the 9th day of June 1947, all members being present, the following ordinance was unanimously adopted:

Be it ordained by the Council of the Town of Salem that the plat and subdivision known as "KERNER ADDITION" on the written approval and recommendation of the Planning Commission of the Town of Salem, be, and the same is hereby approved, together with the restrictions and conditions written thereon, and incorporated therein, and further subject to the Zoning ordinance of the Town of Salem, now in force and effect, as of the adoption of this ordinance, and the clerk of Council is hereby directed to certify a copy of this ordinance on the original plat of said subdivision, which original is to be recorded in the Clerk's Office of the Circuit Court for the County of Roanoke, Virginia.

A true copy teste: *W. H. Gresham*
Acting Clerk of Council
Town of Salem, Va.

In the Clerk's office of the Circuit Court for the County of Roanoke, Virginia.

This the 3rd day of July, 1947, the annexed plat and subdivision was presented, and with the certificate of acknowledgement thereunto annexed, is admitted to record this 3rd day of July, 1947, at 11:50 o'clock a.m.

Teste: *Ray K. Brown*
Clerk - Circuit Court for the County of Roanoke, Virginia.

This is TO CERTIFY that the undersigned is the owner of the property shown on the annexed map, a plat of which property is known as the "KERNER ADDITION", said subdivision is according to a survey made by F.A. Spiggle, State Certified Land Surveyor, and being the tract of 8.56 Acres conveyed to Cora Kerner by B.B. Dillard, by deed dated August 29, 1907, and recorded in deed Book # 40, Page # 476, and being the eastern portion of "PINE GROVE" as shown on the map of the Salem Improvement Company property recorded in Plat Book # 1, at Page # 22 1/2.

The said subdivision and annexed plat is in accordance with the provisions of Section 5225e of the Virginia Code, and is with the free consent and the desire of the undersigned owner, subject, however, to the following restrictions and conditions, which will enure not only to the benefit

of the undersigned, but also to the benefit of her heirs, devisees, and assigns.

The said undersigned owner, as a condition precedent to the approval of this plat and subdivision by the Council of the Town of Salem or the proper Planning and Zoning Commission of the said Town as indicated by the certifications hereon, does on her own behalf, and for and on account of her heirs, successors, devisees and assigns, specifically release the Town of Salem from any and all claim or claims for damages which such owner, his or her heirs, successors, devisees, and assigns, may or might otherwise have against the Town of Salem by reason of establishing proper grade lines on and along such streets and alleys as shown hereon (or such changed streets or alleys as may be agreed upon in the future) and by reason of doing necessary grading for the purpose of placing such streets or alleys upon the proper grade as may, from time to time, be established by said Town, and the said Town shall not be required to construct

any retaining wall or walls along said streets or alleys and the property lines thereof.

RESTRICTIONS AND CONDITIONS

The following restrictions and conditions shall for a period of Thirty (30) Years from the date of this plat be covenants running with the land subdivided hereon, including Sections No. 1 and No. 3.

1. Neither shall this tract of land or any part thereof be sold, leased, conveyed or occupied by any person of Negro descent, as defined by the Virginia Code, or by Syrians, Assyrians, Greeks, Turks or Mongolians, except that this shall not apply to a bona fide servant employed, and merely temporarily residing upon the premises of any lawful owner.

2. No building or other structure costing less than FIVE THOUSAND (\$5,000.00) DOLLARS (necessary out buildings excepted) shall be erected on said

tract of land herein subdivided, or any part thereof.

3. Regardless of any future changes in the annexed plat, not more than one dwelling or like structure shall be erected upon any one lot, and the minimum width of such lot shall be a width of Seventy-five (75) feet.

owner

State of Virginia
County of Roanoke, To wit:
I, *J. E. Brown*, a Notary Public for County of Roanoke, Virginia, do hereby certify that Cora Kerner, whose name is signed to the foregoing certificate, with said restrictions and conditions therein set forth, personally appeared before me in my said County and State and acknowledged the same.
Given under my hand this 9th day of July, 1947.
My Commission expires *7-11-1950*
J. E. Brown
Notary Public