

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT WALDRON HOMES, INC. IS THE OWNER OF THE TRACT OF LAND SHOWN HEREON, BOUNDED BY CORNERS 1 THRU 21, INCLUSIVE, SUBDIVIDED INTO LOTS AND KNOWN AS MAP OF SECTION NO. 1, GREENFIELDS, CONTAINING ACRES, SUBJECT TO TWO (2) DEEDS OF TRUST, FROM WALDRON HOMES, INC. TO W. P. HAZLEGROVE AND JOHN D. CARR, TRUSTEES, SECURING JOHN M. DARDEN, JR., BENEFICIARY, THE PAYMENT OF A CERTAIN DEBT, DATED FEB. 15, 1968 AND RECORDED IN D.B. 849, PG. 632, FROM WALDRON HOMES, INC. TO A.T. LOYD AND CARROLL D. REA, TRUSTEES, SECURING FIRST NATIONAL EXCHANGE BANK OF VIRGINIA, BENEFICIARY, THE PAYMENT OF A CERTAIN DEBT, DATED MARCH 14, 1968, RECORDED IN D.B. 849, PG. 629.

THE SAID OWNER HEREBY CERTIFIES, THAT IT HAS SUBDIVIDED THIS LAND INTO LOTS AS SHOWN HEREON ENTIRELY WITH ITS OWN FREE WILL AND ACCORD AS REQUIRED BY SECTIONS 15-179 THROUGH 15-194.3 OF THE 1950 CODE OF VIRGINIA, AS AMENDED TO DATE.

THE SAID OWNER WITH THE CONSENT OF THE UNDERSIGNED TRUSTEES AND BENEFICIARIES, HEREBY DEDICATES TO AND VEST IN COUNTY OF ROANOKE, VA. SUCH PORTIONS OF THE PREMISES PLATTED AS ARE ON THIS PLAT SET APART FOR STREETS, EASEMENTS, OR OTHER PUBLIC USE.

THE SAID OWNER DOES AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT AND SUBDIVISION AND ACCEPTANCE OF THE DEDICATION OF THE STREETS SHOWN HEREON BY THE BOARD OF SUPERVISORS OF ROANOKE COUNTY, ON ITS OWN BEHALF AND FOR AND ON ACCOUNT OF ITS SUCCESSORS AND ASSIGNS, SPECIFICALLY RELEASE THE COUNTY OF ROANOKE AND THE VIRGINIA DEPT. OF HIGHWAYS FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SAID OWNER, ITS SUCCESSORS AND ASSIGNS, MAY OR MIGHT HAVE AGAINST THE COUNTY OR VIRGINIA DEPT. OF HIGHWAYS BY REASON OF ESTABLISHING PROPER GRADE LINES ON AND ALONG SUCH STREETS AS SHOWN ON THE PLAT OF THE LAND SUBDIVIDED (OR SUCH CHANGED STREETS AS MAY BE AGREED UPON IN THE FUTURE) AND REASON OF DOING NECESSARY GRADING, CUTTING OR FILLING, FOR THE PURPOSE OF PLACING SUCH STREETS UPON THE PROPER GRADE AS MAY FROM TIME TO TIME, BE ESTABLISHED BY SAID COUNTY OR VIRGINIA DEPT. OF HIGHWAYS, AND SAID COUNTY OR VIRGINIA DEPT. OF HIGHWAYS SHALL NOT BE REQUIRED TO CONSTRUCT ANY RETAINING WALL OR WALLS ALONG THE STREETS AND PROPERTY LINES THEREOF.

WITNESS THE SIGNATURES AND SEALS ON THIS 17 DAY OF July, 1968.

WALDRON HOMES, INC.

BY Ellen J. Robinson ITS PRESIDENT ATTEST: Richard H. Wingfield ITS SECRETARY

W.P. Hazlegrove, Trustee John D. Carr, Trustee
W. P. HAZLEGROVE, TRUSTEE JOHN D. CARR, TRUSTEE

John M. Darden, Jr.
JOHN M. DARDEN, JR., BENEFICIARY

A.T. Loyd, Trustee Carroll D. Rea, Trustee
A.T. LOYD, TRUSTEE CARROLL D. REA, TRUSTEE

FIRST NATIONAL EXCHANGE BANK OF VIRGINIA:

BY: J.W. Austin ASSISTANT VICE PRES. J.W. AUSTIN ATTEST: A.W. Nelson ASSISTANT CASHIER, A.W. NELSON

STATE OF VIRGINIA TO WIT:

I, Lucille Williams Moneyhun, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE AND CITY, DO HEREBY CERTIFY THAT ELBERT H. WALDRON AND LEDA R. WINGFIELD, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED July 23, 1968, HAVE EACH PERSONALLY APPEARED BEFORE ME IN MY STATE AND CITY AND ACKNOWLEDGED THE SAME ON THIS 23 DAY OF July, 1968.

MY COMMISSION EXPIRES: May 5 1969 NOTARY PUBLIC

STATE OF VIRGINIA TO WIT:

I, Frances K. Smith, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE AND CITY, DO HEREBY CERTIFY THAT W.P. HAZLEGROVE, JOHN D. CARR, CARROLL D. REA AND JOHN M. DARDEN, JR., WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED July 23, 1968, HAVE EACH PERSONALLY APPEARED BEFORE ME IN MY STATE AND CITY AND ACKNOWLEDGED THE SAME ON THIS 24th DAY OF July, 1968.

MY COMMISSION EXPIRES: April 17, 1992 NOTARY PUBLIC

WALDRON HOMES, INC., SEAL

FIRST NATIONAL EXCHANGE BANK OF VIRGINIA, SEAL

STATE OF VIRGINIA TO WIT:

CITY OF ROANOKE I, Lucille Williams Moneyhun, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE AND CITY, DO HEREBY CERTIFY THAT J.W. AUSTIN, ASSISTANT VICE PRES. OF FIRST NATIONAL EXCHANGE BANK OF VIRGINIA, AND A.W. NELSON, ASSISTANT CASHIER OF SAID BANK AND THAT A.T. LOYD, TRUSTEE, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED July 23, 1968, HAVE EACH PERSONALLY APPEARED BEFORE ME IN MY STATE AND CITY AND ACKNOWLEDGED THE SAME ON THIS 23rd DAY OF July, 1968.

MY COMMISSION EXPIRES: October 4 1970 NOTARY PUBLIC

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS MAP WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED, ADMITTED TO RECORD AT 11:50 O'CLOCK A.M., ON THIS 19 DAY OF August, 1968.

TESTE: Elizabeth W. Staher CLERK

By: Mary P. Hallandsworth Dep. Clerk

APPROVED:

William F. Clark 8-16-68
CITY ENGINEER OF ROANOKE, VIRGINIA DATE

Richard U. Hamilt 8-16-68
AGENT FOR ROANOKE CITY PLANNING COMM. DATE

Les B. Eddy 8-8-68
CHAIRMAN OF BOARD OF SUPERVISORS OF ROKE. CO. DATE

Rene B. Murchison 8-8-68
SECY. OF ROANOKE CO. PLANNING COMM. DATE

RESERVATIONS AND RESTRICTIONS

THE FOLLOWING RESERVATIONS AND RESTRICTIONS SHALL BE CONVENANTS RUNNING WITH THE TITLE TO THE PROPERTY SHOWN HEREON SUBDIVIDED, FOR A PERIOD OF 25 YEARS FROM THE DATE OF RECORDATION OF THE MAP.

1. THIS PROPERTY SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY, EXCEPT PRIVATE GARAGES AND SERVANT QUARTERS MAY BE ERRECTED IN CONNECTION WITH RESIDENCES, AND CHURCHES AND SCHOOLS MAY BE PERMITTED, EXCEPT FOR PARCEL ZONED FOR APARTMENT USE.

2. NO RESIDENCE SHALL BE ERRECTED WHICH SHALL HAVE LESS THAN 950 SQUARE FEET OF FLOOR SPACE. CONTAINED IN SAID DWELLING, AND IN COMPUTING SAID FLOOR SPACE, THE FOLLOWING SHALL BE EXCLUDED FROM SAID MINIMUM AREA: BREEZEWAYS, UNATTACHED BUILDINGS, PORCHES AND SEMI-ATTACHED BUILDINGS ERRECTED IN CONJUNCTION WITH A RESIDENCE.

3. NO HORSES, COWS, PIGS OR SWINE, FOWL OR PIGEONS SHALL BE KEPT ON THESE PREMISES, NOR SHALL ANY OTHER ANIMAL OR PET BE KEPT ON THESE PREMISES WHICH OCCASION NOXIOUS ODORS, OR ARE DANGEROUS TO THE HEALTH OR WELFARE OF THE OTHER RESIDENTS IN THIS SUBDIVISION, AND NO NUISANCE SHALL BE MAINTAINED OR PERMITTED ON THE PROPERTY.

4. THE MAIN BODY OF ANY RESIDENCE SHALL NOT BE ERRECTED ON ANY LOT NEARER TO THE STREET THAN THE SETBACK LINES SHOWN HEREON.

5. NO STRUCTURE OF A TEMPORARY CHARACTER, SUCH AS A TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN, OR OTHER OUTBUILDING, SHALL BE USED ON ANY LOT AT ANY TIME AS A RESIDENCE, EITHER TEMPORARILY OR PERMANENTLY.

6. ALL LOTS ARE SUBJECT TO EASEMENTS AS SHOWN ON BODY OF MAP AS WELL AS NECESSARY GUY ANCHOR EASEMENTS FOR ELECTRIC AND TELEPHONE POLES.

7. NO FENCE OR HEDGE SHALL BE PERMITTED ON THE FRONT PORTION OF ANY LOT OR THE FRONT 40 FEET OF THE DIVIDING LINE OF ANY LOT GREATER THAN 30 INCHES IN HEIGHT, SAID FENCE MATERIAL AND CONSTRUCTION TO BE AGREED TO BY ADJOINING OWNERS IN WRITING BEFORE INSTALLATION.

8. NO RESIDENCE LOT SHALL BE SUBDIVIDED INTO BUILDING LOTS EXCEPT THAT A LOT MAY BE DIVIDED AND ADDED TO ADJOINING LOTS.

9. IF THE PARTIES HERETO, OR ANY ONE OF THEM, OR THEIR HEIRS, OR ASSIGNS, SHALL VIOLATE OR ATTEMPT TO VIOLATE ANY OF THE CONVENANTS HEREIN, IT SHALL BE LAWFUL FOR ANY OTHER PERSON OR PERSONS OWNING ANY REAL PROPERTY IN SAID DEVELOPMENT OR SUBDIVISION TO PROSECUTE ANY PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH CONVENANTS AND EITHER TO PREVENT HIM OR THEM FROM SO DOING OR TO RECOVER DAMAGES OR OTHER DUES FOR SUCH VIOLATING.

10. INVALIDATION OF ANY OF THESE CONVENANTS BY JUDGEMENT OR COURT ORDER SHALL IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

MAP OF SECTION NO. 1

GREENFIELD

PROPERTY OF WALDRON HOMES, INC.
ROANOKE COUNTY, VIRGINIA

SCALE: 1" = 100'

JULY 22, 1968

BY: T.P. PARKER
STATE CERT. ENGR.