COMM. NO. 18428

INSERT MERIDIAN AGREES WITH BEARING OF ROUTE 609 FOR "LOONEY" AND PARCELS BOUNDED BY CORNERS "WICKHAM" DEEDS RECORDED IN 1, 2, 16, 20, 19 TO 1, AND D. B. 820, PG. 157 AND D.B. 793, 10,14,15,13 TO 10 ARE HEREBY LOCATION PG. 211, RESPECTIVELY. DEDICATED TO ROAMOKE COUNTY, VA. SKETCH FOR STREET PURPOSES. PARCEL BOUNDED BY CORNERS 3, 4, 5, 6, 7, 18, 17, 21 TO 3 IS RIGHT OF WAY WITHIN LOT I, WHICH IS SUBJECT TO DRIVEWAY USE RIGHTS \bigcirc OF ADJOINING OWNERS AND IS SUBJECT TO BECOMING PART OF A FUTURE PUBLIC ROAD. APPROVED: TRAIL DRIVE IN THEATRS male Byryon Like en me 10/18/67 Dester n. Smite GENERAL NOTES: 11-21-67 IRON PINS SET AT ALL CORNERS EXCEPT AGENT FOR ROANOKE CITY PLANNING COMMISSION DATE THOSE MARKED BY CONCRETE MONUMENTS 0.996Ac D = CONCRETE MONUMENT William 7. Clark D.E. = DRAIN EASEMENT 11-20-67 M.B.L. = MINIMUM BUILDING LINE CITY ENGINEER OF ROANOKE, VA. 11.455 AC. TOTA WATER AND SEWER SERVICE NOT PROVIDED INCL. R/W MANCEL ! BY OWNERS OF THE SUBDIVISION. 0.997Ac RESERVATIONS AND RESTRICTIONS THE FOLLOWING SHALL BE COVENANTS RUNNING WITH THE TITLE TO THIS LAND SHOWN SUBDIVIDED HEREON FOR A PERIOD OF 20 YEARS FOLLOWING DATE OF RECORDATION OF THIS MAP. BOUNDARY DATA DISTANCE 377.42 909.22 I, PROPERTY TO BE USED FOR RESIDENTIAL PURPOSES ONLY. N55-32-48W 2. NO RESIDENCE TO BE ERECTED ON ANY LOT OR PORTION OF LOT LESS THAN 100FOOT FRONTAGE OR AVERAGE WIDTH OF LESS THAN 100.50 15.00 280.13 N45-08-10E 75 FEET. (THIS IS NOT APPLICABLE TO PARCEL 4, 0.409 Ac.) N45-08-10E S41-50-30E S58-16-00E 79.17 (CHORD) 219.75 3. NO RESIDENCE TO BE ERECTED WITH LESS THAN 1250 SQUARE FEET OR NOT LESS THAN 1150 SQUARE FEET OF ENCLOSED HEATED FLOOR 555-16-00E 556-20-00E AREA IF CARPORT IS ERECTED OR HOO SQUARE FEET OF ENCLOSED HEATED FLOOR AREA IF GARAGE IS ERECTED WITH HOUSE. S55-53-42E S40-55-48W 4. ALL RESIDENCES TO BE CONSTRUCTED OF BRICK OR STONE EXTERIOR EXCEPT BY SPECIAL PERMISSION OF THE SELLER TOUSE OTHER MATERIAL. N44-37-52E 5. NO TEMPORARY LIVING QUARTERS SUCH AS BASEMENTS, TENTS, IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF SHACKS, TRAILERS, OR GARAGES TO BE ALLOWED. CURVE DATA 6 BUILDINGS ARE TO BE SET BACK FROM THE STREET LINE AT LEAST ROANOKE, VIRGINIA, THIS MAPIS PRESENTED THIS 4 DAY OF We combey 1967, AND WITH THE CURVE DELTA TAN RAD. ARC BEARING DIST. 40 FEET AND FROM THE LOT LINE AT LEAST IOFEET, EXCEPTING PARCEL 4. 6-7 32°-50-56" 41.27 140.00 80.27 541°-50-32"E 79.17 17-18 76-35-50 23.69 30.00 40.11 N83-26-65E 37.19 19-20 100-57-52 3637 30.00 52.86 55-51-04E 46.29 CERTIFICATES OF DEDICATION AND ACKNOW-LEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD ATILINO'CLOCK 4.M. 7. NO SWINE OR HOGS, CHICKENS, GOATS, CATTLE OR OTHER NUISANCE TO BE ALLOWED TO DISTURB THE PEACE AND QUIETUDE OF THE 8. THE RIGHT IS RESERVED TO CONSTRUCT AND MAINTAIN TELEPHONE & ELECTRIC LINES WITHIN IOFEET OF THE BOUNDARY OF THE PROPERTY TESTE N.C. LOGAN AS SHOWN ON MAP. 9. IF THE OWNERS OF THE SUBDIVISION OR ANYONE CLAIMING UNDER THEM SHALL VIOLATE OR ATTEMPT TO VIOLATE ANY OF THESE COVENANTS, IT SHALL BE LAWFUL FOR ANY PERSON OR PERSONS OWN-BY Mary P. Hallauchy Octh ING ANY REAL PROPERTY SITUATE IN THIS SUBDIVISION TO PROSECUTE ANY PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT, ADJOINING PROPERTY OF ANNIE MAE BROYLES ET AL AND EITHER TO PREVENT HIM OR THEM FROM DOING SO, OR TO RECOVER DAMAGES. KNOW ALL MEN BY THESE PRESENTS CAPTION LEGAL REFERENCE: SEE DEED DATED MARCH 15.1963 OF RECORD IN DEED BOOK 713 THAT W. E. MALIN AND GLADYS J. MALIN, HIS WIFE, ARE THE FEE SIMPLE PAGE 15 FOR CONVEYANCE TO W.E. MALIN AND GLADYS J. MALIN BY OWNERS AND PROPRIETORS OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, H.F. GRAYBEAL AND RUTH W. GRAYBEAL. KNOWN AS MALIN COURT, BOUNDED AS SHOWN HEREON BY OUTSIDE CORNERS 1, 2, 3, 4, 5,6,7,8, AND 9, TOGETHER WITH A PARCEL BOUNDED BY CORNERS 10,11,12, AND 13. AND THAT SAID LAND IS FREE AND CLEAR OF LEINS, SAVE AND EXCEPT FOR THAT CERTAIN DEED OF TRUST DATED APRIL 1,1963 S C B MALCOLM. STATE OF VIRGINIA TO WIT. FROM W.E. AND GLADYS J. MALIN TO THOMAS M. DARNALL, TRUSTEE, SECURING AS BENEFICARY H.F. GRAYBEAL. AND RECORDED IN D.B.713 PG.37. THE UNDERSIGNED OWNERS. MAP OF TRUSTEE, AND BENEFICARY DO HEREBY CERTIFY THAT THE SUBDIVISION AS APPEARS ON THIS MAP IS WITH THE CONSENT AND IN ACCORDANCE WITH THE I, MARY LINDA M. SMILEY, A NOTARY PUBLIC IN AND FOR THE CITY OF ROANOKE, IN THE STATE OF VIRGINIA, DO HEREBY CERTIFY 666 DESIRE OF THE UNDERSIGNED PARTIES. MALIN COURT THAT W. E. MALIN AND GLADYS J. MALIN, HIS WIFE, THOMAS M. THE SAID OWNERS AND PROPRIETORS HEREBY DEDICATE TO AND VEST IN THE COUNTY OF ROANOKE, VIRGINIA, WHEREIN SAID LAND LIES, SUCH PORTIONS OF THE PREMISES PLATTED AS ARE ON THIS PLATSET APART FOR STREETS, EASEMENTS AND OTHER PUBLIC USES, OR FOR DARNALL, AND H.F. GRAYBEAL WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED THE 2 DAY OF JULY ,1967, PROPERTY OF HAVE EACH PERSONALLY APPEARED BEFORE ME IN MY CITY AND STATE AFORESAID AND ACKNOWLEDGED THE SAME.

GIVEN UNDER MY HAND THIS 28 DAY OF SEFT. 1967. FUTURE STREET WIDENING, IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION ORDINANCE OF ROANOKE COUNTY, AS AMENDED, W. E. MALIN AND GLADYS J. MALIN AND THE VIRGINIA LAND SUBDIVISION ACT. WITNESS THE SIGNATURES AND SEALS OF SAID OWNERS HEREUNTO AFFIXED THIS 28 DAY OF SEPT. 1967. ROANOKE COUNTY, VIRGINIA MY COMMISSION EXPIRES DISTRICT DECEMBER 13,1968 By: C.B. MALCOLM & SON STATE ČERT. ENGRS. DATE: SEPT. 27, 1967 SCALE 1" = 100 FT.