

NET AREA = 32.128 ACRES

1. ALL LOTS SHOWN ON THIS MAP SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY AND NO STRUCTURE SHALL BE CONSTRUCTED OR PLACED ON ANY LOT OTHER THAN ONE PRIVATE DWELLING AND NECESSARY OUTBUILDINGS.

2. NO LOT SHALL BE RE-SUBDIVIDED EXCEPT THAT IT MAY BE DIVIDED AND ADDED TO ADJOINING LOTS.

3. NO BUILDING SHALL BE LOCATED NEARER TO THE FRONT LOT LINE OR NEARER TO THE SIDE STREET LINE THAN THE BUILDING SET BACK LINES SHOWN ON THIS MAP.

4. NO STRUCTURE OF A TEMPORARY CHARACTER AND NO TRAILER, BASEMENT TENT, SHACK, GARAGE OR OTHER OUTBUILDING SHALL BE USED AT ANY LOT AS A RESIDENCE EITHER TEMPORARILY OR PERMANENTLY.

5. NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED ON UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN OBSTACLE OR HARMFUL TO THE NEIGHBORHOOD.

6. NO DWELLING COSTING LESS THAN \$2,500.00 AS CALCULATED UPON THE COST BASIS OF THE BUILDING PREVAILING ON THE DATE OF THIS MAP, SHALL BE PERMITTED ON ANY LOT.

7. THESE RESTRICTIONS ARE MADE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 1985, AT WHICH TIME THEY SHALL TERMINATE.

8. IF THE PARTIES HERETO, OR ANY OF THEM, OR THEIR HEIRS OR ASSIGNS, SHALL VIOLATE OR ATTEMPT TO VIOLATE ANY OF THE COVENANTS HEREIN IT SHALL BE LAWFUL FOR ANY OTHER PERSON OR PERSONS CLAIMING ANY REAL PROPERTY IN SAID DEVELOPMENT OR JURISDICTION TO PROSECUTE ANY PROCEEDINGS, OR SUE IN COURT, TO ENFORCE ANY SUCH VIOLATION OR TO ENFORCE ANY SUCH COVENANT AND EITHER TO PREVENT HIM OR THEM FROM DOING OR TO RECOVER DAMAGES OR OTHER DUES FOR SUCH VIOLATION.

9. INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGMENT OR COURT SHALL NOT AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL HAVE FULL FORCE AND EFFECT.

RESERVATION

EASEMENTS WHERE SHOWN ON THIS MAP ARE RESERVED FOR UTILITY INSTALLATION AND MAINTENANCE.

THAT WILLIAM WATTS & ELIZABETH B. WATTS, HIS WIFE, AND EMILY SUMMITTER & MAN S. SUMMITTER, JR. ARE THE OWNERS OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 1, 2, 3, 4. THE SAID OWNERS CERTIFY THAT THEY HAVE SUBDIVIDED THIS LAND INTO LOTS AND STREETS AS SHOWN HEREON ENTIRELY WITH THEIR OWN FREE WILL AND CONSENT AS REQUIRED BY SECTION 15-797, 1950 CODE OF VIRGINIA APPLYING THERETO.

THE SAID OWNERS FURTHER CERTIFIES THAT ALL OF THE STREETS, ROADS, AND AVENUES EMBRACED WITHIN THIS BOUNDARY ARE HEREBY DEDICATED IN FEE SIMPLE TO THE CITY OF ROANOKE, VIRGINIA, FOR STREET PURPOSES.

IN WITNESS WHEREOF ARE HEREBY PLACED THE SIGNATURES AND
SEALS OF THE AFORESAID OWNERS ON MAY 10, 1955.

English Showalter (SEAL) Jean S. Showalter (SEAL)
OWNER OWNER

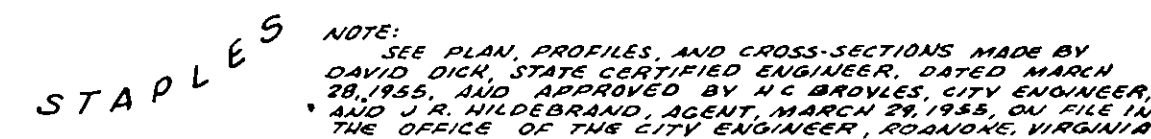
STATE OF VIRGINIA } TO WIT:
CITY OF ROANOKE }

1. Ruth S. Spradlin A NOTARY PUBLIC
IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY
THAT WILLIAM WYETS & ELEANOR WYETS, HIS WIFE, AND ARTHUR SNOWMETER & JEAN C.
SNOWMETER, HIS WIFE, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING
BEARING DATE OF 7/14/48, 1955, HAS EACH PERSONALLY APPEARED
BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED
THE SAME ON 7/14/48, 1955.

MY COMMISSION EXPIRES:

July 10, 1965

Ruth S. Spradlin
NOTARY PUBLIC



J. R. Hildebrand DATE: 5/9/1955
AGENT FOR ROANOKE CITY PLANNING COMMISSION
AT DIRECTION OF ROKE CITY PLANNING COMM

H. Clatus Broyles DATE: 5-9-55
CITY ENGINEER OF ROANOKE, VA
AT DIRECTION OF ROKE CITY PLANNING COMM.

IN THE CLERK'S OFFICE FOR THE HUSTINGS COURT
OF THE CITY OF ROANOKE, VIRGINIA, THIS MAP WITH
THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO
ANNEXED IS ADMITTED TO RECORD ON MAY 10,
1955, AT 3:00 O'CLOCK P. M.

TESTE: R. J. WATSON, CLERK

BY: E. L. Mann, Jr.
DEPUTY CLERK

PLAT
of
MAP No 2
ROUND HILL TERRACE
"WATTS ESTATE"
ROANOKE VIRGINIA
BY: *David Dick*
DAVID DICK - STATE CERT. ENGR. & SURVEYOR
DATE - MAY 2, 1955 SCALE - 1"=100'