

NORTH

Note: See Plan on Profile and cross section made by C.B. Malcolm & Son, State Cert. Engrs dated Feb. 13, 1956, and Approved by the Agent and City Engineer Feb. 21, 1956 on file in Office of City Engineer, Roanoke, Va.

Note: Seepage area reserve for drainage seepage in Block 6 not to be used as building site until surface drainage condition is corrected.

Remaining property of: BRENTWOOD SALES and DEVELOPMENT CORP.  
From: WINDSOR HOMES, INC. - D.B. 963 Pg. 131

## RESERVATIONS and RESTRICTIONS:

The following shall be covenants running with the Title to the property shown subdivided hereon, for a period of 25 years following the date of recordation of this Map.

① This property shall be used for Residential purposes only, except private garages and servants' quarters may be erected in connection with residences.

② No residence shall be erected which shall have less than 1000 Square Feet of floor space contained in said dwelling and in computing said floor space, there shall be excluded from said minimum area - breezeways, unattached buildings, porches and semi-detached buildings erected 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 animals or pets 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 this property.

④ The main body of any residence shall not be erected on any lot nearer to the street lines, than the set back lines shown hereon.

⑤ No structure of a temporary character, trailer, basement, tent, shack, garage or barn, or other out-building shall be used on any lot at any time, as a residence, either temporarily or permanently.

The BRENTWOOD SALES and Development Corp., shall have the right to prevent a breach of any of the aforesaid Covenants or conditions by the purchaser of any lot in this subdivision, or his or her heirs or assigns, and in addition thereto the BRENTWOOD SALES and DEVELOPMENT CORPORATION shall have the right upon any breach of any covenant, to be paid damages occasioned by the said violation.

## KNOW ALL MEN BY THESE PRESENTS:

That BRENTWOOD SALES and DEVELOPMENT CORPORATION is the owner of the tract of land shown hereon, bounded by outside corners ① to ⑧, which land is a portion of the lands conveyed to the said Corporation by the WINDSOR HOMES, Incorporated, by deed dated July 25, 1955 of record in the Clerk's office of the Hustings Court of Roanoke City, Va. in Deed Book 963 - Page 131.

The said owner further certifies that this land is subdivided as shown hereon, entirely with the free will and consent of said owner, as required by the 1950 Code of Virginia, Section 15-797, thereto applying.

The said owner further certifies, that all of the land embraced within the northerly one half of PRESTON AVENUE, together with all of the lands embraced within the limits of OLIVER ROAD, LINK ST., FRONTIER ROAD and CRITTENDON AVENUE, is hereby conveyed to the City of Roanoke in fee simple and DEDICATED to Public uses.

In witness whereof is hereby placed the signatures of CHARLES C. RUSH, JR. President and GEORGE E. LESTER, JR. Secretary, respectively, of the BRENTWOOD SALES and DEVELOPMENT CORPORATION, together with the Corporate Seal, herewith annexed on Nov. 22, 1955.

Charles C. Rush, Jr.  
PRESIDENT OF BRENTWOOD SALES AND DEVELOPMENT CORPORATION.

George E. Lester, Jr.  
SECRETARY OF BRENTWOOD SALES AND DEVELOPMENT CORP.

In the Clerk's office of the Hustings Court for the City of Roanoke, Virginia, this Map is presented on Jan. 23, 1956, and with the certificates of acknowledgment and dedication, thereto annexed, is admitted to record, at 1:00 o'clock A.M.

Teste: Wm. H. Carr, Clerk  
Deputy Clerk

# MAP OF BRENTWOOD SECTION No. 1

PROPERTY OF: BRENTWOOD SALES & DEVELOPMENT CORP.

CHARLES C. RUSH, JR. Pres. & G.W. REED, JR. Vice Pres. & GEO. E. LESTER, JR. Secy.

Roanoke, Virginia.  
Date: Nov. 22, 1955. By: C.B. Malcolm & Son, Va. State Certified Engineers.

= Part of Appraisal # 320-01-04 Scale 1"=100'

| Curve | Angle   | 1/2 Angle | Radius | Arc   | Chord    | Dist. |
|-------|---------|-----------|--------|-------|----------|-------|
| A     | 90°00'  | 45°00'    | 2500   | 3927  | N54°24'E | 3536  |
| B     | 93°00'  | 46°30'    | 2500   | 23.72 | N52°54'E | 34.41 |
| C     | 92°47'  | 46°23'    | 2500   | 23.81 | N39°59'E | 34.48 |
| D     | 118°31' | 59°15'    | 4000   | 23.79 | N21°20'E | 40.89 |
| E     | 61°29'  | 30°44'    | 2000   | 33.63 | N68°39'E | 34.38 |
| F     | 87°00'  | 43°30'    | 2500   | 26.35 | N37°06'E | 36.28 |
| G     | 87°13'  | 43°36'    | 2500   | 26.25 | N50°00'E | 36.21 |
| H     | 61°29'  | 30°44'    | 2000   | 33.63 | N68°39'E | 34.38 |
| I     | 118°31' | 59°15'    | 4000   | 23.79 | N21°20'E | 40.89 |
| J     | 93°00'  | 46°30'    | 2500   | 23.72 | N52°54'E | 34.41 |
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| O     | 87°00'  | 43°30'    | 2500   | 26.35 | N37°06'E | 36.28 |
| P     | 95°22'  | 47°41'    | 2500   | 22.76 | N51°43'E | 33.66 |
| Q     | 84°38'  | 42°19'    | 2500   | 27.46 | N38°17'W | 36.91 |
| R     | 90°00'  | 45°00'    | 2500   | 3927  | N35°36'W | 3536  |
| S     | 90°00'  | 45°00'    | 2500   | 3927  | N35°36'W | 3536  |

Field Work by: W.H.L.  
Field Note Book #  
Calculations by: C.B.M. and J.J.M.  
Drawn by: C.B.M.  
Checked by: C.B.M.

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City of Roanoke } to wit  
State of Virginia }  
I, Dally B. Stume,  
a Notary Public in and for the aforesaid City and State, do hereby certify that CHARLES C. RUSH, JR. and GEORGE E. LESTER, JR. whose names are signed to the annexed writing dated Nov. 22, 1955, have each personally appeared before me, in my aforesaid City and State and acknowledged the same on this 22nd day of November 1955.

I was commissioned Notary as Dally B. Stume.  
My Commission expires on April 17, 1956.

PRELIMINARY MAP of this Subdivision was Approved by Roanoke City Planning Board officials on: 9/20/55.

FINAL APPROVAL:-  
H. Clatus Broyles Date: 2-21-56  
CITY ENGINEER OF ROANOKE, VA.

J.R. Hildebrand Date: 2-21-56  
AGENT FOR ROANOKE CITY PLANNING COMMISSION

AS shown by above Calculations  
Distance around boundary = 4665.54 Lin. Ft.  
Total Area = 28.327 Acres  
Total Number of Lots = 80.

1/2 Section 1, Block 2, Subdivision of "Glen Eden" Map - Recorded in "Salem" Plat Book #2 - Page #8  
R.D. NININGER, Jr.

Now FENTON COURT - Subdivision of "Leo F. Henebry" Block #1

Block #2

Block #1

Block #2

Block #1