

KNOW ALL MEN BY THESE PRESENTS:

That Mill Mountain Estates Corporation is the fee simple owner and proprietor of the land hereon shown to be subdivided, known as Section No. 1, Mill Mountain Estates, bounded as shown hereon in detail by outside corners 1 to 45, inclusive; subject only to the lien of a certain deed of trust dated June 24, 1958, from Mill Mountain Estates Corporation to W.P. Hazelgrove and John D. Carr, Trustees, securing the First National Exchange Bank of Roanoke, Trustee under the will of T.E.B. Hartsook, deceased, Beneficiary, of record in the Clerk's Office of the Hustings Court of the City of Roanoke in Deed Book 1032, Page 406.

The undersigned owner and proprietor and trustee certify that the said subdivision as appears on this plat is with the consent and in accordance with the desire of the undersigned parties.

The said owner and proprietor, with the consent of the undersigned Trustee, hereby dedicates to and vests in the city of Roanoke, wherein said land lies such portions of the premises platted as are on this plat set apart for streets, alleys, easements or other public use, or for future street widening, in accordance with the provisions of the subdivision ordinance of the City of Roanoke, as amended, and the Virginia Land Subdivision Act.

Witness the signature of said Corporation by C.B. Malcolm, Jr., its President, with its Corporate seal hereunto affixed and duly attested by Horace G. Fralin, its secretary, and the signature and seal of one of the aforesaid Trustees this the 15 day of October, 1958

Corporate Seal Affixed Mill Mountain Estates Corp.
and Attested:

By: Horace G. Fralin Secretary
By: C. B. Malcolm, Jr. President

John D. Carr (Seal)
Trustee

State of Virginia } To Wit:
City of Roanoke }

I, Mary Louise M. Smiley, a notary public in and for the City of Roanoke, in the State of Virginia, do hereby certify that C.B. Malcolm, Jr., and Horace G. Fralin, President and Secretary, respectively, of Mill Mountain Estates Corporation, and John D. Carr, Trustee, whose names are signed to the foregoing writing dated the 15 day of October, 1958, have each personally appeared before me in my City and State aforesaid and acknowledged the same.

Given under my hand this 15 day of October, 1958.
My Commission expires: January 2, 1961.

Mary Louise M. Smiley
Notary Public

BOUNDARY DATA					
Corner	Bearing	Dist.	North (Co.)	South	East (Sin) West
1-2	S 28° 41' W	60.59		53.15	29.08
2-3	N 61° 19' W	30.00	14.40		26.32
3-4	N 14° 07' 30" W	40.77	39.54		9.95
4-5	N 56° 56' W	233.14	127.20		195.38
5-6	S 17° 01' W	198.62		189.92	58.13
6-7	S 28° 41' W	331.57		290.88	159.14
7-8	S 42° 37' 15" W	161.18		118.60	109.14
8-9	S 56° 33' 30" W	96.62		53.25	80.62
9-10	S 58° 55' 20" E	136.62		70.52	117.01
10-11	S 46° 10' 55" E	68.36		47.33	49.32
11-12	S 78° 26' 30" E	42.43		8.50	41.57
12-13	S 33° 26' 30" E	30.00		25.03	16.53
13-14	S 56° 33' 30" W	110.00		60.62	91.79
14-15	N 33° 26' 30" W	30.00	25.03		16.53
15-16	N 11° 33' 30" E	42.43	41.57		8.50
16-17	N 46° 10' 55" W	46.31	32.06		33.41
17-18	N 58° 55' 20" W	160.44	82.82		137.41
18-19	S 56° 33' 30" W	177.06		97.58	147.74
19-20	S 43° 46' W	186.00		134.32	128.66
20-21	N 76° 04' 20" W	586.67	141.21		569.42
21-22	S 57° 44' W	445.19		237.67	376.44
22-23	S 27° 00' W	3.22		2.87	1.46
23-24	N 52° 00' W	159.25	98.04		125.49
24-25	N 63° 33' W	50.83	22.64		45.51
25-26	N 54° 20' W	187.49	109.32		152.32
26-27	N 42° 18' E	369.89	273.58		248.94
27-28	N 60° 42' W	127.26	62.28		110.98
28-29	N 42° 18' E	121.99	90.23		82.10
29-30	N 32° 16' W	52.0	43.97		27.76
30-31	N 27° 59' 40" E	120.90	106.75		56.75
31-32	N 42° 18' E	25.0	18.49		16.83
32-33	S 47° 42' E	27.07		18.22	20.02
33-34	N 42° 18' E	25.0	18.49		16.83
34-35	N 51° 00' 40" E	255.0	160.44		198.20
35-36	N 81° 07' 50" E	164.43	25.35		162.46
36-37	N 88° 04' 40" E	63.0	2.11		62.96
37-38	N 1° 55' 20" W	150.0	149.92		5.03
38-39	N 88° 04' 40" E	11.0	0.37		10.99
39-40	S 86° 20' 20" E	70.05		4.47	69.91
40-41	N 7° 14' 40" E	209.87	207.14		33.71
41-42	N 75° 20' E	87.38	22.12		84.53
42-43	S 65° 40' 10" E	205.42		84.63	187.18
43-44	S 28° 24' 30" E	498.31		438.30	237.05
44-45	N 31° 04' 40" E	517.69	443.38		267.23
45-1	S 56° 56' E	774.49		422.57	649.05
TOTALS			2358.45	2358.49	2637.71

This boundary contains 36.376 Acres ±

APPROVED:

H. Clitus Broyles 11-3-58
City Engineer of Roanoke, Va. date

J.S. Hildebrand Nov. 3, 1958
Agent for Roanoke City Planning Comm. date

Oct. 15, 1958

I hereby certify that this map of
Survey is correct.

C. B. Malcolm, Jr.
State Cert. Engr. & Surveyor

RESERVATIONS & RESTRICTIONS

The following reservations and restrictions shall be covenants running with the title to the lots shown hereon in numbered blocks as Section No. 1, Mill Mountain Estates, for a period of twenty years from date of recordation.

1. The lots in the numbered Blocks shown hereon shall be used for residential purposes only.

2. No residence shall have an enclosed living area of less than 800 square feet (or 1500 square feet for duplex dwellings) calculated from enclosed outside dimensions, said area not to include porches, carports, breezeways or attached garages.

3. No residences shall be erected or moved on any lot shown hereon having the major portion of its exterior wall surface constructed of other than stone or brick masonry materials.

4. No enclosed portion of any residence shall be constructed closer to the front or side street line than the building line (B.L.) shown hereon.

5. The lots are subject to public utility easements (P.U.E.), drainage easements (D.E.) and sewer easements (S.E.), where shown hereon, as well as the easements for necessary power and telephone pole guys and anchors.

6. No temporary living quarters in tents, shacks, garages, or temporary structures of any nature shall be allowed, nor shall any activity be allowed which shall disturb the peace and quietude of the neighborhood.

7. No multiple story houses shall be permitted on lots 1, 2, 3, & 4 in Blocks 3 & 4 because of water pressure limitations.

8. The Developer reserves the right to change or modify the size or shape of any lot shown hereon and reserves the right to waive, modify, or release any of the Reservations and Restrictions as set forth hereon.

The foregoing covenants shall be automatically extended for successive periods of 10 years unless an instrument signed by a majority of the then owners of the lots has been recorded agreeing to change said covenants in whole or in part.

Enforcement of the foregoing covenants shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

CAPTION LEGAL REFERENCE:

Being a portion of the property conveyed to Mill Mountain Estates Corporation By the First National Exchange Bank of Roanoke, Trustee under the will of T.E.B. Hartsook, deceased, by deed dated June 24, 1958, and Recorded in the Clerk's Office of the Hustings Court of the City of Roanoke in Deed BK. 1032, Pg. 403

NOTE: See Sheet 1 of 2 for lot layout of Section No. 1, Mill Mountain Estates.

SHEET 2 OF 2
MAP OF SECTION No. 1

MILL MOUNTAIN ESTATES

PROPERTY OF MILL MOUNTAIN ESTATES CORPORATION

ROANOKE, VIRGINIA

BY: C. B. MALCOLM & SON

DATE: OCT. 15, 1958 STATE CERT. ENGRS. SCALE: 1"=100'

Mill Mountain Estates
Corporation
Corporate Seal

