

KNOW ALL MEN BY THESE PRESENTS: TO WIT:-

THAT BRENTWOOD SALES AND DEVELOPMENT CORPORATION IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND HEREON, SHOWN TO BE SUBDIVIDED, KNOWN AS SECTION No. 4, BRENTWOOD, BOUNDED AS SHOWN HEREON IN DETAIL BY OUTSIDE CORNERS 1 TO 12 TO 1, INCLUSIVE, SUBJECT ONLY TO THE LEIN OF A CERTAIN DEED OF TRUST DATED JULY 25, 1955, FROM BRENTWOOD SALES AND DEVELOPMENT CORPORATION TO SIDNEY F. PARHAM, JR. AND FRANK W. ROGERS, TRUSTEES, SECURING LEO F. HENEERY, OF RECORD IN THE CLERK'S OFFICE OF THE HUSTINGS COURT FOR THE CITY OF ROANOKE, VIRGINIA IN DEED BOOK 963, PAGE 134.

THE UNDERSIGNED OWNER AND PROPRIETOR, THE TRUSTEES AND BENEFICIARY, AS AFORESAID, CERTIFY THAT THE SUBDIVISION AS APPEARS ON THIS PLAT AT BLOCKS 18, 19 AND 20, SECTION No. 4 - BRENTWOOD IS WITH THE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED PARTIES.

THE UNDERSIGNED OWNER AND PROPRIETOR, WITH THE CONSENT OF THE UNDERSIGNED TRUSTEE, AND BENEFICIARY, 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.

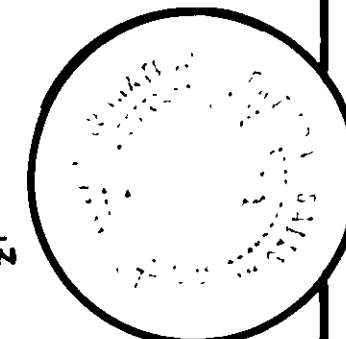
WITNESS THE SIGNATURE OF SAID CORPORATION BY ITS PRESIDENT B. IRVIN GIMBERT, WITH ITS CORPORATE SEAL HERETO AFFIXED AND DULY ATTESTED BY ITS SECRETARY, G. W. REED, JR., AND WITNESS THE SIGNATURES OF THE AFORESAID TRUSTEE AND BENEFICIARY, ON THIS 13 DAY OF April, 1959.

B. I. Gimbert
PRESIDENT, BRENTWOOD SALES & DEVELOPMENT CORPORATION

G. W. Reed, Jr.
SECRETARY, BRENTWOOD SALES & DEVELOPMENT CORPORATION

Sidney F. Parham, Jr.
SOLE ACTING TRUSTEE

Leo F. Heneery
BENEFICIARY



CITY OF ROANOKE }
STATE OF VIRGINIA }

TO WIT:-

I, Mary Linda M. Smiley, A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE, DO HEREBY CERTIFY THAT B. IRVIN GIMBERT, AND G. W. REED, JR., PRESIDENT AND SECRETARY RESPECTIVELY OF BRENTWOOD SALES AND DEVELOPMENT CORP., AND LEO F. HENEERY, BENEFICIARY, AND SIDNEY F. PARHAM JR., SOLE ACTING TRUSTEE WHOSE NAMES ARE SIGNED TO THE ANNEXED WRITINGS DATED April 13, 1959 HAVE EACH PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED EACH OF THEIR SIGNATURES ON THIS 13 DAY OF April, 1959.

MY COMMISSION EXPIRES ON JANUARY 2, 1961. Mary Linda M. Smiley
NOTARY PUBLIC

RESERVATIONS & RESTRICTIONS

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

1. THIS PROPERTY SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY, EXCEPT PRIVATE GARAGES AND SERVANT QUARTERS MAY BE ERCTED IN CONNECTION WITH RESIDENCES, AND CHURCHES AND SCHOOLS MAY BE ALLOWED.

2. NO RESIDENCE SHALL BE ERCTED WHICH SHALL HAVE LESS THAN 900 SQ. 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 ERCTED 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 THIS PROPERTY.

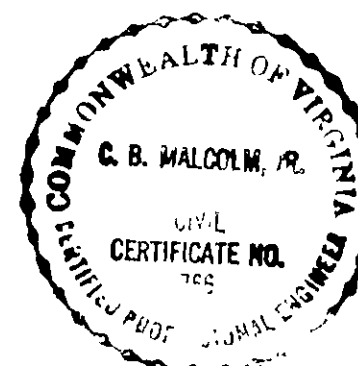
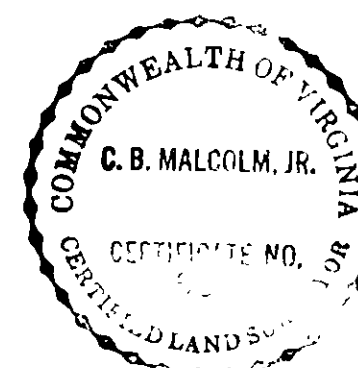
4. THE MAIN BODY OF ANY RESIDENCE SHALL NOT BE ERCTED ON ANY LOT, NEARER TO THE STREET LINES, THAN THE SETBACK LINES SHOWN HEREON.

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.

THE BRENTWOOD SALES AND DEVELOPMENT CORPORATION 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 SAID VIOLATION.

IN THE CLERK'S OFFICE OF THE HUSTINGS COURT FOR THE CITY OF ROANOKE, VIRGINIA THIS MAP IS PRESENTED ON THIS 20th DAY OF May, 1959 AND WITH THE CERTIFICATES OF DEDICATION AND ACKNOWLEDGEMENT THERETO ANNEXED, ADMITTED TO RECORD AT 4:12 O'CLOCK P M.

TESTE: W. H. CARR, CLERK BY: Nancy Austin
DEPUTY CLERK



APPROVED:

R. T. Clarke
CITY ENGINEER OF ROANOKE, VIRGINIA. MAY 18, 1959.
DATE

James H. Smith
ACTING AGENT, ROANOKE CITY PLANNING COMMISSION MAY 18, 1959.
DATE

CAPTION LEGAL REFERENCE:-
SEE DEED BOOK 963, PAGE 131 FOR CONVEYANCE OF TRACT TO BRENTWOOD SALES & DEVELOPMENT CORPORATION FROM WINDSOR HOMES, INC.

**MAP OF
SECTION No. 4
BRENTWOOD**

PROPERTY OF
BRENTWOOD SALES AND DEVELOPMENT CORPORATION
B. IRVIN GIMBERT, President & G. W. REED, JR., Secretary
ROANOKE, VIRGINIA.

BY: C. B. MALCOLM & SON
VA. STATE CERT. ENGRS.

DATE: APRIL 8, 1959. SCALE: 1" = 50'

CONTAINS 4.783 AC.

BOUNDARY CALCULATIONS- SECTION No. 4- BRENTWOOD

POINTS	BEARING	DISTANCE	NORTH	SOUTH	EAST	WEST
1-2	N. 88° 19' W	226.63	6.66			226.53
2-3	N. 80° 36' W	162.07	26.47			159.89
3-4	N. 0° 04' W	40.55	40.55			0.05
4-5	N. 80° 36' W	355.00	51.98			350.22
5-6	N. 9° 24' E	110.00	108.52		17.97	
6-7	N. 35° 36' W	42.43	34.50			24.70
7-8	N. 35° 02 1/2' E	55.46	45.41		31.84	
8-9	N. 9° 24' E	140.00	138.12		22.87	
9-10	S. 80° 36' E	482.29		78.77	475.82	
10-11	S. 48° 50' E	196.85		196.15	16.59	
11-12	S. 69° 38' E	216.67		75.41	203.12	
12-1	S. 3° 37' W	108.10		107.88		6.82
TOTALS		2136.05	458.21	458.21	768.21	768.21

CURVE DATA						CHORD	
CURVE	LOT	BLOCK	ANGLE	TANGENT	RADIUS	ARC	BEARING
18-A	7	18	104° 14'	38.56	30	54.58	S. 47° 17' W
6-7			90° 00'	30.00	30	47.12	N. 35° 36' W
19-A	1	19	90° 00'	30.00	30	47.12	N. 54° 24' E
19-B	6	19	82° 17'	26.21	30	43.08	S. 39° 27 1/2' E

APRIL 8, 1959

I, HEREBY CERTIFY THAT THIS
PLAT OF SURVEY IS CORRECT.

C. B. Malcolm, Jr.
VIRGINIA STATE CERTIFIED SURVEYOR