

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. 2, Mill Mountain Estates, bounded as shown hereon in detail by outside corners 23.96 Thru 56, 26, 25, 24, inclusive; subject to the lien of a certain deed of trust dated June 26, 1958, from Mill Mountain Estates Corporation to W.P. Hazelgrave 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, 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 29 day of APRIL, 1960

Corporate Seal Affixed and Attested: Mill Mountain Estates Corporation

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 Linda 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 29 day of APRIL, 1960, have each personally appeared before me in my City and State aforesaid and acknowledged the same.

Given under my hand this 29 day of APRIL, 1960
My Commission expires: January 2, 1961.

Mary Linda M. Smiley
Notary Public

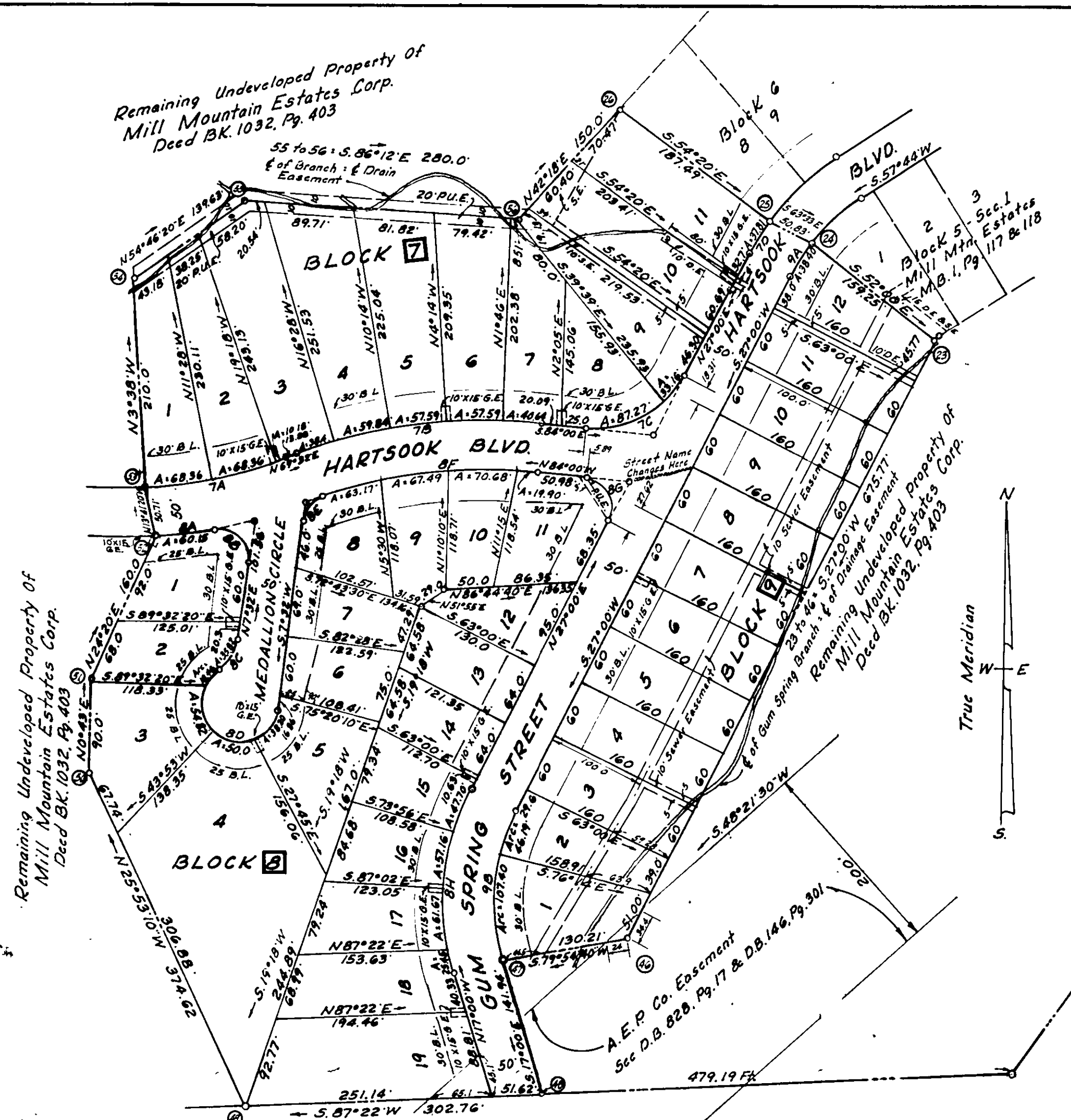
RESERVATIONS & RESTRICTIONS

The following reservations and restrictions shall be covenants running with the title to the lots shown hereon as Section No. 2, Mill Mountain Estates, for a period of twenty years from date of recordation.

1. The lots shown hereon shall be used for residential purposes only.
2. No residence shall have an enclosed living area of less than 1000 square feet (or 1500 square feet for duplex dwellings) calculated from enclosed outside 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, except where other exterior materials are approved by the Corporation.
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 where shown hereon, as well as electric and telephone guy easements for poles (G.E.).
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. 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.



Property of _____
Deed BK. _____ Page _____

APPROVED:

H. Citrus Boyles 5-26-60
City Engineer of Roanoke, Va. Date

Werner K. Strobach 4-19-1960
Acting Agent for Roanoke City Planning Comm. Date

In the Clerk's Office of the Hustings Court for the City of Roanoke, Virginia, this map is presented on this 29 day of APRIL, 1960, and with the certificate of Dedication and Acknowledgment thereto annexed is admitted to Record at 12:30 o'clock P.M.

Teste: W.H. Carr Clerk By C.B. Malcolm, Jr. Deputy Clerk

Detail of G.E. = Electric & Telephone
Guy Easements For Poles

Note:
B.L. = Min. Set Back of Bldg. From Street Line.
D.E. = Drainage Easement
S.E. = Sanitary Sewer Easement
P.U.E. = Public Utility Easement

Feb. 11, 1960
I, hereby certify that this map of
Survey is correct.

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

CURVE DATA									
Curve	Lot	BLK	Angle	Tangent	Radius	Arc	CHORD		
							Bearing	Dist.	
7A	7		16°50'	73.98	500	146.90	N77°57'E	146.37	
7A	1	7	7°50'	34.23	500	68.36	N82°27'E	68.30	
7A	2	7	7°50'	34.23	500	68.36	N74°37'E	68.30	
7A	3	7	1°10'	5.09	500	10.18	N70°07'E	10.18	
7B	7		26°28'	129.34	550	254.06	N82°46'E	251.81	
7B	3	7	4°00'	19.21	550	38.40	N71°32'E	38.39	
7B	4	7	6°14'	29.95	550	59.84	N76°39'E	59.81	
7B	5	7	6°00'	28.82	550	57.59	N82°46'E	57.57	
7B	6	7	6°00'	28.82	550	57.59	N88°46'E	57.57	
7B	7	7	4°14'	20.33	550	40.64	N86°07'E	40.62	
7C	7		69°00'	68.73	100	120.43	N61°30'E	113.28	
7C	8	7	50°00'	46.63	100	87.27	N71°00'E	84.52	
7C	9	7	19°00'	16.73	100	33.16	N36°30'E	33.00	
7D	11	7	8°40'	18.94	250	37.81	N31°20'E	37.78	
8A	1	8	6°16'	30.11	550	60.15	S82°18'40"W	60.13	
8B	1	8	108°21'20"	41.56	30	56.73	N46°38'40"W	48.65	
8C	2	8	51°19'	19.21	40	35.82	N33°11'30"E	34.64	
8D	8		231°19'	00	40	161.48			
8D	2	8	26°27'	9.40	40	18.46	S45°37'30"W	18.30	
8D	3	8	78°31'	32.69	40	54.82	S6°51'30"E	50.62	
8D	4	8	71°38'	28.87	40	50.00	S81°56'E	46.81	
8D	5	8	54°43'	20.70	40	38.20	N34°53'30"E	36.77	
8E	8		63°06'50"	18.42	30	33.05	S39°05'25"W	31.40	
8F	8		25°21'10"	112.46	500	221.24	S83°19'25"W	219.44	
8F	8		7°14'20"	31.62	500	63.17	S74°16'00"W	63.13	
8F	9	8	7°44'00"	33.79	500	67.49	S81°45'10"W	67.43	
8F	10	8	8°06'00"	35.40	500	70.68	S89°40'10"W	70.63	
8F	11	8	2°16'50"	9.95	500	19.90	N85°08'25"W	19.90	
8G	11	8	111°00'	43.65	30	58.12	S28°30'E	49.45	
8H	8		44°00'	101.01	250	191.98	S5°00'W	187.31	
8H	15	8	10°56'	23.92	250	47.70	S21°32'W	47.69	
8H	16	8	15°06'	28.70	250	57.16	S9°31'W	57.08	
8H	17	8	14°08'	30.99	250	61.67	S4°08'E	61.51	
8H	18	8	5°50'	12.74	250	25.45	S14°05'E	25.44	
9A	12	9	11°00'	19.26	200	38.40	S32°30'W	38.39	
9B	9		44°00'	80.80	200	153.59	S5°00'W	149.84	
9B	2	9	13°14'	23.20	200	46.19	S20°23'W	46.09	
9B	1	9	30°46'	55.03	200	107.40	S1°37'E	106.11	

BOUNDARY DATA						
Corner	Bearing	Distance	North (or) South	East (or) West		
23-46	S.27°00'W	675.77		602.12		306.79
46-47	S.79°54'40"W	130.21		22.81		128.20
47-48	S.17°00'E	141.94		135.74	41.50	
48-49	S.87°22'W	302.76		13.91		302.44
49-50	N.25°53'10"W	374.62	337.03			163.56
50-51	N.0°43'E	90.00	89.99		1.12	
51-52	N.24°20'E	160.00	145.78		65.93	
52-53	N.13°41'20"W	50.71	49.27			12.00
53-54	N.3°38'W	210.00	209.58			13.31
54-55	N.54°46'20"E	139.63	80.54		114.08	
55-56	S.86°12'E	280.00		18.56	279.38	
56-57	N.42°18'E	150.00	110.94		100.95	
57-58	S.54°20'E	187.49		109.32	152.32	
58-59	S.63°33'E	50.83		22.64	45.51	
59-60	S.52°00'E	159.25		98.04	125.49	
Totals			1023.13	1023.14	926.26	926.30

Boundary Contains 12.858 Acres ±

CAPTION LEGAL REFERENCE:

Being a portion of the property conveyed to Mill Mountain Estates Corp. By the First National Exchange Bank of Roanoke, Trustee under the will of T.E.B. Hartsook, deceased, by deed dated June 26, 1958, and Recorded in Deed Book 1032, Page 403.

MAP OF
SECTION NO. 2
MILL MOUNTAIN ESTATES
PROPERTY OF
MILL MOUNTAIN ESTATES CORP.
ROANOKE, VIRGINIA

By C.B. Malcolm & Son
State Cert. Engrs.

DATE: FEB. 11, 1960

SCALE: 1"=100'