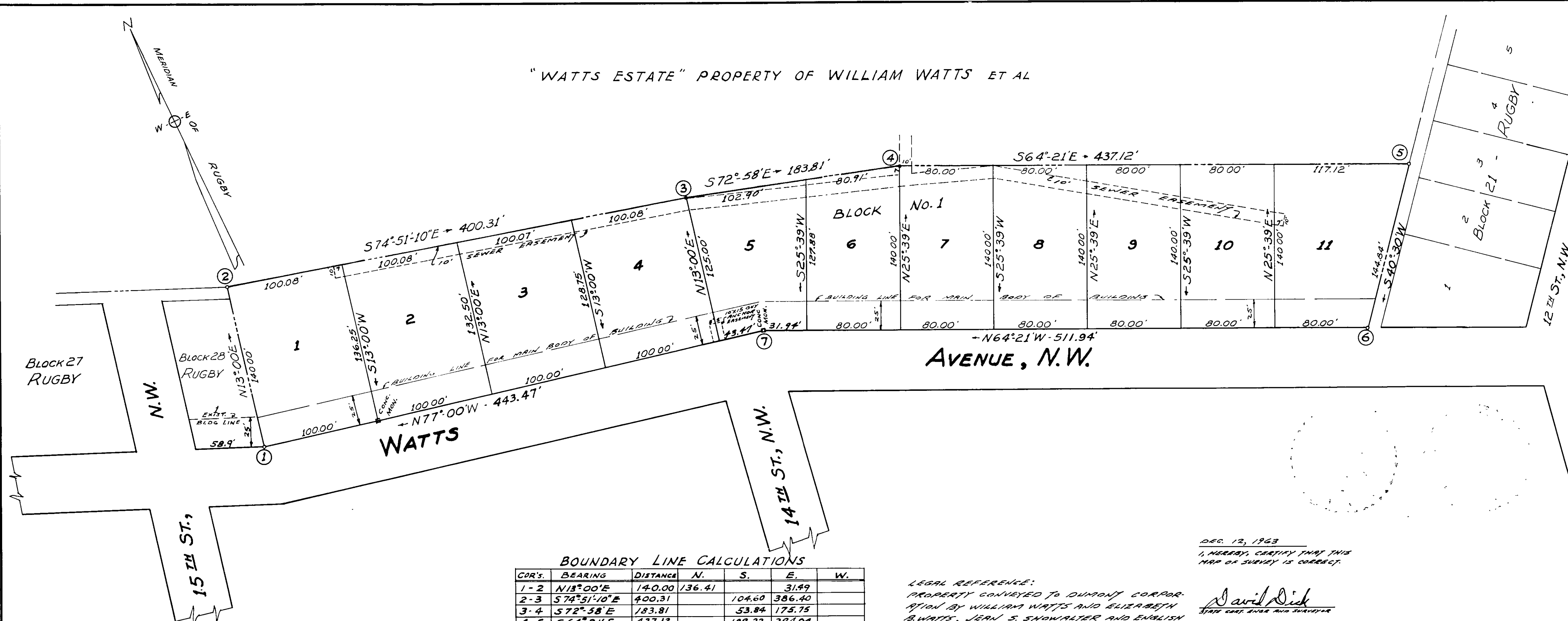


"WATTS ESTATE" PROPERTY OF WILLIAM WATTS ET AL



- RESTRICTIONS-**
- 1- ALL LOTS SHOWN ON THIS MAP SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY AND NO STRUCTURE SHALL BE ERECTED ON ANY LOT OTHER THAN ONE NECESSARY OUTBUILDINGS.
 - 2- NO LOT SHALL BE RE-SUBDIVIDED EXCEPT THAT IT MAY BE DIVIDED AND ADDED TO ADJOINING LOTS.
 - 3- THE MAIN BODY OF ANY BUILDING SHALL NOT 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 TIME ON ANY LOT AS A RESIDENCE EITHER TEMPORARILY OR PERMANENTLY.
 - 5- NO OBSCENOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED ON UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
 - 6- NO DWELLING COSTING LESS THAN \$10,000.00 AS CALCULATED UPON THE COST OF LABOR AND MATERIALS PREVAILING ON THE DATE OF THIS MAP, AND HAVING LESS THAN 1,000 SQUARE FEET OF HABITABLE FLOOR SPACE, 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, 1980, 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 OWNING ANY REAL PROPERTY SITUATE IN SAID DEVELOPMENT OR SUBDIVISION TO PROSECUTE ANY PROCEEDING AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT AND EITHER TO PREVENT HIM OR THEM FROM SO DOING OR TO RECOVER DAMAGES OR OTHER DUES FOR SUCH VIOLATION.
 - 9- INVALIDATION OF ANY OF THESE COVENANTS BY JUDGMENT OR COURT ORDER SHALL IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

BOUNDARY LINE CALCULATIONS

COR'S.	BEARING	DISTANCE	N.	S.	E.	W.
1-2	N13°00'E	140.00	136.41		31.49	
2-3	S74°51'10"E	400.31		104.60	386.40	
3-4	S72°58'E	183.81		53.84	175.75	
4-5	S64°21'E	437.12		189.22	394.04	
5-6	S40°30'W	144.84		110.14		94.07
6-7	N64°21'W	511.94	221.60			461.49
7-1	N77°00'W	443.47	99.76			432.10
TOTAL			457.77	457.80	987.63	987.66

TOTAL AREA = 3.061 ACRES

KNOW ALL MEN BY THESE PRESENTS, TO WIT:
 THAT DUMONT CORPORATION IS THE OWNER OF THE LAND SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 1 THRU 7 TO 1 AND KNOWN AS "RUGBY HILLS". THE SAID OWNER CERTIFIES THAT THE LAND HAS BEEN SUBDIVIDED INTO LOTS, BLOCKS AND STREETS, AS SHOWN HEREON, ENTIRELY WITH THE FREE WILL AND CONSENT OF THE SAID OWNER AS REQUIRED BY SECTION 16-707 OF THE 1960 CODE OF THE COMMONWEALTH OF VIRGINIA.

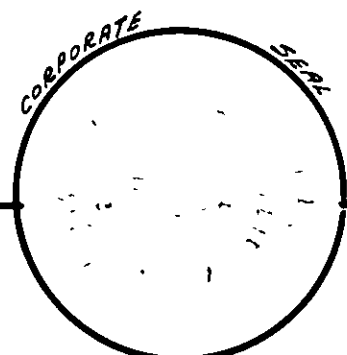
IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON December 16, 1963.

DUMONT CORPORATION

By: English Showalter
 PRESIDENT

ATTEST:

By: Ruth S. Spradlin
 SECRETARY



LEGAL REFERENCE:
 PROPERTY CONVEYED TO DUMONT CORPORATION BY WILLIAM WATTS AND ELIZABETH WATTS, JEAN S. SNOWALTER AND ENGLISH SNOWALTER, BY DEED DATED DEC. 2, 1963.

STATE OF VIRGINIA TO WIT:
 CITY OF ROANOKE
 I, David Dick, a
 NOTARY PUBLIC IN AND FOR THE FORESAID CITY AND STATE DO HEREBY CERTIFY THAT ENGLISH SNOWALTER AND RUTH S. SPRADLIN, PRESIDENT AND SECRETARY, RESPECTIVELY, OF THE DUMONT CORPORATION WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED December 16, 1963, HAVE EACH PERSONALLY APPEARED BEFORE ME IN MY FORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON December 16, 1963.

Dec 13, 1966
 MY COMMISSION EXPIRES

By: Edith M. Smith
 NOTARY PUBLIC

IN THE CLERK'S OFFICE FOR THE HUSTINGS COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THEREON ANNEXED IS ADMITTED TO RECORD ON January 6, 1964 AT 3:12 O'CLOCK P.M.
 TEST: WALTER E. CARTER JR., CLERK

By: Eula Lockett
 DEPUTY CLERK

DEC. 12, 1963
 I, HEREBY, CERTIFY THAT THIS MAP OF SURVEY IS CORRECT.

By: David Dick
 STATE CHIEF SURV. AND SURVEYOR

NOTES:
 SEE PLANS AND PROFILES MADE BY DAVID DICK AND HARRY A. WALL, STATE CERTIFIED ENGINEERS AND SURVEYORS DATED DEC. 26, 1963 AND APPROVED

APPROVED

By: Wm. K. Smyth DATE: 12.27.1963
 AGENT FOR ROANOKE CITY PLANNING COMMISSION

By: E. James Sayer DATE: 12/27/63
 CITY ENGINEER OF ROANOKE, VIRGINIA

PLAT
 OF SECTION NO. 1
RUGBY HILLS
 PROPERTY OF
 DUMONT CORPORATION
 ROANOKE, VIRGINIA

By: DAVID DICK & HARRY A. WALL
 CIVIL ENGINEERS AND SURVEYORS

DATE: DEC. 12, 1963 SCALE: 1" = 50'