



KNOW ALL MEN BY THESE PRESENTS, TO WIT:
THAT OLD DOMINION HOMES, INC., IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, KNOWN AS MAP OF SECTION NO. 1, WELLINGTON HILLS, BOUNDED AS SHOWN HEREON IN DETAIL BY OUTSIDE CORNERS ① TO ⑩, INCLUSIVE, WHICH COMPRISES A 3.696 ACRE PORTION OF THAT 19.300 ACRE TRACT CONVEYED TO SAID OWNER BY DEED FROM BELVIDERE CORPORATION RECORDED IN THE CLERK'S OFFICE OF THE HUSTINGS COURT FOR THE CITY OF ROANOKE, VIRGINIA, IN DEED BOOK 1208 - PAGE 305.

THE SAID OWNER CERTIFIES THAT THE LAND HAS BEEN SUBDIVIDED INTO LOTS, BLOCKS, AND STREETS AS SHOWN HEREON ENTIRELY WITH ITS OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH SECTIONS 15-779 THROUGH 15-794.3 OF THE VIRGINIA CODE OF 1950, AS AMENDED. THE SAID OWNER WITH THE CONSENT OF THE UNDERSIGNED TRUSTEES AND BENEFICIARY DOES BY VIRTUE OF THE RECORDATION OF THIS MAP DEDICATE IN FEE SIMPLE TO THE CITY OF ROANOKE, VIRGINIA, ALL THE LAND EMBRACED WITHIN THE STREETS OF THIS SUBDIVISION, AND ALL THE EASEMENTS ARE HEREBY DEDICATED TO PUBLIC USE.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON SEPT 28, 1973.
Old Dominion Homes, Inc.

BY: _____ PRESIDENT
ATTEST: _____ SECRETARY

STATE OF VIRGINIA } TO WIT:
CITY OF ROANOKE }
I, JOHN T. PARKER, A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT HERBERT D WARD AND HAROLD E. ROSE, PRESIDENT AND SECRETARY, RESPECTIVELY, OF OLD DOMINION HOMES, INC. WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED SEPT 28, 1973 HAVE EACH PERSONALLY APPEARED BEFORE ME IN MY AFOREMENTIONED CITY AND STATE AND ACKNOWLEDGED THE SAME ON SEPT 28, 1973.
MY COMMISSION EXPIRES DEC. 31, 1974.
John T. Parker
NOTARY PUBLIC

APPROVED:
Lester W. Mendenhall DATE 10/3/73
AGENT FOR ROANOKE CITY PLANNING COMMISSION
Charles J. Stetson DATE 10/4/73
CITY ENGINEER OF ROANOKE, VIRGINIA.

NOTE: IRON PINS PLACED AT ALL LOT CORNERS, P.C.S., & P.T.S., UNLESS OTHERWISE NOTED.

CAPTION LEGAL REFERENCE:
DEED DATED OCTOBER 21, 1966, FOR CONVEYANCE OF 19.611 ACRES TO OLD DOMINION HOMES, INC., BY BELVIDERE CORPORATION RECORDED IN DEED BOOK 1208 - PAGE 305, ROANOKE, VIRGINIA.

MAP OF SECTION NO. 1
WELLINGTON HILLS
PROPERTY OF OLD DOMINION HOMES, INC.
ROANOKE, VIRGINIA.
BY: T. P. PARKER & SON
ENGINEERS & SURVEYORS

DATE: APRIL 16, 1973
SCALE: 1" = 100'



APRIL 16, 1973.
I, HEREBY, CERTIFY THAT THIS PLAT OF SURVEY IS CORRECT.
John T. Parker
STATE CERT. ENGR. & SURVEYOR

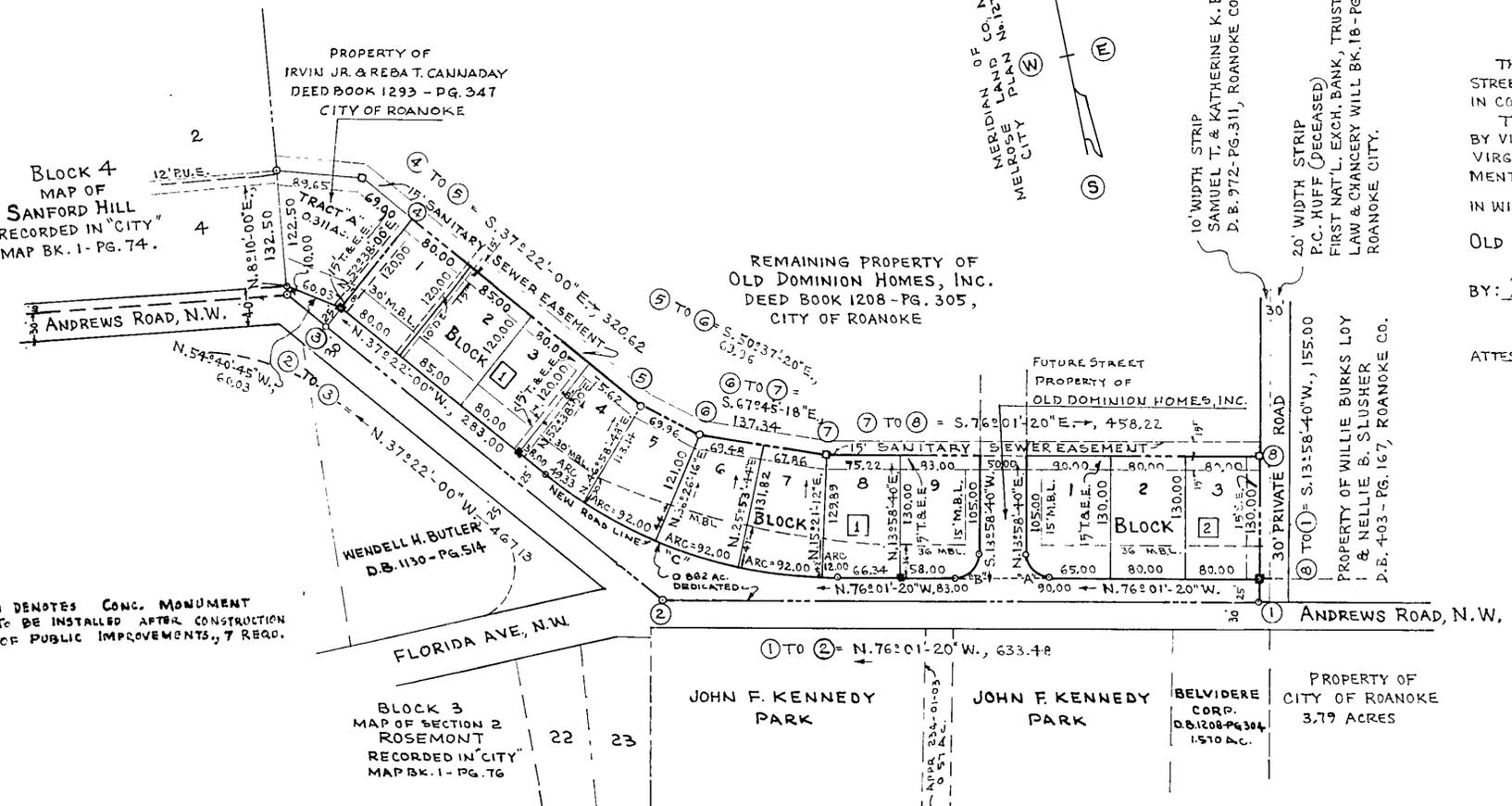
IN THE CLERK'S OFFICE FOR THE Hustings COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS MAP WITH THE CERTIFICATES OF DEDICATION AND ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD ON Oct 9, 1973, AT 12:20 O'CLOCK P. M.
TESTE: *Walker R. Carter* CLERK
BY: *Annex Babbitt* DEPUTY CLERK

BOUNDARY - 3.696 ACRES ±
COORDINATES ASSUMED

LINE	BEARING	DIST	NORTH	EAST	COR.
1-2	N. 76° 01' - 20" W.	633.48	2154.29	1380.17	2
2-3	N. 37° 22' - 00" W.	467.13	2545.53	1066.13	3
3-4	N. 52° 38' - 00" E	145.00	2696.69	1084.95	4
4-5	S. 37° 22' - 00" E.	320.62	2358.74	1400.49	5
5-6	S. 50° 37' - 20" E.	69.96	2314.35	1460.56	6
6-7	S. 67° 45' - 18" E.	137.34	2262.36	1587.68	7
7-8	S. 76° 01' - 20" E.	458.22	2151.68	2032.34	8
8-1	S. 13° 58' - 40" W.	155.00	2001.27	1994.90	1

CURVE DATA

CURVE	BLK.	LOT	ANGLE	TAN.	RAD.	ARC.	BEARING	DIST.
A	6	5	90° 00' - 00"	25.00	25.00	39.27	N. 31° 01' - 20" W.	35.36
B	5	23	90° 00' - 00"	25.00	25.00	39.27	S. 58° 58' - 40" W.	35.36
C	5	22	112° 22' - 32"	6.00	500.00	12.00	N. 75° 20' - 04" W.	12.00
C	5	21	102° 32' - 32"	46.13	500.00	92.00	N. 69° 22' - 32" W.	91.87
C	5	20	102° 32' - 32"	46.13	500.00	92.00	N. 58° 50' - 00" W.	91.87
C	5	19	102° 32' - 32"	46.13	500.00	92.00	N. 48° 17' - 28" W.	91.87
C	5	18	52° 39' - 12"	24.69	500.00	49.33	N. 40° 11' - 36" W.	49.31
TOTAL C	5		382° 39' - 20"	175.37	500.00	337.33	N. 56° 41' - 40" W.	330.97



RESERVATIONS AND RESTRICTIONS
THE FOLLOWING RESERVATIONS AND RESTRICTIONS SHALL BE COVENANTS RUNNING WITH THE TITLE TO THE LOTS SHOWN HEREON AS MAP OF SECTION NO. 1, WELLINGTON HILLS, FOR A PERIOD OF 30 YEARS FROM DATE OF RECORDATION OF SAID MAP.

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 SQ. FT. CALCULATED FROM ENCLOSED OUTSIDE DIMENSIONS AND SAID AREA NOT TO INCLUDE PORCHES, CAR PORTS, BREEZEWAYS, OR ATTACHED GARAGES.
3. NO ENCLOSED PORTION OF ANY RESIDENCE SHALL BE CONSTRUCTED CLOSER TO THE FRONT OR SIDE STREET LINE THAN THE MINIMUM BUILDING LINE (M.B.L.) SHOWN HEREON.
4. THE LOTS ARE SUBJECT TO PUBLIC UTILITY EASEMENTS (P.U.E.), DRAINAGE EASEMENTS (D.E.), SEWER EASEMENTS (S.E.), AND TELEPHONE AND ELECTRIC EASEMENTS (T. & E.E.) WHERE SHOWN HEREON.
5. 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.
6. NO RESIDENCE LOT SHALL BE SUBDIVIDED INTO BUILDING LOTS EXCEPT THAT A LOT MAY BE DIVIDED AND ADDED TO ADJOINING LOTS.
7. 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. INVALIDATION OF ONE OR MORE OF THESE COVENANTS BY DUE PROCESS OF LAW IN NO WAY AFFECTS THE REMAINING COVENANTS.
8. THE FOREGOING RESERVATIONS & RESTRICTIONS SHALL BE AUTOMATICALLY EXTENDED FOR A PERIOD OF 10 YEARS AT THE EXPIRATION OF THE 30 YEAR PERIOD, AND SHALL AUTOMATICALLY BE EXTENDED AGAIN FOR 10 YEARS AFTER THE EXPIRATION OF THAT 10 YEAR PERIOD, UNLESS THE MAJORITY OF THE PROPERTY OWNERS WISH TO MAKE CHANGES.
10. TELEPHONE AND ELECTRIC EASEMENTS (T. & E.E.) ARE FOR USE BY CHESAPEAKE AND POTOMAC TELEPHONE CO AND APPALACHIAN POWER CO.