

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 ⑧, 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

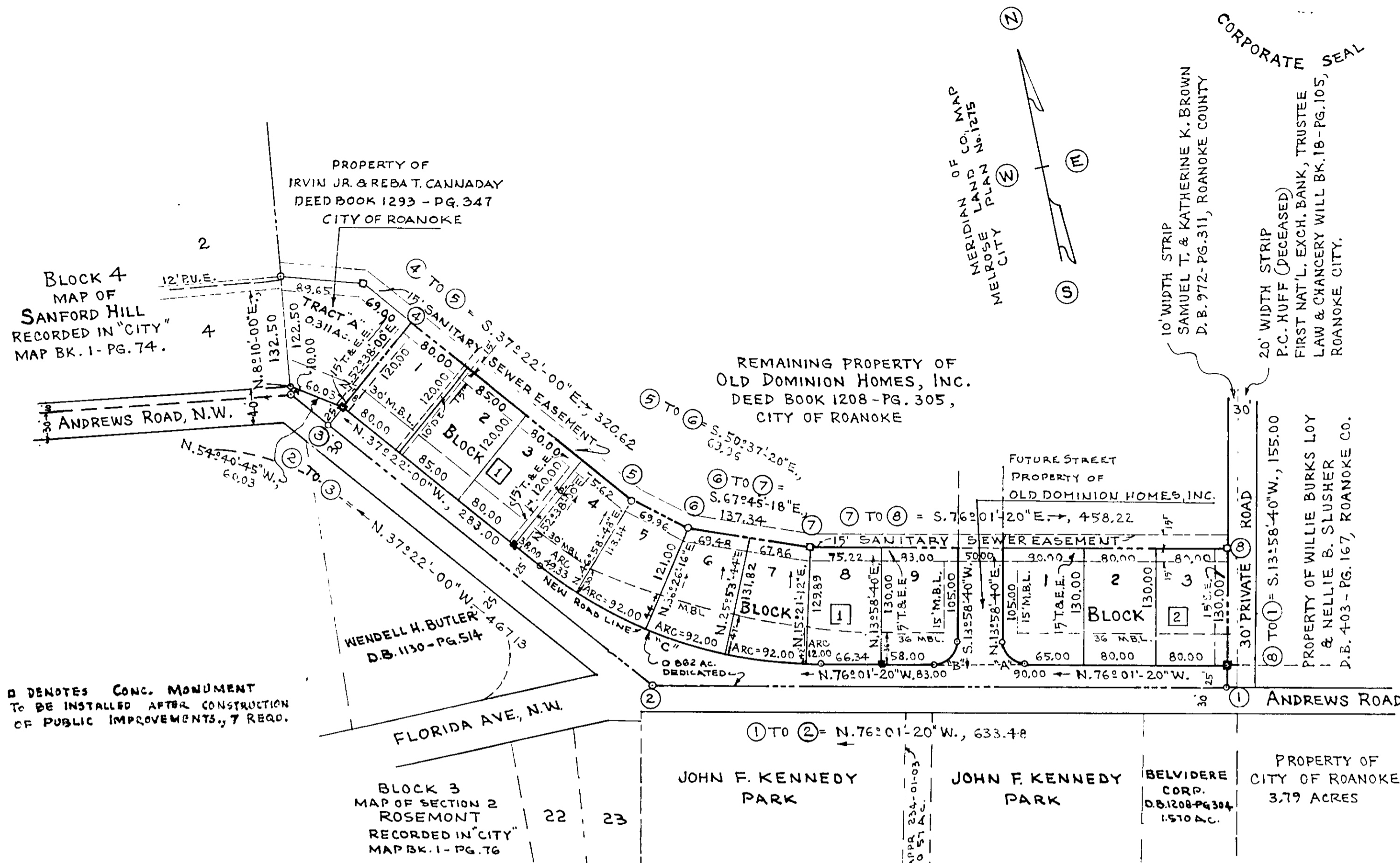
APPROVED:  
Lester W. Wrenn DATE 10/3/73  
AGENT FOR ROANOKE CITY PLANNING COMMISSION  
Charles J. Stetson DATE 10/4/73  
CITY ENGINEER OF ROANOKE, VIRGINIA.

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'



BOUNDARY - 3.696 ACRES ±

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	2565.53	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	01° 22' 32"	6.00	500.00	12.00	N. 75° 20' 04" W.	12.00
C	5	21	10° 32' 32"	46.13	500.00	92.00	N. 69° 22' 32" W.	91.87
C	5	20	10° 32' 32"	46.13	500.00	92.00	N. 58° 50' 00" W.	91.87
C	5	19	10° 32' 32"	46.13	500.00	92.00	N. 48° 17' 28" W.	91.87
C	5	18	5° 39' 12"	24.69	500.00	49.33	N. 40° 11' 36" W.	49.31
TOTAL C	5		38° 39' 20"	175.37	500.00	337.33	N. 56° 41' 40" W.	330.97

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 AD-  
MITTED TO RECORD ON Oct 9, 1973, AT 12:20 O'CLOCK P. M.  
TESTE: Walker R. Carter BY: Donna Babbitt  
CLERK DEPUTY CLERK

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

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.