



- RESTRICTIONS
- THE FOLLOWING RESTRICTIONS ARE MADE COVENANTS RUNNING WITH THE TITLE TO THE LOTS SHOWN HEREON FOR A PERIOD OF TWENTY-FIVE (25) YEARS FROM THE DATE OF THE RECORDATION OF THIS MAP.
1. NO LOT SHALL BE USED FOR OTHER THAN RESIDENTIAL PURPOSES.
 2. NO BUILDING SHALL BE BUILT ON ANY LOT SHOWN HEREON NEARER TO THE FRONT OR SIDE STREET LINES THAN THE BUILDING SETBACK LINE SHOWN HEREON.
 3. NO ONE-STORY BUILDINGS SHALL BE ERECTED ON ANY LOT SHOWN HEREON CONTAINING LESS THAN TWELVE-HUNDRED FIFTY (1250) SQUARE FEET OF ENCLOSED HABITABLE FLOOR AREA ON THE GROUND FLOOR LEVEL AND NO TWO-STORY BUILDINGS SHALL BE ERECTED CONTAINING LESS THAN EIGHT-HUNDRED (800) SQUARE FEET OF ENCLOSED HABITABLE LIVING AREA ON THE GROUND FLOOR THEREOF.
 4. NO OUT BUILDING SHALL BE ERECTED ON THE LOT OF A PRE-FABRICATED CONSTRUCTION. NO AUTOMOBILE OR MOTOR VEHICLE SHALL BE KEPT OR MAINTAINED ON THE PREMISES UNLESS THE SAME CARRIES A CURRENT VALID VIRGINIA STATE INSPECTION CERTIFICATE AND CURRENT LICENSE.
 5. NO BUILDING SHALL BE ERECTED ON ANY LOT SHOWN HEREON UNTIL THE BUILDING PLAN OR PROFILE OF THE EXTERIOR OF THE BUILDING HAS BEEN SUBMITTED TO THE PARTY IMPOSING THESE RESTRICTIONS FOR APPROVAL AND APPROVAL IN WRITING IS OBTAINED FOR THE SAME. IF ANY BUILDING IS ERECTED ON ANY LOT SHOWN HEREON, IT SHALL BE CONCLUSIVELY PRESUMED THAT SUCH APPROVAL IN WRITING WAS OBTAINED IF NO ACTION IS COMMENCED IN A COURT OF RECORD TO ENJOIN THE CONSTRUCTION THEREOF, TO REMOVE THE SAME OR FOR DAMAGES IN REGARD THERETO WITHIN THIRTY (30) DAYS AFTER THE COMPLETION OF THE BUILDING.
 6. IF THE OWNER OF ANY LOT SHALL VIOLATE OR ATTEMPT TO VIOLATE ANY OF THESE COVENANTS OR RESTRICTIONS, IT SHALL BE LAWFUL FOR ANY PERSON OR PERSONS OWNING ANY REAL PROPERTY SITUATE IN THE SUBDIVISION TO PROSECUTE ANY PROCEEDING AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT OR RESTRICTION AND EITHER TO PREVENT HIM OR THEM FROM SO DOING OR TO RECOVER DAMAGES.

APPROVALS:

Thomas A. Breda
CITY ENGINEER, ROANOKE, VA. 6-7-79
DATE

William J. Kelly
AGENT, ROANOKE CITY PLANNING COMMISSION June 6, 1979
DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED TO RECORD ON 1979, AT 0'CLOCK .M.

TESTEE: WALKER R. CARTER, JR., CLERK

BY: DEPUTY CLERK

NOTE:
"A FORMAL WATER MAIN EXTENSION AGREEMENT MUST BE COMPLETED. FEES PAID. APPROVED AND SIGNED BY THE CITY MANAGER BEFORE ANY WATER LINE WORK CAN BEGIN."

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT CARLTON LAND CO., A GENERAL PARTNERSHIP IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, KNOWN AS "OAK PARK MANOR", BOUNDED BY OUTSIDE CORNERS 1 THRU 4 TO 1, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED 7 SEPT. 1977, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF ROANOKE, VIRGINIA, IN DEED BOOK 1409 PAGE 838.

THE SAID OWNER CERTIFIES THAT THE LAND HAS BEEN SUBDIVIDED INTO LOTS AND STREETS, AS SHOWN HEREON, ENTIRELY WITH ITS OWN FREE WILL AND CONSENT AS REQUIRED BY SECTION 15-797 OF THE 1950 CODE OF THE COMMONWEALTH OF VIRGINIA, AS AMENDED TO DATE.

THE SAID OWNER DOES, BY VIRTUE OF THE RECORDATION OF THIS PLAT, DEDICATE IN FEE SIMPLE TO THE CITY OF ROANOKE ALL OF THE LAND EMBRACED WITHIN THE STREETS OF THIS SUBDIVISION AND ALL THE LAND SET APART FOR EASEMENTS OR OTHER PUBLIC USE IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, AS AMENDED, AND THE VIRGINIA LAND SUBDIVISION ACT.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON 1979.

BY: OWNER-PARTNER BY: OWNER-PARTNER

CITY OF ROANOKE TO WIT:
STATE OF VIRGINIA

I, A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT FRANK W. MARTIN AND LARRY C. HARTMAN OF CARLTON LAND CO., A GENERAL PARTNERSHIP WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED 1979, HAS EACH PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON 1979.

MY COMMISSION EXPIRES ON

NOTARY PUBLIC

| CUR. LOT | | ANGLE | | TAN. | | RADIUS | | ARC | | CH. | | BEARING | | DIST. | |
|----------|------|-------|---------|--------|--------|---------|--------|--------|---------|-----------------|--------|---------|--|-------|--|
| A | 9 | 106 | 33' 00" | 33.51' | 25.00' | 46.44' | 25.00' | 32.05' | 46.44' | S 21° 38' 00" E | 40.08' | | | | |
| B | 1 | 73 | 27' 00" | 18.65' | 25.00' | 32.05' | 25.00' | 21.02' | 32.05' | N 68° 21' 30" E | 29.90' | | | | |
| C | 7 | 48 | 11' 30" | 11.18' | 25.00' | 21.02' | 25.00' | 15.15' | 21.02' | S 80° 59' 15" W | 20.41' | | | | |
| D | 3 | 48 | 11' 30" | 11.18' | 25.00' | 21.02' | 25.00' | 15.15' | 21.02' | S 50° 49' 15" E | 20.41' | | | | |
| E | TOT. | 276 | 23' 00" | | 50.00' | 241.19' | 50.00' | | 241.19' | S 15° 05' 00" W | 66.66' | | | | |
| E | 3 | 39 | 12' 07" | 17.80' | 50.00' | 34.21' | 50.00' | | 34.21' | S 46° 19' 33" E | 33.55' | | | | |
| E | 4 | 57 | 17' 45" | 27.32' | 50.00' | 50.00' | 50.00' | | 50.00' | N 85° 25' 30" E | 47.94' | | | | |
| E | 5 | 57 | 17' 45" | 27.32' | 50.00' | 50.00' | 50.00' | | 50.00' | N 28° 07' 45" E | 47.94' | | | | |
| E | 6 | 57 | 17' 45" | 27.32' | 50.00' | 50.00' | 50.00' | | 50.00' | N 29° 09' 53" W | 47.94' | | | | |
| E | 7 | 65 | 17' 38" | 32.03' | 50.00' | 56.98' | 50.00' | | 56.98' | S 89° 32' 19" W | 53.94' | | | | |

| BOUNDARY CO-ORDINATES | | ORIGIN ASSUMED | |
|----------------------------|----------|----------------|------|
| COR. | | NORTH | EAST |
| 1. | 5121.327 | 5074.738 | |
| 2. | 5025.931 | 5450.364 | |
| 3. | 4749.354 | 5405.073 | |
| 4. | 4878.672 | 4925.261 | |
| BOUNDARY CONTAINS 2.80 AC. | | | |

MAP OF

OAK PARK MANOR

PROPERTY OF

CARLTON LAND CO.

ROANOKE, VIRGINIA

SCALE: 1"= 50' DATE: 10 MARCH 1979

BUFORD T. LUMSDEN & ASSOCIATES, P.C.
CERTIFIED LAND SURVEYORS
ROANOKE, VIRGINIA

I HEREBY CERTIFY THAT THIS PLAT OF SURVEY IS CORRECT.

CERTIFIED LAND SURVEYOR