

SUBDIVISION OF R.E. DILLARD FARM - RECORDED IN PLAT BOOK 2 - PAGE 106, ROANOKE CO.

RESERVATIONS AND RESTRICTIONS

THE FOLLOWING RESERVATIONS AND RESTRICTIONS SHALL REMAIN IN FORCE FOR A PERIOD OF TWENTY-FIVE (25) YEARS FROM THE DATE OF RECORDATION OF THIS PLAT:

1. NO DWELLING (NECESSARY OUT-BUILDINGS EXCEPTED) SHALL BE CONSTRUCTED UPON ANY LOT SHOWN HEREON, COSTING LESS THAN THE EQUIVALENT OF \$7,500 AS BASED ON PREVAILING PRICES OF 1949.

2. THE MAIN BODY OF ANY DWELLING SHALL NOT BE LESS THAN 40 FEET BACK FROM THE FRONT LOT LINE, OR THE ENCLOSED PART OF ANY STRUCTURE SHALL NOT BE CLOSER TO THE SIDE LOT LINES, LESS THAN 10% OF THE DISTANCE ACROSS THE LOTS, AS MEASURED ACROSS THE BUILDING LINE.

3. NO RESIDENCE SHALL BE CONSTRUCTED UPON ANY LOT, WHICH MAY BE RE-SUBDIVIDED FROM THE LARGE SUBURBAN LOTS SHOWN HEREON WITH A LOT WIDTH OF LESS THAN 75 FEET, AND SAID LOT WHICH MAY BE A PORTION OF THE ORIGINAL LOT.

4. THIS PROPERTY IS TO BE SOLD, RE-SOLD, CONVEYED, LEASED OR OCCUPIED ONLY BY THOSE WHOSE NATIONALITY IS THAT OF THE CAUCASIAN RACE, EXCEPT THAT DOMESTIC SERVANTS OF ANY OTHER NATIONALITY MAY BE DOMICILED WITH FAMILIES RESIDING ON LOTS SHOWN HEREON.

5. NO TEMPORARY LIVING QUARTERS SUCH AS TENTS, SHACKS, OR GARAGES SHALL BE TOLERATED UPON ANY LOT SHOWN HEREON.

6. NO SWINE SHALL BE TOLERATED UPON THESE PREMISES.

KNOW ALL MEN BY THESE PRESENTS, TO WIT:-

THAT FOSTER G. SHEETS, JULIA G. SHEETS, GARLAND E. SHEETS, EUNICE C. SHEETS, C. O. CALHOUN AND BESSIE G. CALHOUN ARE THE OWNERS OF THE TRACT OF LAND SHOWN HEREON, BOUNDED BY OUTSIDE CORNERS A TO F, INCLUSIVE, WHICH LAND IS SUBDIVIDED INTO LOTS AS SHOWN HEREWITH. KNOWN AS BURLINGTON HEIGHTS, THE SAID OWNERS FURTHER CERTIFY THAT THEY HAVE SUBDIVIDED THIS LAND INTO THE LOTS AS SHOWN HEREON, ENTIRELY WITH THEIR OWN FREE WILL AND CONSENT AS REQUIRED BY THE CODE OF VIRGINIA.

IN WITNESS WHEREOF IS HEREBY PLACED THE SIGNATURES AND SEALS OF THE SAID OWNERS ON THIS 27th DAY OF July, 1949.

CITY OF ROANOKE, STATE OF VIRGINIA } TO WIT:-
 1, *Charles H. Henson* (SEAL), A NOTARY PUBLIC IN AND FOR THE

CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT FOSTER G. SHEETS, JULIA G. SHEETS, GARLAND E. SHEETS, EUNICE C. SHEETS, C. O. CALHOUN AND BESSIE G. CALHOUN WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING BEARING DATE OF 27th day of July, 1949, HAVE PERSONALLY APPEARED BEFORE ME IN MY SAID CITY AND STATE, AND ACKNOWLEDGED THE SAME ON THIS 27th DAY OF July, 1949. SIGNED: *Charles H. Henson* (SEAL) NOTARY PUBLIC
 MY COMMISSION EXPIRES July 9, 1951.

MAP

OF "BURLINGTON HEIGHTS"

BEING A SUBDIVISION OF THE PROPERTY OF FOSTER G. SHEETS, JULIA G. SHEETS, GARLAND E. SHEETS, EUNICE C. SHEETS, C. O. CALHOUN AND BESSIE G. CALHOUN COMPRISING LOTS 21 TO 27, INCLUSIVE, OF THE R. E. DILLARD FARM, MAP, WHICH IS RECORDED IN PLAT BOOK 2 - PAGE 106, ROANOKE COUNTY, SITUATE ABOUT 1.5 MILES NORTH OF ROANOKE CITY.

ROANOKE CO.

SURVEY AND PLAT BY: C. B. Malcolm

STATE CERT. ENGR. ROANOKE, VIRGINIA.

VIRGINIA.

SCALE: 1" = 50'

IN THE CLERKS OFFICE FOR THE CIRCUIT COURT FOR THE COUNTY OF ROANOKE, VIRGINIA THIS MAP WAS PRESENTED ON THIS 10th DAY OF August, 1949, AND WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERE TO ANNEXED, ADMITTED TO RECORD AT 2:00 O'CLOCK P.M.

TESTE: *Ray K. Brown* (SEAL) CLERK

APPROVED: *Joe W. Winters* (SEAL) CITY ENGINEER, ROANOKE, VA.

APPROVED: *H. A. Taylor* (SEAL) CHAIRMAN, BOARD OF SUPERVISORS OF ROANOKE COUNTY, VA.

APPROVED: *James M. Williams* (SEAL) SECRETARY OF ROANOKE COUNTY PLANNING COMMISSION.

APPROVED: *Wm. C. Williams* (SEAL) CHAIRMAN, ROANOKE PLANNING BOARD

