

RESERVATIONS and RESTRICTIONS:-

The following shall be covenants, running with the title to the land, shown subdivided hereon, for a period of 20 years from the date of Recordation of this map.

- 1- This property is to be used for Residential purposes only.
- 2- No Residence shall be erected, costing less than \$12,000., based on the values of labor and materials in the year of 1953.
- 3- No Residence shall be erected, with the main body of same, nearer to the street or road line, than the 25 ft. set back line, shown hereon.
- 4- No temporary living quarters shall be allowed, such as in tents, shacks, basements, garages, or trailers.
- 5- All lots are subject to the utility easements as shown hereon as well as necessary anchors and guys to electric and telephone poles.

KNOW ALL MEN BY THESE PRESENTS, To Wit:-

That Robert J. Powell and Nina S. Powell are the owners of the land shown subdivided hereon, bounded by corners A, B, C, D, E, F, G, H, I to A; and J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X to J.

The said owners certify that the parcel shown hereon bounded by corners, B, C, D, E, L, K to B, is to be dedicated in fee simple to the Roanoke County Board of Supervisors for Road purposes, subject to the easement or right of way across same and along the branch. The aforesaid easement crosses lots in Blocks 1 & 2, as shown hereon.

The said owners further certify that they, on their own behalf, and for and on account of their heirs, successors devisees and assigns, specifically release the County of Roanoke, from any and all claims for damages which said, owners or their successors may have against the County by reason of establishing proper grade lines and doing necessary grading, cutting, or filling for the purpose of placing present or future streets and alleys upon the proper grade, lines as may, from time to time be established, by said County and said County shall not be required to construct any retaining walls along the streets, alleys, and property lines therein.

The said owners further certify that they have subdivided this land entirely with their own free will and consent, as shown hereon, as required by Section 15-797, 1950 Code of Virginia.

In witness whereof are hereby placed the signatures and seals of the said owners on May 23, 1955.

Robert J. Powell (Seal)
Robert J. Powell

Nina S. Powell (Seal)
Nina S. Powell

CITY OF ROANOKE } To Wit:-
STATE OF VIRGINIA } J. Thos. A. Scott, Jr.

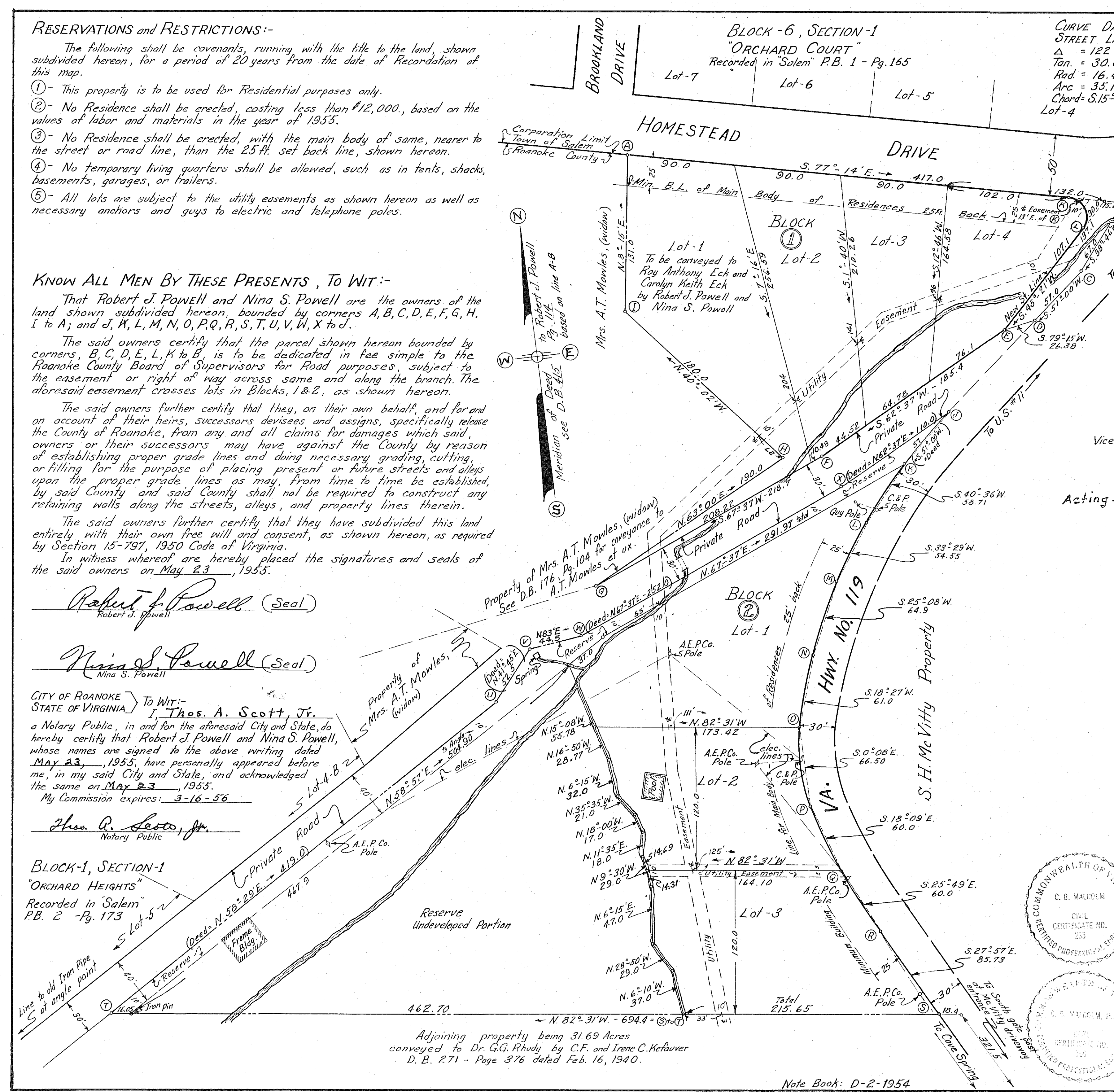
a Notary Public, in and for the aforesaid City and State, do hereby certify that Robert J. Powell and Nina S. Powell, whose names are signed to the above writing dated May 23, 1955, have personally appeared before me, in my said City and State, and acknowledged the same on May 23, 1955.

My Commission expires: 3-16-56

Thos. A. Scott, Jr.
Notary Public

BLOCK-1, SECTION-1

"ORCHARD HEIGHTS"
Recorded in "Salem"
P.B. 2 -Pg. 173



Adjoining property being 31.69 Acres
conveyed to Dr. G.G. Rhudy by C.F. and Irene C. Kefauver
D. B. 271 - Page 376 dated Feb. 16, 1940.

Note Book: D-2-1954

CURVE DATA, ON NEW
STREET LINE:- K to L
Δ = 122° 35'
Tan. = 30.0 Ft.
Rad. = 16.43 Ft.
Arc = 35.15 Ft.
Chord = 8.15° 56' E. - 28.82 Ft.
Lot-4

APPROVED:-

R. B. Matthews
Agent of Roanoke County Planning Commission 5-24-55
Date

W. C. Cundiff
Vice-Chairman of Roanoke County Board of Supervisors 5-24-55
Date

F. A. Spiggle
Acting - Executive Secretary of Town of Salem Planning Comm. 6-3-55
Date

F. A. Spiggle
Town Engineer of Salem, Virginia 6-3-55
Date

In the Clerk's Office of the Circuit Court for the
County of Roanoke, Virginia, this map is presented on
June 3, 1955, and with the certificates of ac-
knowledgegment and dedication, thereto annexed, is
admitted to Record at 3:10 o'clock P.M.

Teste:- Ray K. Brown
Clerk

CAPTION LEGAL REFERENCE:-

See D.B. 415, Pg. 114 for conveyance of land shown
hereon as Blocks 1 & 2 & Reserve, Rock Creek Park,
to Robt. J. Powell by J. M. McBryde et ux.

See D.B. Pg. for release of water pipe line easement
from S.H. McVitty. Deed dated Feb. 1, 1955 vacated easement which
crossed lot 1, Block 2.

MAP OF
-Rock Creek Park-
Property of
ROBERT J. POWELL and NINA S. POWELL
Situate West of Va. Hwy. Route No. 119
adjoining the South Corporation Limit of
the Town of Salem, Virginia.

ROANOKE COUNTY, VIRGINIA

By: C. B. MALCOLM & SON
VA. STATE CERTIFIED ENGINEERS

Date: May 21, 1955

Scale: 1" = 50'

C.B.M. ROANOKE COUNTY No. -19