

RESERVATIONS & RESTRICTIONS

1. A building plot as used herein means any of the lots shown on this plat. No lots shall be re-subdivided with exception of Lot #1, Block 2.
2. No building shall be erected or maintained on any building plot in this subdivision other than one single family dwelling, or one two-family dwelling having a single front entrance and necessary outbuildings.
3. No dwelling or residence shall be erected costing less than \$12,000.00 based on the dollar purchasing value in the year 1954 or with less than 1200 sq. ft. of floor space for a one story dwelling, or 800 sq. ft. of floor space on the first floor of a 1 1/2 or 2 story dwelling.
4. No temporary living quarters shall be permitted or erected on a lot in this development.
5. No offensive or obnoxious trade or activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become a nuisance, neither shall there be raised or kept on these premises any swine, cattle, poultry or fur bearing or meat producing animals.
6. The restrictions listed above are hereby made covenants running with the land and shall be binding upon the parties hereto and all persons claiming under them for a period of time extending for 40 years from the date of the recordation of this plat, after which, said covenants and restrictions shall terminate.
7. If either of the parties hereto, or anyone claiming under them shall violate or attempt to violate any of the covenants herein, it shall be lawful for any person or persons owning any real property situated in this subdivision to prosecute any proceedings at law or equity against the person or persons violating or attempting to violate any such covenants and either to prevent him or them from so doing, or to recover damages for such violation.

KNOW ALL MEN BY THESE PRESENTS, to wit: That JOHN W. DENNIS and MARION M. DENNIS are the owners of the tract of land shown hereon. The said owners hereby certify that they have subdivided the same into lots as shown hereon entirely with their own free will and consent as required by the Code of Virginia. The said owners as a condition precedent to the approval of this plat and the acceptance of the dedication of the streets shown hereon by the Council of the Town of Salem, doh specifically release the Town of Salem from any and all claim or claims for damages which said owners, their successors or assigns may or might have against the Town of Salem by reason of establishing proper grade lines on and along such streets as shown hereon, or by reason of doing necessary grading, cutting, or filling for the purpose of placing such streets upon the proper grade as may, from time to time, be established by said Town, and said Town shall not be required to construct any retaining wall or walls along the streets and property lines thereof.

In witness hereof is hereby placed the signatures of said owners on this the 2 day of MARCH 1956.

John W. Dennis SEAL Marion M. Dennis SEAL

STATE OF VIRGINIA } To Wit:
COUNTY OF ROANOKE }

I, James S. Moyer a Notary Public, and for the aforesaid County and State, do hereby certify that JOHN W. DENNIS and MARION M. DENNIS, whose names are signed to the foregoing writing dated March 2nd 1956, have each personally appeared before me in my said County and State and acknowledged the same on March 2nd 1956.

James S. Moyer NOTARY PUBLIC
My Commission expires May 4, 1957.

In the Clerk's office of the Circuit Court of Roanoke County, Virginia, this map was presented on March 2nd 1956, and with the Certificate of acknowledgement thereto annexed, admitted to record at 2:13 o'clock.

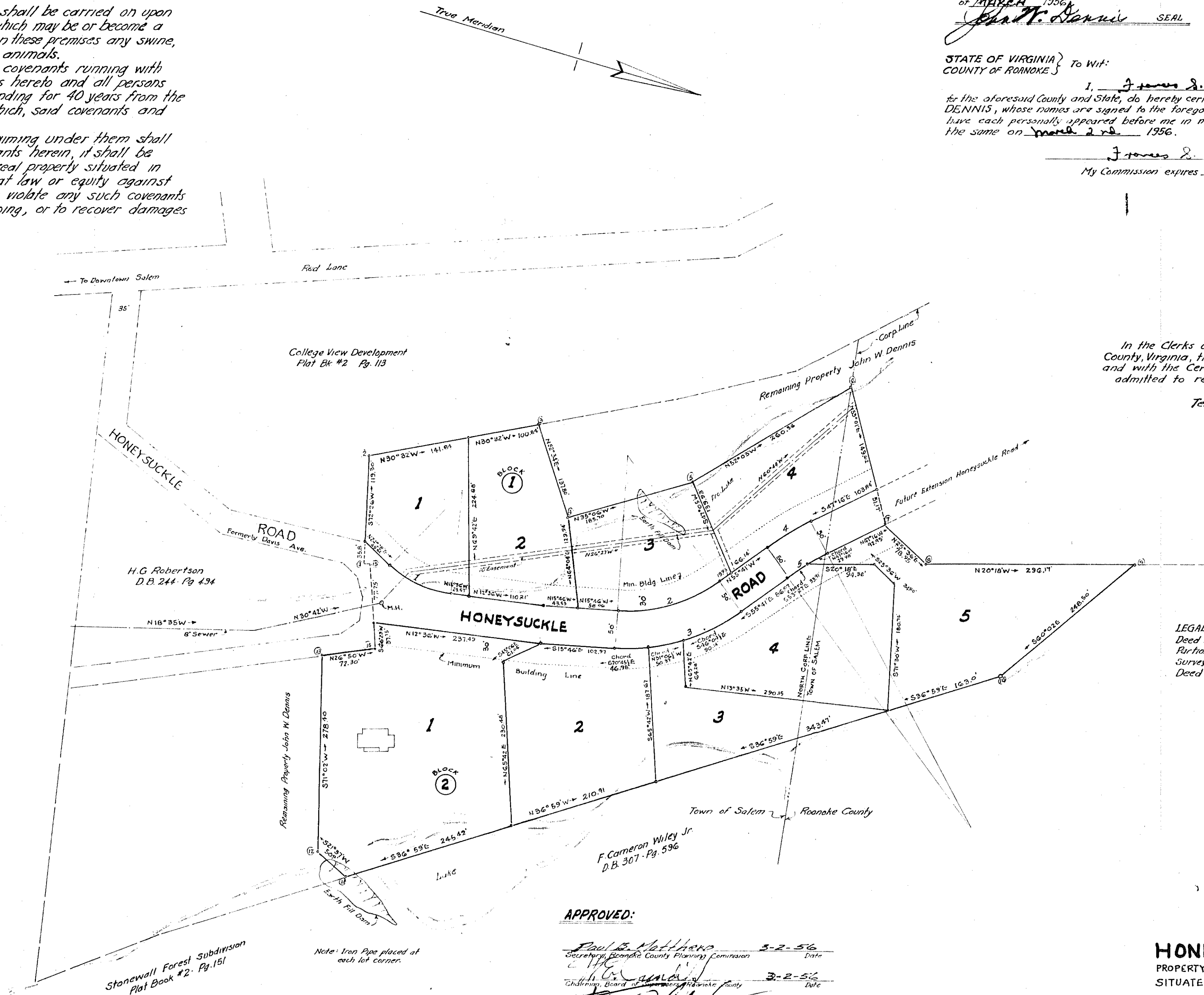
Teste James S. Moyer
Clerk.

BOUNDARY LINE DATA

Corner	Bearing	Distance	N	S	E	W
1-2	S 72° 26' W	155.10		46.81		147.81
2-3	N 30° 32' W	242.68	209.93			123.29
3-4	N 52° 34' E	137.80	83.76		103.42	
4-5	N 35° 06' W	165.70	151.93			106.79
5-6	N 52° 03' W	260.36	160.34			205.46
6-7	N 55° 01' E	200.79	115.12		164.51	
7-8	N 25° 36' E	78.95	71.20		34.41	
8-9	N 20° 18' W	296.77	277.77			102.75
9-10	S 60° 02' E	248.50		124.13	215.28	
10-11	S 36° 59' E	262.80		165.09	319.20	
11-12	S 21° 37' W	90.00		46.48		104.22
12-13	S 71° 20' W	278.40		90.48		263.29
13-14	N 26° 50' W	72.30	64.51			32.64
14-15	S 66° 23' W	115.50		46.27		105.83
15-1	S 20° 18' E	111.00		10.82	3.82	
Totals		3296.25	1133.56	1133.58	1106.34	1106.33

CURVE DATA

Curve	Angle	Tangent	Radius	Arc	Bearing	Dist.
1	3° 04'	36.89	150.0	37.04	N 55° 36' E	35.36
2	3° 25'	79.89	22.02	153.37	N 55° 36' W	160.19
3	3° 25'	56.05	270.0	186.20	S 35° 44' E	164.32
4	8° 25'	35.81	485.02	71.26	N 61° 08' W	71.19
5	8° 25'	32.01	435.02	63.90	S 57° 28' E	63.85



LEGAL REFERENCES
Deed Book #307, Pg. 596
Portion of Estates, Book #1, Page #204
Surveyors Record Book #2, Page #150
Deed Book #139, Page #496

APPROVED:

Paul S. Matthews 3-2-56
Secretary, Roanoke County Planning Commission
W. C. G. G. G. G. 3-2-56
Chairman, Board of Supervisors
W. C. G. G. G. 3-2-56
Executive Secretary, Town of Salem Planning Commission
F. A. Giggie 3-2-56
Town Engineer, Salem

MAP OF
HONEYSUCKLE BLUFF
PROPERTY OF JOHN W & MARION M. DENNIS
SITUATE ON NORTH CORPORATION LINE
TOWN OF SALEM - VIRGINIA

BY: H.E. DEARING, STATE CERT. ENGINEER - ROANOKE, VA.
SCALE: 1" = 100'
FEB. 25, 1956