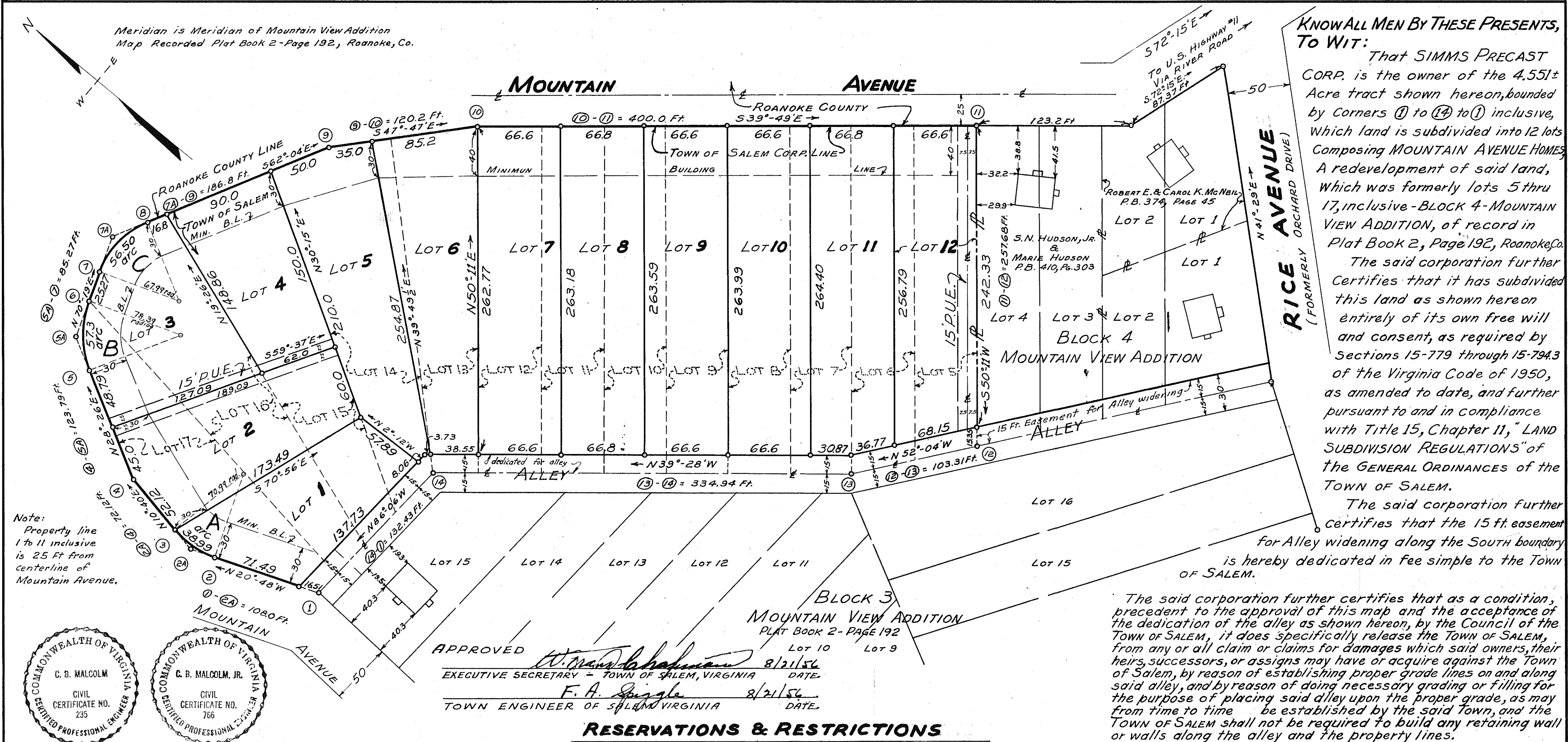


Comm No. 4089



KNOW ALL MEN BY THESE PRESENTS, To Wit:

That SIMMS PRECAST CORP. is the owner of the 4.551± Acre tract shown hereon, bounded by Corners ① to ⑭ to ① inclusive, Which land is subdivided into 12 lots Composing MOUNTAIN AVENUE HOMES. A redevelopment of said land, Which was formerly lots 5 thru 17, inclusive-BLOCK 4-MOUNTAIN VIEW ADDITION, of record in Plat Book 2, Page 192, Roanoke, Co.

The said corporation further Certifies that it has subdivided this land as shown hereon entirely of its own free will and consent, as required by Sections 15-779 through 15-794.3 of the Virginia Code of 1950, as amended to date, and further pursuant to and in compliance with Title 15, Chapter 11, "LAND SUBDIVISION REGULATIONS" of the GENERAL ORDINANCES of the TOWN OF SALEM.

The said corporation further certifies that the 15 ft. easement for Alley widening along the South boundary is hereby dedicated in fee simple to the TOWN OF SALEM.

The said corporation further certifies that as a condition, precedent to the approval of this map and the acceptance of the dedication of the alley as shown hereon, by the Council of the TOWN OF SALEM, it does specifically release the TOWN OF SALEM, from any or all claim or claims for damages which said owners, their heirs, successors, or assigns may have or acquire against the Town of Salem, by reason of establishing proper grade lines on and along said alley, and by reason of doing necessary grading or filling for the purpose of placing said alley upon the proper grade, as may from time to time be established by the said Town, and the TOWN OF SALEM shall not be required to build any retaining wall or walls along the alley and the property lines.

IN WITNESS WHEREOF ARE HEREBY PLACED THE SIGNATURES OF THE PRESIDENT AND SECRETARY OF SAID CORPORATION TOGETHER WITH ITS CORPORATE SEAL ON THIS 16 DAY OF July 1956.

[Signature] President
[Signature] Secretary

Caption Legal Reference:
See D.B. 549, Pg. 333 for conveyance of lots 5 thru 17, Block 4-Mountain View Addition to Simms Precast Corp.

MAP OF MOUNTAIN AVENUE HOMES
A REDEVELOPMENT OF LOTS 5 THRU 17, INCL., BLOCK 4 MOUNTAIN VIEW ADDITION MAP RECORDED P.B. 2-P. 192

PROPERTY OF SIMMS PRECAST CORP.
L. EARL SIMMS, PRES., VIRGINIA SIMMS, SECT.

TOWN OF SALEM, VIRGINIA.

By: C.B. Malcolm & Son
Va. State Cert. Engrs. & Surv.

Date: June 1, 1956 Plan Scale: 1"=50'

(This Map of Mountain Avenue Homes supersedes that portion of Block 4-Mountain View Addition Showing lots 5 thru 17, inclusive, of record P.B. 2, P. 192.)

BOUNDARY DATA-Lots 1 THRU 12, INCLUSIVE
MOUNTAIN AVENUE HOMES

POINTS	BEARING	DISTANCE	N (Cos) S	E (Sine) W
1-2A	N20°48'W	108.00	100.96	38.35
2A-4	N10°40'E	72.12	70.87	13.35
4-5A	N28°26'E	123.79	108.86	58.94
5A-7A	N70°19'E	85.27	28.72	80.29
7A-9	S62°04'E	186.80		165.04
9-10	S47°47'E	120.20		89.02
10-11	S39°49'E	400.00		256.13
11-12	S50°11'W	257.68		197.92
12-13	N52°04'W	103.31	63.51	81.48
13-14	N39°28'W	334.94	258.57	212.90
14-1	N86°06'W	132.43	9.01	132.12
TOTALS		1,924.54	640.50	640.50

CURVE DATA					CHORD	
CURVE	LOT	ANGLE	TANGENT	RADIUS	ARC	DISTANCE
A	1	31°-28'	20.0	70.39	38.99	38.50
B	3	41°-53'	30.0	78.39	57.30	56.04
C	3	47°-37'	30.0	67.99	56.50	54.89

The following Reservations and Restrictions are made conveyants running with the title of the land shown hereon, Lots 1 thru 12 incl., of MOUNTAIN AVENUE HOMES, for a period of 25 years from the date of recordation of this map.

1. The property shown hereon is to be used for residential purposes only.
2. No trailer, basement, garage, shack, barn, or other outbuildings erected on any of these lots shall at any time be used as a residence or dwelling, nor shall any residence or dwelling of a temporary character be permitted.
3. No dwelling or residence shall be erected on any of the aforesaid lots costing less than \$8,500.00 based upon costs of labor and material in 1956.
4. No dwelling shall be erected on any of these lots with the main body of same closer than the building line (B.L.) as shown hereon.
5. All of the aforesaid lots are subject to public utility easements (RUE) as shown hereon.

State of Virginia } To Wit: I, *[Signature]*, a Notary Public in and for the said City and State do hereby certify that L. Earl Simms, Pres., and Virginia Simms, Sect., of Simms Precast Corp. whose names are signed to the certificates on this map dated July 16, 1956, have each personally appeared before me in my aforesaid City and State and acknowledged same on July 16, 1956.

My Commission Expires on January 15, 1957.

[Signature] Notary Public

In the Clerk's Office of the Circuit Court for the County of Roanoke, Virginia this map is presented on this 22 day of August, 1956 and with the certificates of dedication and acknowledgement thereto annexed, admitted to record at 12:35 o'clock P.M.

TESTE: Roy K. BROWN, Clerk. By: *[Signature]* Deputy Clerk