

KNOW ALL MEN BY THESE PRESENTS: TO WIT,

THAT WILEY M. GARST AND BERTHA M. GARST ARE THE OWNERS OF THE LAND SHOWN HEREON, SUBDIVIDED INTO THE LOTS, AND BEING KNOWN AS BLOCKS 5 AND 6 SECTION No. 4 HEMLOCK HILLS.

THE SAID OWNERS FURTHER CERTIFY THAT THEY HAVE SUBDIVIDED THIS LAND AS SHOWN HEREON ENTIRELY WITH THEIR OWN FREE WILL AND CONSENT AS REQUIRED BY SECTION 15-191 OF THE 1950 CODE OF VIRGINIA.

THE SAID OWNERS FURTHER CERTIFY THAT THEY DEDICATE FOR PUBLIC USES, ALL OF THE LAND SHOWN HEREON EMERGED WITHIN THE LIMITS OF HIGH ACRES ROAD AND CONVEYS ALL OF THE SAME TO THE COUNTY OF ROANOKE, IN FEE SIMPLE.

IN WITNESS WHEREOF, ARE HEREBY PLACED THE SIGNATURES OF WILEY M. GARST AND BERTHA M. GARST HERETO AFFIXED ON DEC. 8, 1956.

Wiley M. Garst (seal) *Bertha M. Garst* (seal)
OWNER OWNER

STATE OF VIRGINIA } To WIT:
CITY OF ROANOKE }

I, MARY LINDA M. SMILEY, A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE, DO HEREBY CERTIFY THAT WILEY M. GARST AND BERTHA M. GARST, WHOSE NAMES ARE SIGNED TO THE ABOVE WRITING DATED DEC. 8, 1956 HAVE EACH PERSONALLY APPEARED BEFORE ME, IN MY SAID CITY AND STATE, AND ACKNOWLEDGED THE SAME ON DEC. 8, 1956. MY COMMISSION EXPIRES JAN. 15, 1957.

Mary Linda M. Smiley NOTARY PUBLIC

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF ROANOKE, VIRGINIA THIS MAP IS PRESENTED ON DEC. 20, 1956, AND WITH THE CERTIFICATES OF ACKNOWLEDGEMENT AND DEDICATION THERETO ANNEXED IS ADMITTED TO RECORD AT 3:30 O'CLOCK P.M.

TESTE: *Ray K. Brown* CLERK
By H. C. Ingram, Dep. Clerk

APPROVED:

W. C. Ingram 12/12/56 *H. Clinton Boyles* 12/19/56
SECRETARY OF ROANOKE CITY ENGR. OF ROANOKE, VA. DATE
COUNTY PLAN COMMISSION
W. C. Ingram 12/12/56 *J. R. Hildebrand* Dec. 19, 1956
CHAIRMAN OF BOARD OF AGENT FOR ROANOKE DATE
SUPERVISORS OF ROANOKE CO. CITY PLAN COMMISSION

BOUNDARY		CLOSURE			
POINTS	BEARING	DISTANCE	NORTH	SOUTH	EAST
1-2	S 11° 29' W	50.03		49.00	10.10
2-3	S 11° 29' W	19.29		18.89	3.90
3-4	N 32° 19' W	27.77	23.47		14.85
4-5	N 76° 17' W	134.21	46.05		188.67
5-6	S 13° 43' W	232.60		225.96	55.15
6-7	N 72° 44' W	83.48	24.78		78.72
7-8	N 66° 53' W	351.39	137.95		323.18
8-9	N 13° 43' E	170.02	165.17		40.32
9-10	N 0° 26' E	51.37		51.37	0.39
10-11	N 13° 43' E	158.13	153.62		37.49
11-12	S 77° 34' E	530.13		114.13	517.70
12-13	S 13° 43' W	170.0		165.15	40.31
13-1	S 76° 17' E	123.5		23.28	119.38
TOTALS			602.41	602.41	715.88

BOUNDARY CONTAINS 4.766 ACRES

RESERVATIONS & RESTRICTIONS

- ALL OF THE LOTS IN THIS SECTION No. 4 HEMLOCK HILLS SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY AND THE SAID PROPERTY SHALL NOT BE USED FOR ANY PURPOSE THAT WILL CREATE A NUISANCE OR ANNOYANCE IN THE NEIGHBORHOOD.
- NO LOT SHALL BE SUBDIVIDED INTO BUILDING LOTS, EXCEPT THAT A LOT MAY BE DIVIDED AND ADDED ON TO AN ADJOINING LOT.
- NO DWELLING SHALL BE ERRECTED ON ANY LOT HAVING A WIDTH OF LESS THAN 75 FEET, AND NOT NEARER THE STREET THAN THE MINIMUM SET BACK LINE SHOWN HEREON.
- EASEMENTS FOR INSTALLATION AND MAINTENANCE OF UTILITIES ARE RESERVED WHERE SHOWN.
- NO STRUCTURE OF A TEMPORARY NATURE, SUCH AS A TRAILER, BASEMENT, TENT, SHACK, OR GARAGE OR OTHER OUTBUILDING, SHALL BE USED AT ANY TIME AS A RESIDENCE, EITHER TEMPORARILY OR PERMANENTLY.
- NO LOT SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR RUBBISH, TRASH, GARBAGE, OR OTHER WASTE, EXCEPT IN SANITARY CONTAINERS.
- NO DWELLING SHALL BE PERMITTED ON ANY LOT AT A COST LESS THAN \$14,000 BASED UPON COST LEVELS PREVAILING ON THE DATE THESE COVENANTS ARE RECORDED, IT BEING THE INTENTION AND PURPOSE OF THE COVENANT TO ASSURE THAT ALL DWELLINGS SHALL BE OF A QUALITY OF WORKMANSHIP AND MATERIALS, SUBSTANTIALLY THE SAME OR BETTER THAN THAT WHICH CAN BE PRODUCED ON THE DATE THESE COVENANTS ARE RECORDED AT THE MINIMUM COST STATED HEREIN. THE ABOVE COST PERTAINS TO CONSTRUCTION COST.
- ANY RETAINING WALL OR WALLS WHICH MAY BE BUILT ALONG OR NEAR LOT LINES, SHALL BE CONSTRUCTED OF STONE, BRICK OR POURED CONCRETE.
- NO HOUSE SHALL BE ERRECTED ON ANY LOT, EXCEEDING TWO STORIES IN HEIGHT, AND A ONE OR TWO CAR GARAGE, AND NOT MORE THAN ONE SUCH DWELLING HOUSE SHALL BE ERRECTED ON ANY LOT.
- NO FOWL, HOGS, GOATS, OR OTHER LIVESTOCK WILL BE ALLOWED ON THE LOTS SHOWN HEREON.
- THESE COVENANTS ARE TO RUN WITH THE LAND, AND SHALL BE BINDING UPON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM FOR A PERIOD OF TWENTY FIVE YEARS FROM THE DATE OF RECORDATION OF THIS MAP, AFTER WHICH TIME SAID COVENANTS SHALL AUTOMATICALLY BE EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS, UNLESS AN INSTRUMENT, SIGNED BY THE MAJORITY OF OWNERS OF THE LOTS HAS BEEN RECORDED, AGREEING TO CHANGE SAID COVENANTS IN WHOLE OR IN PART.
- ENFORCEMENT SHALL BE BY PROCEEDINGS AT LAW OR IN EQUITY AGAINST ANY PERSON OR PERSONS, VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANT, EITHER TO RESTRAIN VIOLATION, OR TO RECOVER DAMAGES.
- VIOLATION OR INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGEMENT OR COURT ORDER, SHALL IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

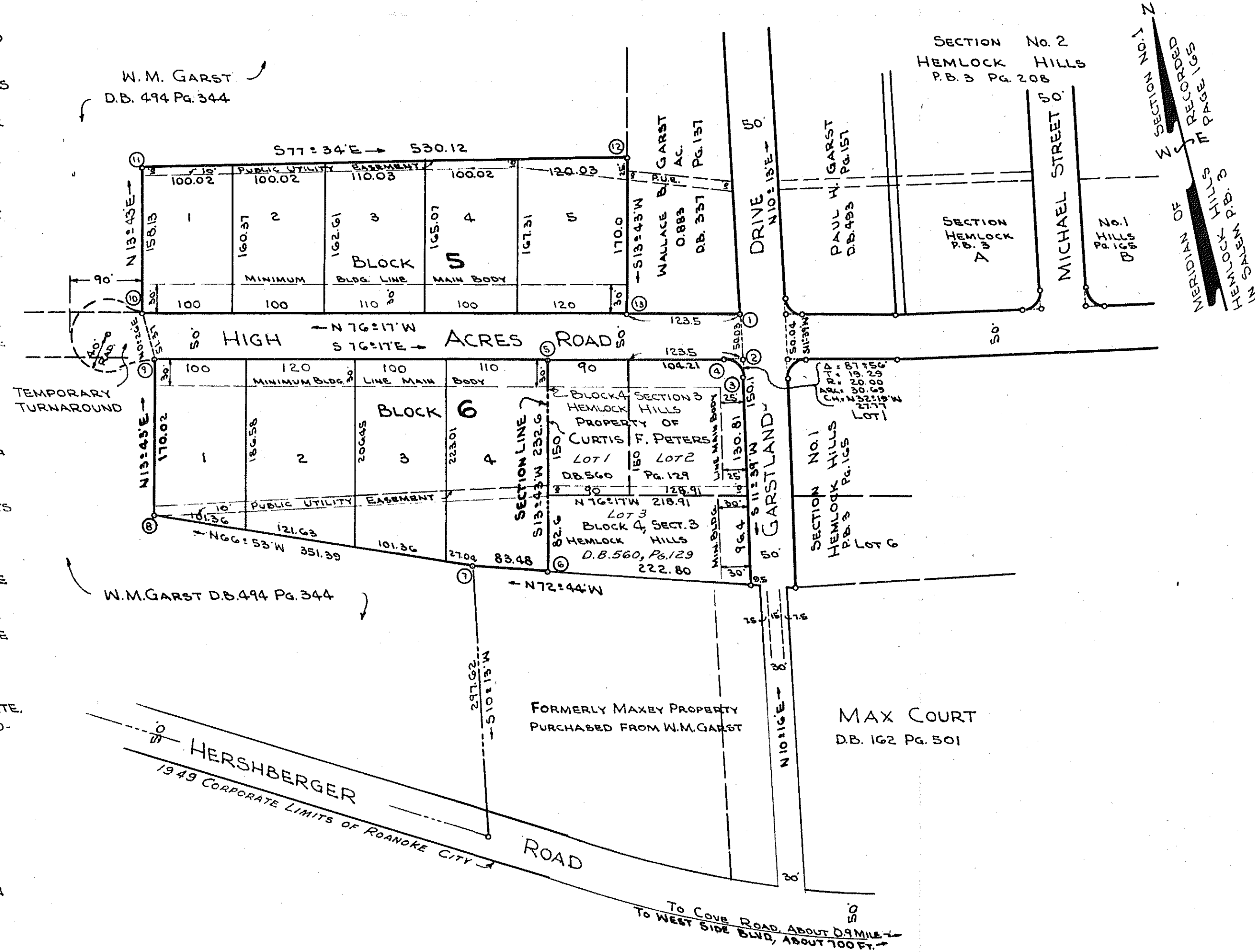
NOTE:

IRON STAKE HAS BEEN PLACED AT EACH LOT CORNER.

DEC. 7, 1956
I, HEREBY CERTIFY THAT THIS PLAT OF SURVEY IS CORRECT.

C. Malcolm
VIRGINIA STATE CERTIFIED ENGR.

NOTE BOOK: 5-56
FIELD WORK: G.W.D.
DRAWN BY: R.C.W.
CHECKED BY: R.C.W.



CAPTION LEGAL REFERENCE:

THE LAND SHOWN SUBDIVIDED HEREON IS A PORTION OF THE PROPERTY OF WILEY M. GARST AND BERTHA M. GARST RECORDED IN ROANOKE COUNTY D.B. 494 PAGE 344

MAP OF
BLOCKS 5 & 6
SECTION No. 4
HEMLOCK HILLS
PROPERTY OF
WILEY M. GARST & BERTHA M. GARST
SITUATE TO THE NORTH OF HERSHBERGER ROAD, NEAR THE
NORTH LIMITS OF ROANOKE CITY
ROANOKE COUNTY, VIRGINIA

BY: C.B. MALCOLM & SON
VA. STATE CERT. ENGRS.
DATE: DEC. 7, 1956
SCALE: 1" = 100'