

BOUNDARY DATA					
AREA = 117.770 ACRES					
COR.	BEARING	DIST.	N	S	E
1.2	S 59° 58' 14" W	267.00		13.524	230.71
2.3	N 30° 47' 14" W	150.03	128.89		76.78
3.4	S 69° 14' 14" W	509.75		176.51	478.19
4.5	S 3° 24' 14" E	149.51		149.25	88.7
5.6	S 85° 14' 14" W	55.00		4.57	54.81
6.7	S 86° 47' 14" W	469.83		26.36	469.09
7.8	N 13° 13' 14" W	343.68	343.11		19.78
8.9	S 84° 36' 14" E	90.70		8.09	89.80
9.10	N 10° 32' 14" E	376.56	376.55		3.04
10.11	N 17° 10' 14" W	134.51	128.52		39.70
11.12	N 85° 38' 14" W	139.78	107.58		138.12
12.13	N 50° 38' 14" W	232.90	150.76		183.15
13.14	N 37° 03' 14" W	338.35	183.87		284.03
14.15	N 8° 05' 14" E	36.10	3.574		5.07
15.16	N 83° 00' 14" W	60.95	36.68		48.67
16.17	N 87° 33' 14" W	85.49	184.18		171.25
17.18	N 17° 46' 14" E	128.76	125.09		28.34
18.19	N 80° 08' 14" W	371.63	63.89		366.10
19.20	S 1° 54' 14" E	30.00		29.53	5.16
20.21	N 76° 45' 14" E	480.08	109.64		467.42
21.22	N 8° 54' 14" W	150.00	14.771		15.79
22.23	N 2° 13' 14" W	50.99	47.53		18.45
23.24	N 9° 54' 14" W	150.00	18.771		25.79
24.25	N 80° 08' 14" W	50.00		4.60	49.26
25.26	N 1° 54' 14" W	117.66	115.91		20.23
26.27	N 80° 08' 14" W	180.00	12.08		70.33
27.28	S 5° 51' 14" E	13.59		6.83	11.75
28.29	N 53° 06' 14" E	160.00	96.07		172.95
29.30	N 53° 06' 14" E	50.75	26.03		47.98
30.31	N 53° 06' 14" E	305.00	183.13		243.70
31.32	N 8° 06' 14" E	70.71	70.00		9.96
32.33	N 53° 06' 14" E	97.00	58.28		77.57
33.34	N 8° 06' 14" E	438.76	7.02		438.70
34.35	S 77° 02' 14" E	133.85		30.03	130.44
35.36	S 83° 53' 14" E	261.00		27.81	259.51
36.37	S 73° 06' 14" E	102.50		29.80	98.01
37.38	S 64° 57' 14" E	300.50		171.63	272.05
38.39	S 57° 53' 14" E	45.13		22.65	37.04
39.40	S 56° 08' 14" E	180.50		100.76	149.76
40.41	S 46° 10' 14" E	85.50		59.31	61.67
41.42	S 73° 34' 14" E	125.39		118.87	50.76
42.43	S 36° 58' 14" E	104.41		83.41	62.78
43.44	S 14° 07' 14" E	1860.75		1802.70	461.18
TOTALS		2944.51	2944.34	3581.70	3581.60

RESERVATIONS, CONDITIONS AND RESTRICTIONS

THE FOLLOWING RESERVATIONS, CONDITIONS AND RESTRICTIONS SHALL, FOR A PERIOD OF THIRTY (30) YEARS FROM THE DATE OF THE RECORDATION OF THIS PLAT, BE COVENANTS RUNNING WITH THE LAND AS SUBDIVIDED IN THE ANNEXED PLATS:

1. THE SUBDIVIDED PROPERTY SHALL BE USED ONLY FOR RESIDENTIAL PURPOSES, EXCEPT THE PORTION THEREOF WHICH ADJUTS ON THE LEE HIGHWAY AND WHICH THE RECORDED PLAT SHOWS MAY BE USED FOR BUSINESS PURPOSES.

2. NOT MORE THAN ONE DWELLING SHALL BE ERECTED UPON ANY ONE LOT AND IF SAID DWELLING BE A SINGLE FAMILY DWELLING THEN NO SUCH DWELLING SHALL BE ERECTED COSTING LESS THAN FOURTEEN THOUSAND FIVE HUNDRED (14,500.00) DOLLARS, EXCLUSIVE OF OUTBUILDINGS, OR ANY UNATTACHED BUILDING OR STRUCTURE. OTHER THAN SINGLE FAMILY DWELLINGS, THE ERECTION OF DUPLEX HOUSES SHALL BE PERMITTED, IN WHICH EVENT NO SUCH DUPLEX HOUSES SHALL BE ERECTED COSTING LESS THAN TWENTY FIVE THOUSAND (25,000.00) DOLLARS, EXCLUSIVE OF OUTBUILDINGS, OR ANY UNATTACHED BUILDING OR STRUCTURE.

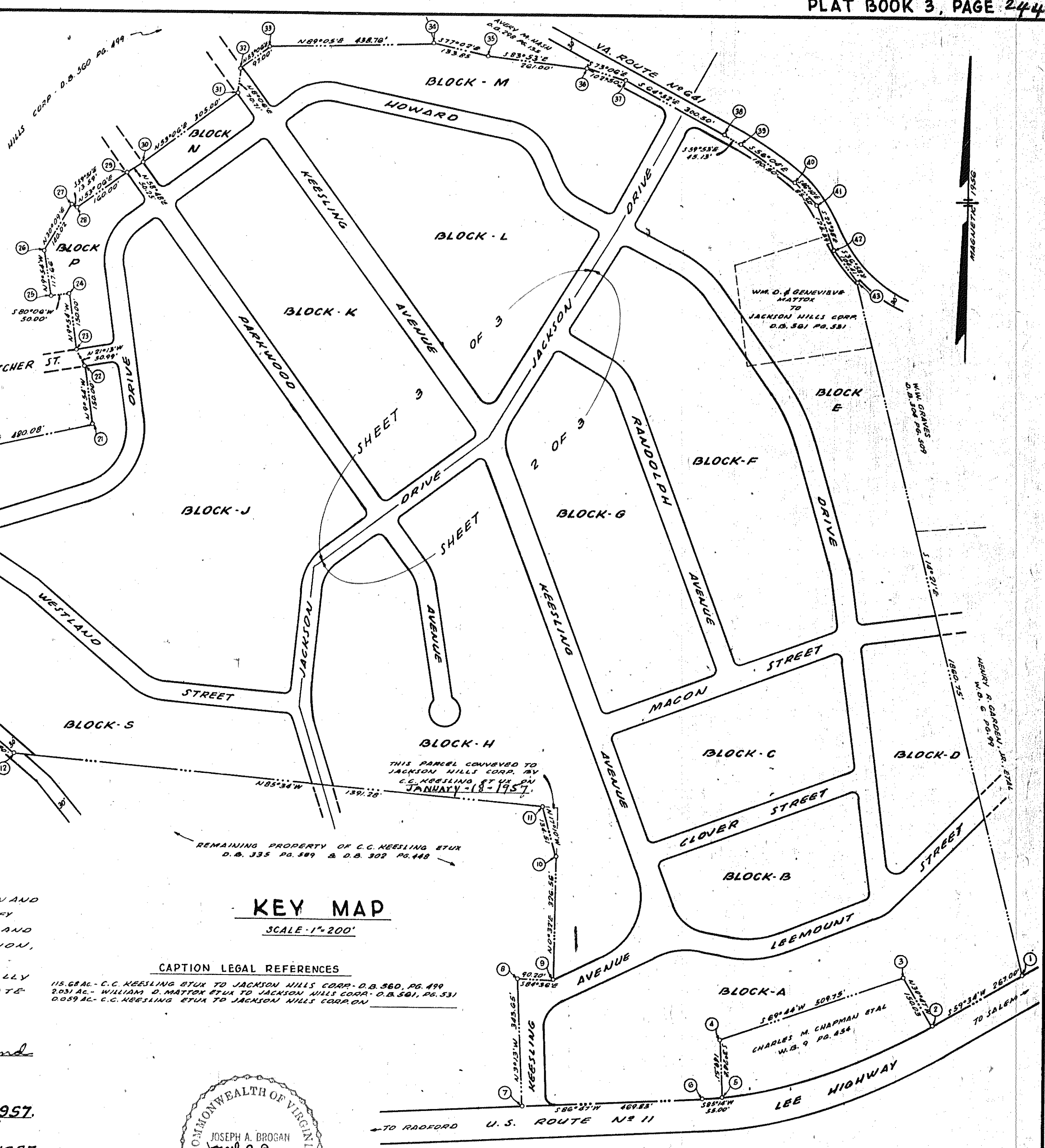
3. EVERY DWELLING OF A SINGLE FLOOR PLAN, FLOOR AND A HALF PLAN, SPLIT LEVEL, OR OTHER LIKE PLAN, SHALL, EXCLUSIVE OF ATTACHED GARAGES, PORCHES, PATIOS, ETC., BE CONSTRUCTED SO THAT THE MAIN FOUNDATION WALLS OF THE DWELLING SHALL EMBRACE AN AREA OF AT LEAST 1200 SQUARE FEET. NO DWELLING SHALL BE PERMITTED WHICH EXCEEDS IN HEIGHT TWO AND ONE-HALF STORIES, AND EVERY SUCH DWELLING, OR TWO STORY DWELLING, SHALL BE TO CONSTRUCTED THAT THE MAIN FOUNDATION WALLS THEREOF SHALL EMBRACE AN AREA OF AT LEAST 800 SQUARE FEET, EXCLUSIVE OF ATTACHED GARAGES, PORCHES, PATIOS, ETC.

4. ALL BUILDING LINES ARE TO BE STRICTLY COMPLIED WITH AND NO ENCLOSED WALLS SHALL BE CONSTRUCTED BEYOND OR ON THE OUTSIDE OF SUCH BUILDING LINES, AND NO PART OR PORTION OF ANY DWELLING SHALL BE CONSTRUCTED CLOSER TO ANY LOT LINE THAN A DISTANCE EQUAL TO TEN (10) PERCENT OF THE AVERAGE WIDTH OF THE LOT UPON WHICH SUCH DWELLING IS CONSTRUCTED.

5. NO TEMPORARY STRUCTURE, OR ANY CHARACTER, AND NO TRAILER, TENT, BASEMENT, GARAGE, OR OTHER PARTLY CONSTRUCTED BUILDING, SHALL, AT ANY TIME, BE USED IN CONNECTION WITH ANY LOT AS LIVING QUARTERS, OR AS A RESIDENCE, EITHER TEMPORARY OR PERMANENT. NO OBNOXIOUS ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, OR IN ANY DWELLING ERECTED UPON ANY LOT, NOR SHALL ANY LOT, OR ANY DWELLING THEREON, BE USED FOR ANY PURPOSE AS TO CREATE A NUISANCE TO THE NEIGHBORHOOD, OR AS TO CAUSE A CONTINUING ANNOYANCE TO OTHER LOT OWNERS AND RESIDENTS.

6. NO WINE, HOGS, OR LIVE STOCK, SHALL, AT ANY TIME, BE KEPT ON ANY LOT SHOWN HEREON.

THE FOREGOING RESTRICTIONS, CONDITIONS AND RESERVATIONS ARE NOT ONLY MADE COVENANTS RUNNING WITH THE LAND AND BINDING UPON ALL PARTIES, AND ALL PERSONS CLAIMING BY, THROUGH OR UNDER THEM, FOR A PERIOD OF THIRTY (30) YEARS FROM THE DATE OF THE RECORDATION OF THIS PLAT BUT ALSO, UPON A VIOLATION OR ATTEMPT TO VIOLATE THE SAME, IT SHALL BE LAWFUL FOR ANY PERSON OR PERSONS OWNING ANY PROPERTY SITUATE WITHIN THIS SUBDIVISION TO PROSECUTE ANY PROCEEDINGS, AT LAW OR IN EQUITY, AGAINST THE PERSON OR PERSONS TO VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT, CONDITION OR RESTRICTION OR TO ENJOIN HIM OR THEM, FROM SUCH VIOLATION OR ATTEMPTED VIOLATION AND/OR TO RECOVER DAMAGES FOR THE SAME.



KEY MAP
SCALE 1"=200'

CAPTION LEGAL REFERENCES
115 GRAL. C.C. KEESLING ETUX TO JACKSON HILLS CORP. D.B. 360, PG. 499
203 AC. WILLIAM D. MATTOX ETUX TO JACKSON HILLS CORP. D.B. 361, PG. 531
6059 AC. C.C. KEESLING ETUX TO JACKSON HILLS CORP. D.B. 362, PG. 531

KNOW ALL MEN BY THESE PRESENTS, TO WIT:
THAT JACKSON HILLS CORPORATION IS VESTED WITH THE FREE SIMPLE, UNENCUMBERED TITLE, TO THE LAND SHOWN HEREON BOUNDED BY OUTSIDE CORNERS ONE (1) THROUGH FOURTY-THREE (43) TO ONE (1), THE SAID OWNER CERTIFIES THAT THIS LAND HAS BEEN SUBDIVIDED, AS SHOWN HEREDA, ENTIRELY WITH THE FREE WILL AND ACCORD OF THE SAID JACKSON HILLS CORPORATION, THE OWNER THEREOF, 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, CHAPTER TWO (2), OF TITLE FIFTEEN (15) (LAND SUBDIVISION REGULATIONS) OF THE GENERAL ORDINANCES OF THE TOWN OF SALEM.

THE OWNER, BY VIRTUE OF THE RECORDATION OF THIS PLAT, DEDICATES ALL OF THE LAND EMBRACED WITHIN THE LIMITS OF THE STREETS, AVENUES AND ALLEYS TO THE COUNTY OF ROANOKE FOR PUBLIC PURPOSES, RESERVING THE RIGHT, HOWEVER, TO CONSTRUCT IN SAID STREETS, AVENUES AND ALLEYS SEWER, WATER, GAS, DRAINAGE AND POWER LINES, AND OTHER PUBLIC UTILITIES AND FACILITIES. THE UNPLATTED AREA LOCATED IN BLOCK "J", OF SAID SUBDIVISION, IS HEREBY DEDICATED FOR PARK AND RECREATION PURPOSES, TO BE ENJOYED IN COMMON, ONLY HOWEVER, BY THOSE HOLDING TITLE TO LOTS IN THIS SUBDIVISION, THEIR FAMILIES AND GUESTS.

IN WITNESS WHEREOF IS HEREBY PLACED THE SIGNATURES OF C. C. KEESLING, PRESIDENT, AND DAVID H. BURROWS, SECRETARY, OF JACKSON HILLS CORPORATION, TOGETHER WITH THE SEAL OF THE SAID CORPORATION, HERETO AFFIXED ON THIS 31ST DAY OF DEC., 1956.

STATE OF VIRGINIA }
COUNTY OF ROANOKE }
I, Thane S. Strickland, a NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT C.C. KEESLING AND DAVID H. BURROWS, PRESIDENT AND SECRETARY, RESPECTIVELY, OF JACKSON HILLS CORPORATION, WHOSE NAMES AS SUCH ARE SIGNED TO THE FOREGOING WRITING DATED Dec. 31st, 1956, HAVE EACH PERSONALLY APPEARED BEFORE ME IN MY SAID COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON Dec. 31st, 1956.

MY COMMISSION EXPIRES: 11-20-60

Thane S. Strickland
NOTARY PUBLIC

APPROVED: [Signature] DATE Jan. 12, 1957
CHAIRMAN OF TOWN OF SALEM PLANNING COMMISSION

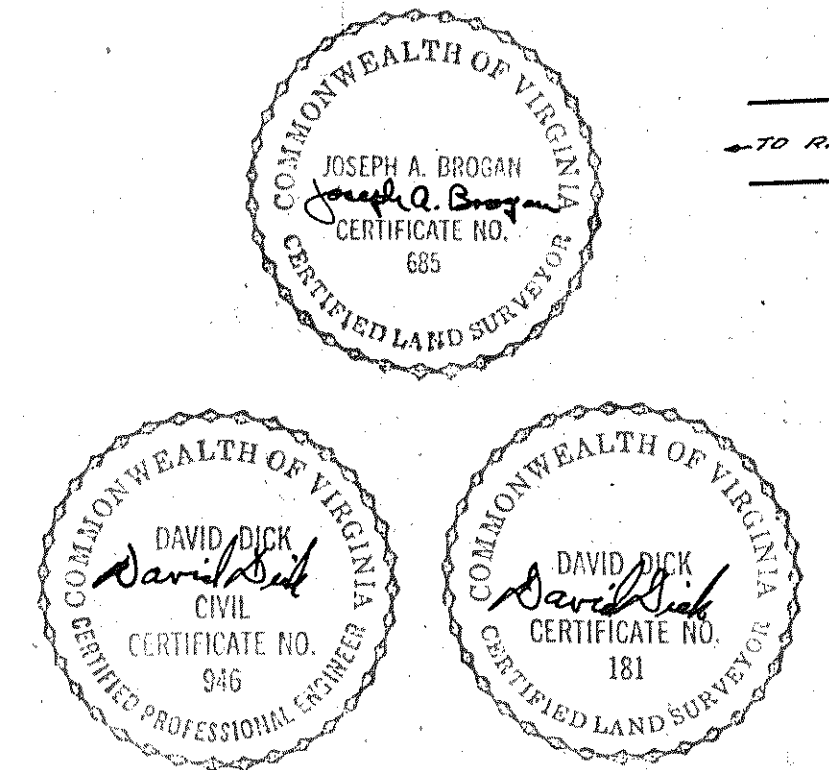
F. A. Spiggle DATE Jan. 12, 1957
MEMBER OF TOWN OF SALEM PLANNING COMMISSION

[Signature] DATE Jan. 11, 1957
CHAIRMAN OF BOARD OF SUPERVISORS OF ROANOKE COUNTY

[Signature] DATE Jan. 11, 1957
SECRETARY OF ROANOKE COUNTY PLANNING COMMISSION

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR ROANOKE COUNTY, VIRGINIA, THIS MAP IS PRESENTED ON Jan. 18, 1957 AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT AND DECLARATION HERETO ANNEXED IS ADMITTED TO RECORD AT 2:00 O'CLOCK P. M.

TESTE: ROY H. BROWN, CLERK
BY Mamie E. Kellner DEPUTY CLERK



SHEET 1 OF 3
MAP OF
SECTION NO. 1
BEVERLY HEIGHTS
PROPERTY OF
JACKSON HILLS CORP.
SITUATE ABOUT 1 MILE WEST OF SALEM
ROANOKE CO. VIRGINIA

DAVID DICK
CERT. ENGR. & SURVEYOR
DATE- DEC. 31, 1956.

& JOE A. BROGAN
STATE CERT. SURVEYOR
SCALE- AS SHOWN

