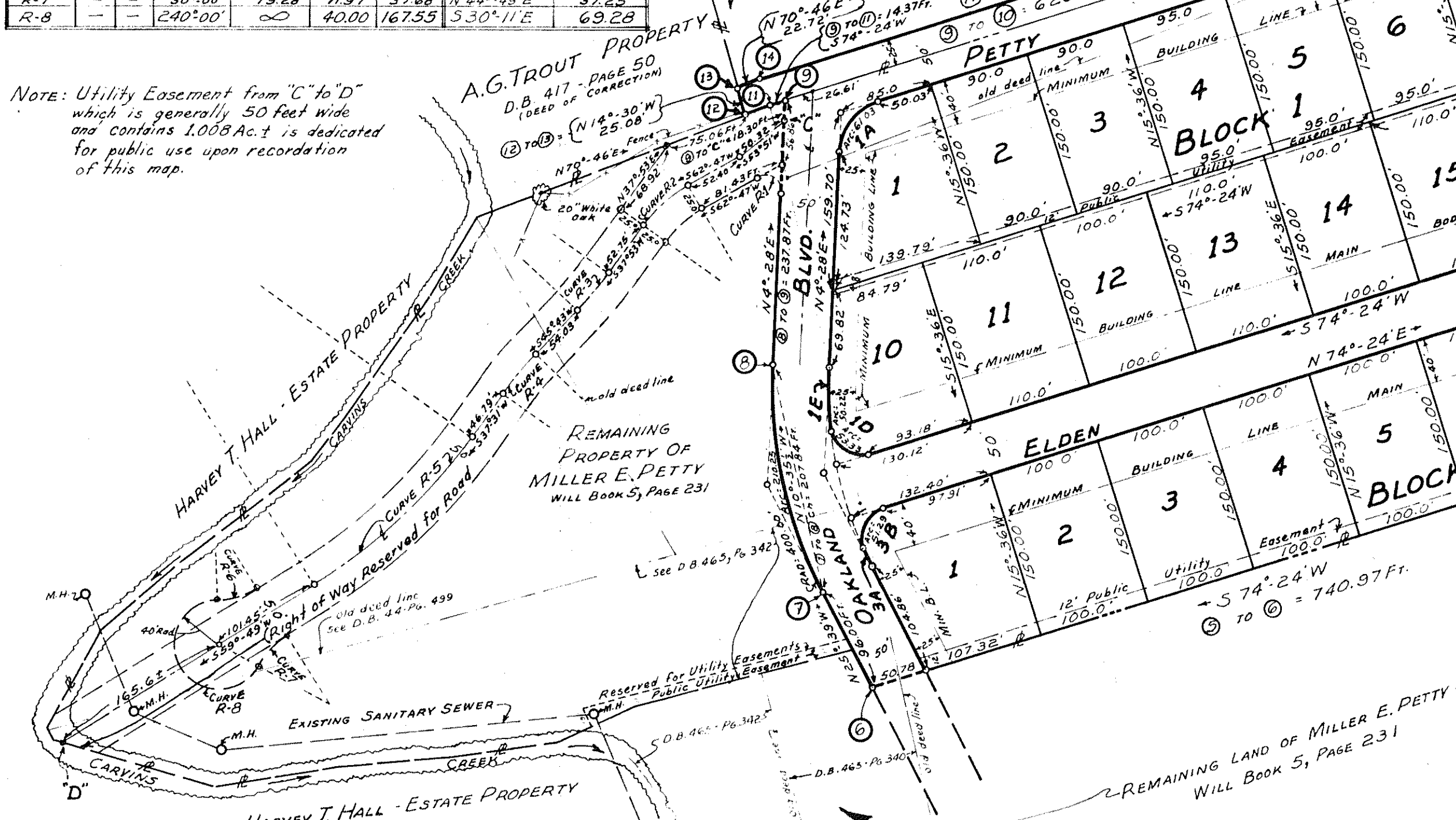


BOUNDARY DATA: SECTION No. 1 - PETTY ACRES									
POINTS	BEARING	DISTANCE	NORTH	SOUTH	EAST	WEST			
1 to 2	S 8° 52' E	180.53		178.37	27.83				
2 to 3	S 60° 55' W	842.87		330.46		775.39			
3 to 4	S 23° 05' E	350.00		321.98	137.22				
4 to 5	S 66° 55' W	346.75		135.95		316.99			
5 to 6	S 74° 24' W	740.97		199.26		713.67			
6 to 7	N 25° 39' W	96.00	86.54			41.55			
7 to 8	N 10° 35' W	207.84	204.30			38.20			
8 to 9	N 4° 28' E	237.87	237.15		18.52				
9 to 10	N 74° 24' E	623.63	167.70		600.65				
10 to 1	N 66° 55' E	1,199.62	470.33	1,103.58					
TOTALS		4,826.08	1,166.02	1,166.02	1,887.80	1,887.80			

Note: The North 25 feet of Petty Avenue, containing 1.028 Ac. is dedicated to the County of Roanoke, for street purposes, by Hedgelawn Nurseries, Inc. upon recordation of this map.

CURVE DATA									
CURVE	LOT	BLK	ANGLE	TANGENT	RADIUS	ARC	BEARING	DISTANCE	
① to ②	1	1	30° 07'	107.62	400.00	210.25	N 10° 35' W	207.84	
1A	1	1	69° 56'	34.97	50.00	61.03	N 39° 26' E	57.31	
1B	9	1	90° 00'	30.00	30.00	47.12	S 68° 05' E	42.43	
1C	18	1	90° 00'	30.00	30.00	47.12	S 27° 55' W	42.43	
1D	10	1	101° 51'	36.94	30.00	53.33	N 54° 40' W	46.57	
1E	10	1	8° 13'	25.14	350.00	50.22	N 0° 21' E	50.20	
2A	1	2	90° 00'	30.00	30.00	47.12	N 21° 55' E	42.43	
2B	8	2	104° 13'	38.55	30.00	54.57	S 60° 58' E	47.35	
3A	1	3	2° 05'	6.47	350.00	12.72	N 24° 36' W	12.72	
3B	1	3	97° 58'	34.49	30.00	51.29	N 25° 29' E	45.27	
3C	10	3	90° 00'	30.00	30.00	47.12	S 68° 05' E	42.43	
⑩ to ⑪	1	2	76° 19'	25.00	31.82	42.38	N 28° 45' E	39.32	
R-1	1	1	121° 41'	26.88	15.00	31.86	N 56° 22' W	26.20	
R-2	1	1	24° 54'	27.60	125.00	54.32	S 50° 20' W	53.90	
R-3	1	1	7° 50'	22.25	325.00	44.43	S 41° 48' W	44.40	
R-4	1	1	8° 12'	23.30	325.00	46.51	S 41° 37' W	46.47	
R-5	1	1	22° 18'	98.15	500.00	194.60	S 48° 40' W	193.38	
R-6	1	1	30° 00'	19.28	71.97	37.69	N 74° 24' E	37.23	
R-7	1	1	30° 00'	19.28	71.97	37.69	N 74° 24' E	37.23	
R-8	1	1	240° 00'	∞	40.00	167.55	S 30° 11' E	69.28	

Note: Utility Easement from "C" to "D" which is generally 50 feet wide and contains 1.008 Ac. is dedicated for public use upon recordation of this map.



KNOW ALL MEN BY THESE PRESENTS: To Wit:

That MILLER E. PETTY, whose wife's name is HELEN B. PETTY, is the fee simple owner and proprietor of the land shown hereon to be subdivided, known as PETTY ACRES, bounded as shown hereon in detail by outside corners 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, inclusive, and that said land is not subject any lien or encumbrance.

Also, That HEDGELAWN NURSERIES, INC., whose president is M. S. MCKINNEY and whose secretary is Rexie J. Reynolds, is the fee simple owner and proprietor of that portion of PETTY AVENUE bounded by corners 1, 10, 9, 11, 12, 13, 14, 15, 16, 17, 18, inclusive, and that said land is not subject to any lien or encumbrance.

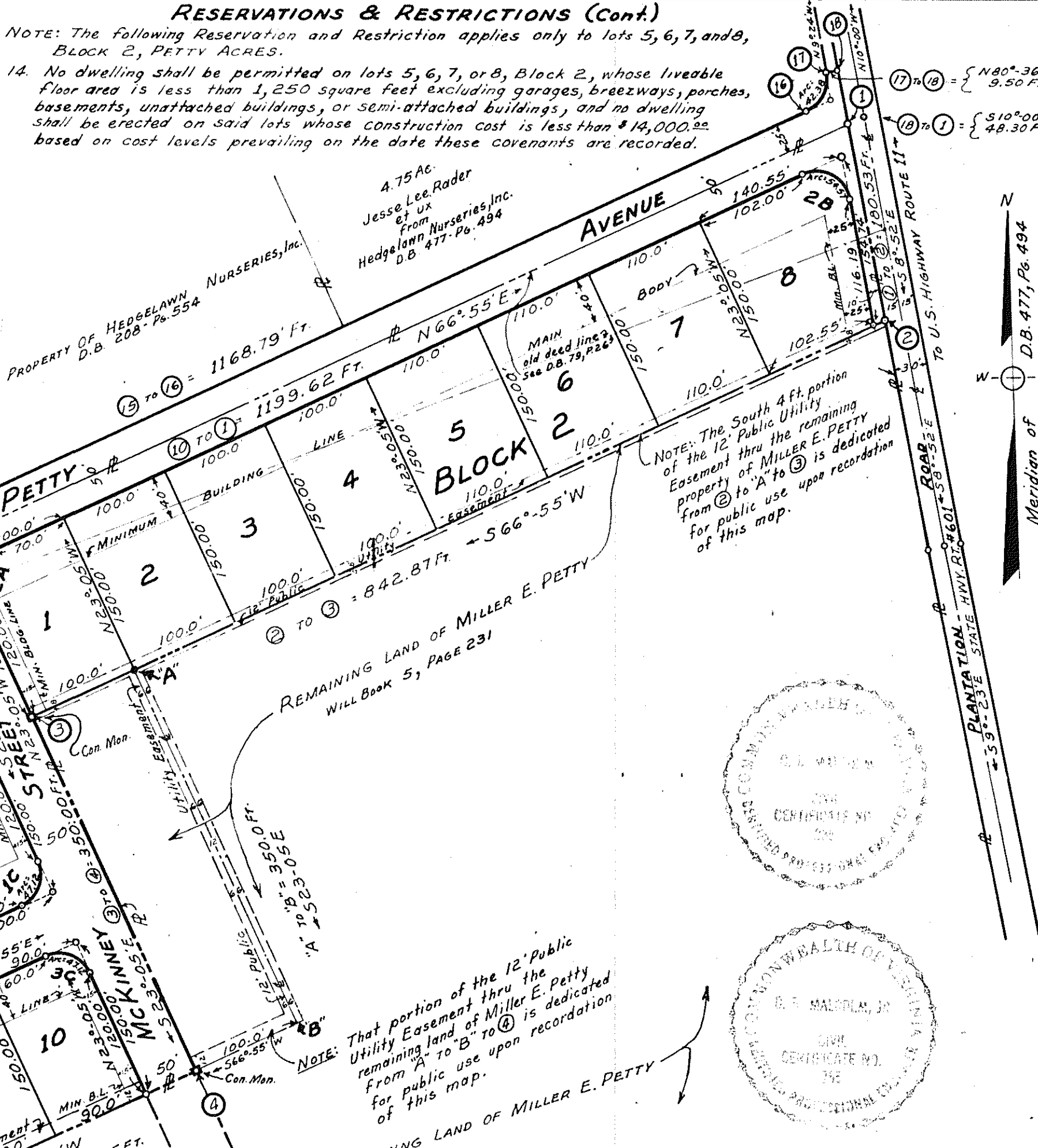
The Undersigned owners and proprietors certify the said subdivision as appears on this plat is with the consent and in accordance with the desire of the undersigned owners of same.

The said owners and proprietors hereby dedicate to and vest in the County of Roanoke, wherein said land lies, such portions of the premises platted as are on this plat set apart for streets, easements or other public uses, or for future street widening, in accordance with the provisions of the Subdivision Ordinance of the County of Roanoke, as amended and the Virginia Land Subdivision Act.

Witness the following signatures and seals this 27th day of February, 1957.

Miller E. Petty (Seal)
Helen B. Petty (Seal)
Hedgelawn Nurseries, Inc. (Seal)
M. S. McKinney (Seal)
Rexie J. Reynolds (Seal)

- RESERVATIONS & RESTRICTIONS**
- Note: The following Reservations & Restrictions Nos. 6, 7, only, do not apply to lots 5, 6, 7, and 8 of Block 2.
- All of the lots shown hereon, in Blocks 1, 2, & 3, SECTION No. 1, PETTY ACRES, shall be used for residential purposes only, and not for commercial purposes, and the said property shall not be used for any purpose that create a nuisance or annoyance in the neighborhood.
 - These lots may not be resubdivided so as to create additional building lots, except that individual lot lines between building sites may be adjusted.
 - No dwelling shall be erected or placed on any lot or portion of lots having a width of less than 75 feet, and with the main body of said dwelling not nearer to the street than the minimum setback line as shown hereon.
 - Easements for installation and maintenance of Utilities & drainage are reserved where shown hereon.
 - No structure of a temporary nature such as a trailer, basement, tent, shack, garage, barn, or other outbuilding, shall be used on any lot, at any time as a residence, either temporarily or permanently.
 - No dwelling shall be permitted on any lot whose livable floor area is less than 1,100 square feet exclusive of garages, breezeways, porches, basements, detached buildings, or semi-detached buildings erected in conjunction with said dwelling.
 - No dwelling shall be permitted on any lot whose construction costs less than \$12,000.00 based on cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of this 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.
 - No house shall be erected 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 erected on any lot or portions of lots having a width of not less than 75 feet.
 - No fowl, hogs, goats, or other livestock will be allowed on the lots shown hereon.
 - These covenants are to run with the title of the lots for a period of twenty-five years from the date of recordation of this map, after which time said covenants shall be automatically 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 judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.
 - No lot shall be used or maintained as a dumping ground for trash, rubbish, garbage or other waste, except in sanitary containers.
- Note: See Reservations & Restrictions Continued.



RESERVATIONS & RESTRICTIONS (Cont.)

Note: The following Reservation and Restriction applies only to lots 5, 6, 7, and 8, BLOCK 2, PETTY ACRES.

- No dwelling shall be permitted on lots 5, 6, 7, or 8, Block 2, whose livable floor area is less than 1,250 square feet excluding garages, breezeways, porches, basements, detached buildings, or semi-detached buildings, and no dwelling shall be erected on said lots whose construction cost is less than \$14,000.00 based on cost levels prevailing on the date these covenants are recorded.

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 MILLER E. PETTY and HELEN B. PETTY, whose names are signed to the annexed certificates dated February 27, 1957, have each personally appeared before me in my aforesaid City and State and acknowledged the same on February 27, 1957.
My Commission Expires on January 2, 1961.
Mary Linda M. Smiley
Notary Public

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 M. S. MCKINNEY, President, and Rexie J. Reynolds, secretary of HEDGELAWN NURSERIES, INCORPORATED, whose names are signed to the annexed certificates dated March 18, 1957, have each personally appeared before me in my aforesaid City and State and acknowledged the same on March 18, 1957.
My Commission Expires on January 2, 1961.
Mary Linda M. Smiley
Notary Public

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 M. S. MCKINNEY, President, and Rexie J. Reynolds, secretary of HEDGELAWN NURSERIES, INCORPORATED, whose names are signed to the annexed certificates dated March 18, 1957, have each personally appeared before me in my aforesaid City and State and acknowledged the same on March 18, 1957.
My Commission Expires on January 2, 1961.
Mary Linda M. Smiley
Notary Public

APPROVED:

Secretary, Roanoke County Planning Commission
3/19/57
Chairman of Board of Supervisors of Roanoke County, Virginia
3/19/57
City Engineer of Roanoke, Virginia
3/25/57
Agent, Roanoke City Planning Commission
Mar. 25, 1957

In the Clerk's Office of the Circuit Court for the County of Roanoke, Virginia, this map is presented on March 26, 1957, and with the certificates of dedication and acknowledgment thereto annexed, is admitted to record and filed for public use upon recordation of this map.

TESTE: ROY K. BROWN - Clerk, Jr.
Caption Legal Reference:
The 16.053 Ac. Tract shown hereon bounded by corners 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, inclusive, is North portion of Original John M. Petty land conveyed to Miller E. Petty in Will Book 5, Page 231. The North 25 feet of Petty Ave. bounded by corners 1, 10, 11, 12, 13, 14, 15, 16, 17, 18, inclusive, is a portion of tract conveyed to Hedgelawn Nurseries, Inc. from J.C. & Lena C. Senter in D.B. 208, P. 255.

MAP OF SECTION No. 1 PETTY ACRES

PROPERTY OF MILLER E. PETTY

CONTAINING 16.053 Ac.

Located West of State Highway Route No. 601
Approximately 1 Mile South of U.S. Highway Route No. 11

BY: C. B. MALCOLM & SON
VA. STATE CERT. ENG'G & SURV.

DATE: MARCH 11, 1957 SCALE: 1"=100'