

RESERVATIONS AND RESTRICTIONS

THE FOLLOWING ARE MADE COVENANTS RUNNING WITH THE TITLE OF THE LAND SHOWN SUBDIVIDED HEREON, KNOWN AS ORANDER PARK, FOR A PERIOD OF TWENTY-FIVE YEARS FROM THE DATE OF RECORDATION OF THIS PLAT.

1. ALL OF THE LOTS SHOWN HEREON SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY AND ONLY ONE RESIDENCE, OUT BUILDINGS EXCEPTED, SHALL BE ERECTED ON ANY LOT OR PORTIONS OF LOTS SHOWN HEREON.

2. NO RESIDENCE SHALL BE ERECTED ON ANY LOT COSTING LESS THAN \$14,000.00 FOR LABOR AND MATERIALS, OR HAVING A LIVING AREA OF LESS THAN 1250 SQ. FT., EXCLUSIVE OF BREEZEWAYS, PORCHES, CARPORTS OR GARAGES.

3. NO RESIDENCE SHALL BE ERECTED CLOSER TO THE STREET LINE OR LINES THAN THE BUILDING LINE SHOWN HEREON.

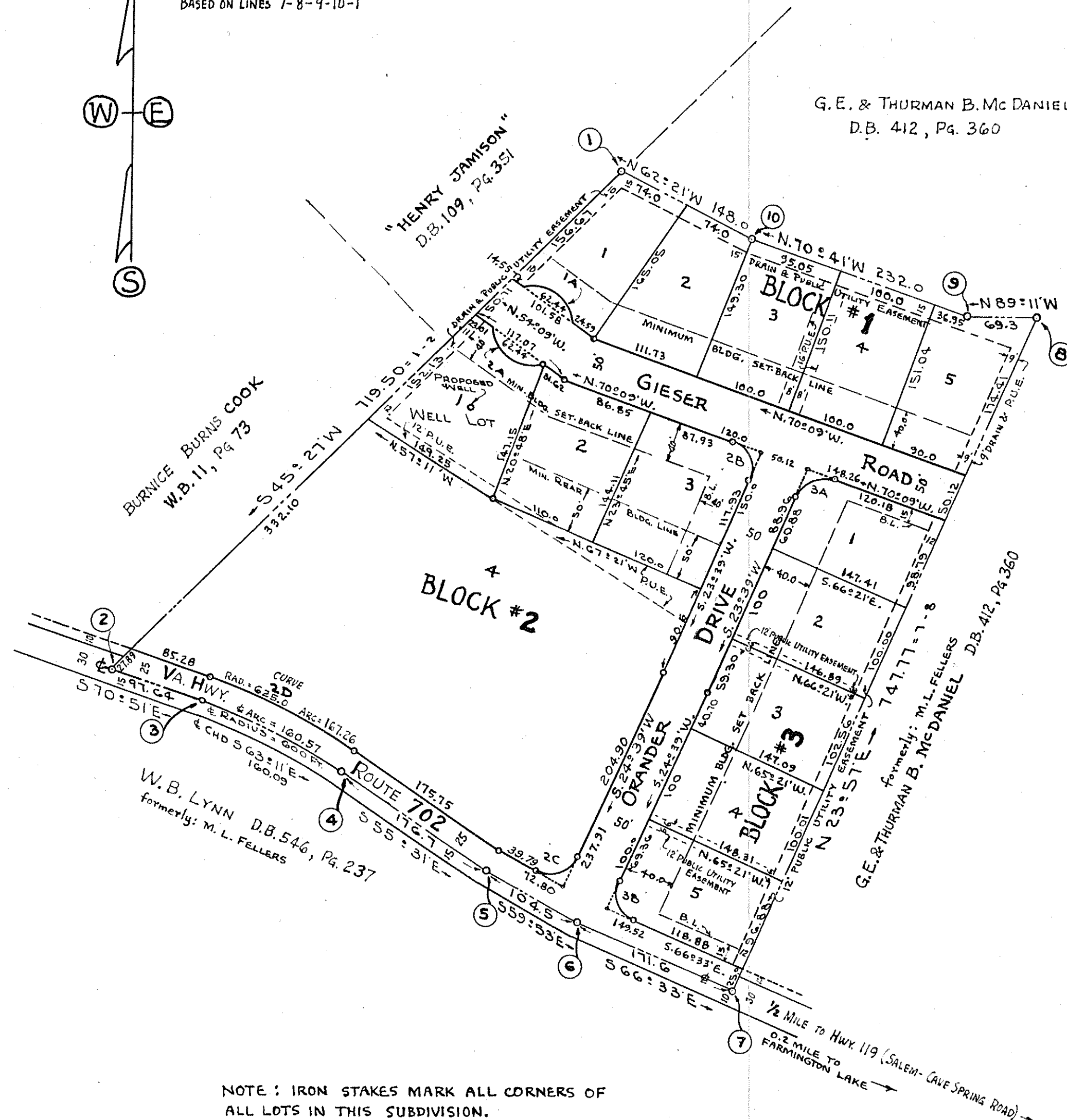
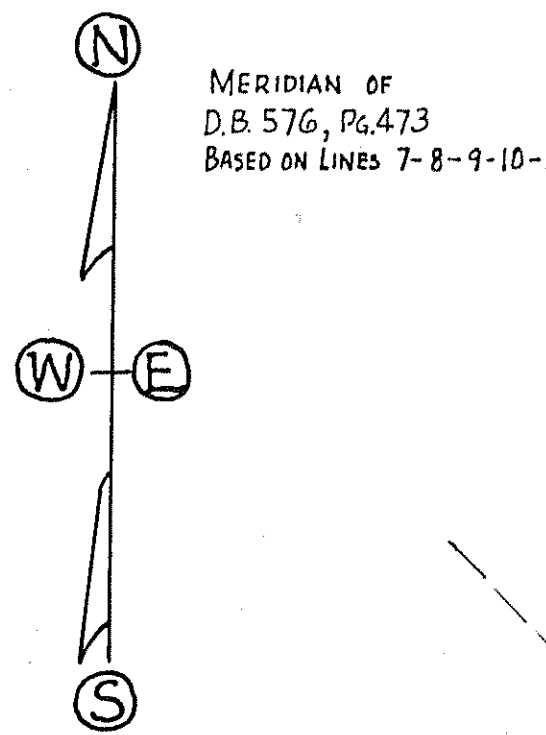
4. NO SHACKS, GARAGES, BASEMENTS, ECT. SHALL BE USED FOR LIVING QUARTERS, EITHER TEMPORARILY OR PERMANENTLY.

5. NO HOGS, FOWLS, GOATS, OR OTHER NUISANCES SHALL BE PERMITTED OR TOLERATED.

6. THE LOTS ARE SUBJECT TO THE PUBLIC UTILITY EASEMENTS SHOWN HEREON.

7. THE SUBDIVIDER RESERVES THE RIGHT TO CHANGE OR MODIFY THE SIZE OR SHAPE OF ANY LOT SHOWN HEREON AND RESERVES THE RIGHT TO WAIVE, MODIFY, OR RELEASE ANY OF THE RESERVATIONS AND RESTRICTIONS AS SET FORTH HEREON.

8. THE AREAS WITHIN THE 40 FT. RADIUS TURNAROUND IN GIESER ROAD OUTSIDE OF THE REGULAR 50 FT. WIDTH OF SAID ROAD SHALL AUTOMATICALLY REVERT TO THE ADJOINING OWNERS OF LOTS 1 IN BLOCKS 1 & 2 WHEN GIESER ROAD IS CONTINUED.



NOTE: RESERVATION No. 3 SHALL BE CONSTRUED AS APPLYING TO THE MAIN BODY OR ENCLOSED PORTION OF RESIDENCES.
B.L. DENOTES MINIMUM BUILDING LINE FOR MAIN BODY OF RESIDENCES.
P.U.E. DENOTES PUBLIC UTILITY EASEMENT.

NOTE: IRON STAKES MARK ALL CORNERS OF ALL LOTS IN THIS SUBDIVISION.

LEGAL REFERENCE - CAPTION PROPERTY:
THE PROPERTY SHOWN HEREON WAS CONVEYED TO T. J. ORANDER AND NELLIE G. ORANDER BY ROBERT L. COCHRANE, WIDOWER, BY DEED OF RECORD IN ROANOKE COUNTY DEED BOOK #576 - PG. # 473.

APPROVED:

[Signature] 11-26-57
SECTARY ROANOKE CO. PLANNING COMMISSION. DATE

[Signature] 11-26-57
CHAIRMAN BOARD OF SUPERVISORS ROANOKE COUNTY DATE

J. R. Hildebrand NOV. 25, 1957
AGENT FOR ROANOKE CITY PLANNING COMMISSION DATE

H. Cletus Boyles 11-27-57
CITY ENGINEER OF ROANOKE, VIRGINIA. DATE

SEPT. 17, 1957
I HEREBY CERTIFY
THAT THIS MAP OF SURVEY
IS CORRECT.
C. B. Malcolm Jr.
STATE CERT ENGR. & SURV.

BOUNDARY DATA

C. B. M. CO. SECT. NO. 18

LINE	BEARING	DIST.	N (COS)	S	E (SINE)	W
1-2	S 45° 27' W	719.50		504.75		512.74
2-3	S 70° 51' E	97.64		32.03	92.24	
3-4	S 63° 11' E	160.09		72.22	142.87	
4-5	S 55° 31' E	176.70		100.04	145.65	
5-6	S 59° 53' E	104.50		52.43	90.39	
6-7	S 66° 33' E	171.60		68.23	157.43	
7-8	N 23° 57' E	747.77	683.39			303.55
8-9	N 89° 11' W	69.30	0.99			69.29
9-10	N 70° 41' W	232.00	76.74			218.94
10-1	N 62° 21' W	148.00	68.68			131.10
TOTALS		2627.10	829.80	829.76	932.13	932.07

CURVE	LOT	BLK	ANGLE	TAN	RAD	ARC	BEARING	DISTANCE
1-A	1	1	102° 38'	40.00	71.65	N. 54° 09' W.		62.44
2-A	1	2	102° 38'	40.00	71.65	N. 54° 09' W.		62.44
2-B	3	2	73° 24'	32.07	30.00	N. 23° 15' W.		43.81
2-C	4	2	95° 28'	33.01	30.00	S. 72° 23' W.		44.41
2-D	4	2	151° 20'	84.13	625.00	S. 63° 11' E.		166.76
3-A	1	3	86° 12'	28.08	30.00	N. 66° 45' E.		41.00
3-B	5	3	91.12	30.64	30.00	S. 20° 57' E.		42.87

KNOW ALL MEN BY THESE PRESENTS, TO WIT:-

THAT T. J. ORANDER AND NELLIE G. ORANDER ARE THE OWNERS OF THE LAND SHOWN HEREON BOUNDED BY CORNERS ① TO ⑩, INCL., TO ⑩. THE SAID OWNERS FURTHER CERTIFY THAT THEY HAVE SUBDIVIDED THIS LAND ENTIRELY WITH THEIR OWN FREE WILL AND CONSENT AS REQUIRED BY THE SECTION OF THE CODE OF VIRGINIA THERETO APPLYING. IN WITNESS THEREOF ARE HEREBY PLACED THE SIGNATURES AND SEALS OF SAID OWNERS ON THIS 5 DAY OF NOVEMBER, 1957.

T. J. Orander 11-5-57
OWNER SEAL

Nellie G. Orander 11-5-57
OWNER SEAL

CITY OF ROANOKE)
STATE OF VIRGINIA) TO WIT:-

I, MARY LINDA M. SMILEY, A NOTARY PUBLIC IN AND FOR THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT T. J. ORANDER AND NELLIE G. ORANDER, WHOSE NAMES ARE SIGNED TO THE ANNEXED WRITING BEARING DATE OF NOVEMBER 5, 1957, HAVE PERSONALLY APPEARED BEFORE ME IN MY CITY AND ACKNOWLEDGED THE SAME ON NOVEMBER 5, 1957.

MY COMMISSION EXPIRES: 1-2-61. Mary Linda M. Smiley
NOTARY PUBLIC

IN THE CIRCUIT COURT FOR THE COUNTY OF ROANOKE, VIRGINIA, THIS MAP WAS PRESENTED ON SEPTEMBER 17, 1957, AND WITH THE CERTIFICATES OF DEDICATION AND ACKNOWLEDGMENT THERETO ANNEXED, ADMITTED TO RECORD AT 2:40 O'CLOCK A.M.

TESTE: ROY K. BROWN, CLERK.

By: V. C. Logan
DEPUTY CLERK

MAP of ORANDER PARK

PROPERTY OF

T. J. ORANDER AND NELLIE G. ORANDER

SITUATE ON NORTH SIDE HIGHWAY NO. 702 ABOUT 1/2 MILE WEST OF HIGHWAY NO. 119 & ABOUT 1 MI. N.W. OF CAVE SPRING

ROANOKE COUNTY,

VIRGINIA.

By: C. B. Malcolm & Son
VA. STATE CERT. ENGRS.

DATE: NOVEMBER 5, 1957.

SCALE: 1" = 100'.

C. B. M. CO. SECT. NO. 18