

RESERVATIONS & RESTRICTIONS

1. The following covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five (25) years from the date of the recording of this plat, after which time said covenants shall be automatically extended for an additional period of ten (10) years, unless an instrument signed by a majority of the then 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.

Invalidation of any one of these covenants by judgment of court or order shall in no wise affect any of the other provisions which shall remain in full force and effect.

2. **Land Use and Building Type:** No lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot other than one detached single-family dwelling not to exceed two and one-half stories in height and a private garage for not more than two cars.

3. **Dwelling Cost, Quality and Size:** No dwelling shall be permitted on any lot at a cost of less than \$1,000.00, except lots 1, 2, 3, 4, Block 1, which will be a minimum of \$4,000.00, based upon cost levels prevailing on the date this plat is recorded, it being the intention and purpose of this covenant to assure that all dwellings shall be of quality of workmanship and materials substantially of the same better than that which can be produced on the date this plat is recorded at the minimum cost stated herein for the minimum permitted dwelling size. The ground floor area of the main structure, shall not be less than 1200 square feet for a one-story dwelling.

4. **Temporary Structures:** No structure of a temporary nature, such as, but not limited to, tent, shack, garage, barn, or other outbuilding shall be used on any lot at any time as a residence or for any other purpose.

5. **Nuisances:** No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.

6. **Easements:** Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat.

7. **Building Location:** No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building set back lines shown on the recorded plat. In any event, no building shall be located on any lot nearer than 30 feet to the front lot line, or nearer than 20 feet to any side street line.

Note: For above Reservations and Restrictions see deed of correction dated Feb. 28, 1958, and recorded as of the date of the recording of this plat.

KNOW ALL MEN BY THESE PRESENTS,

That the Shenandoah Land and Building Corporation is the OWNER of the tract of land shown hereon bounded by outside corners 1 through 26 to 1, which said land is the same property conveyed to said OWNER by the Virginia Baptist Children's Home by deed of record in the Clerk's Office of the Circuit Court for the County of Roanoke, Virginia, in Deed Book 585, Pg. 150, and which said tract of land containing 11.064 acres is subject to the lien a certain deed of Trust dated Nov. 1, 1957, from said OWNER to R. Franklin Hough, Jr. and Leonard G. Muse, Trustees, recorded in the aforesaid Clerk's Office in Deed Book 585, Page 155, and which said trust deed secures the Virginia Baptist Children's Home, herein designated "BENEFICIARY," the balance of the purchase price of the property subdivided and as shown on the annexed plat.

The said OWNER, with the consent of the undersigned Trustees and Beneficiary, as is evidenced by their signing this plat, doth dedicate to the Town of Salem, in fee simple, all the land shown hereon within the limits of Shanks Street, Fernwood Drive, Watts Street and Brookfield Drive, and doth further dedicate easements for public utilities and drainage purposes in the respective strips of land, of varying width, as shown on the annexed plat; and said OWNER certifies that it has subdivided the land as shown hereon, entirely of its own free will and accord, pursuant to and in compliance with 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 Two (2) "Land Subdivision Regulations," as amended to date, of the General Ordinances of the Town of Salem, Virginia.

The said OWNER, Trustees, and "Beneficiary," further certify that as a condition precedent to the approval of this plat by the Planning Commission of the Town of Salem and its Council they do hereby release the Town of Salem from any and all claim or claims for damages which said OWNER, Trustees, and "Beneficiary," their successors or assigns, may

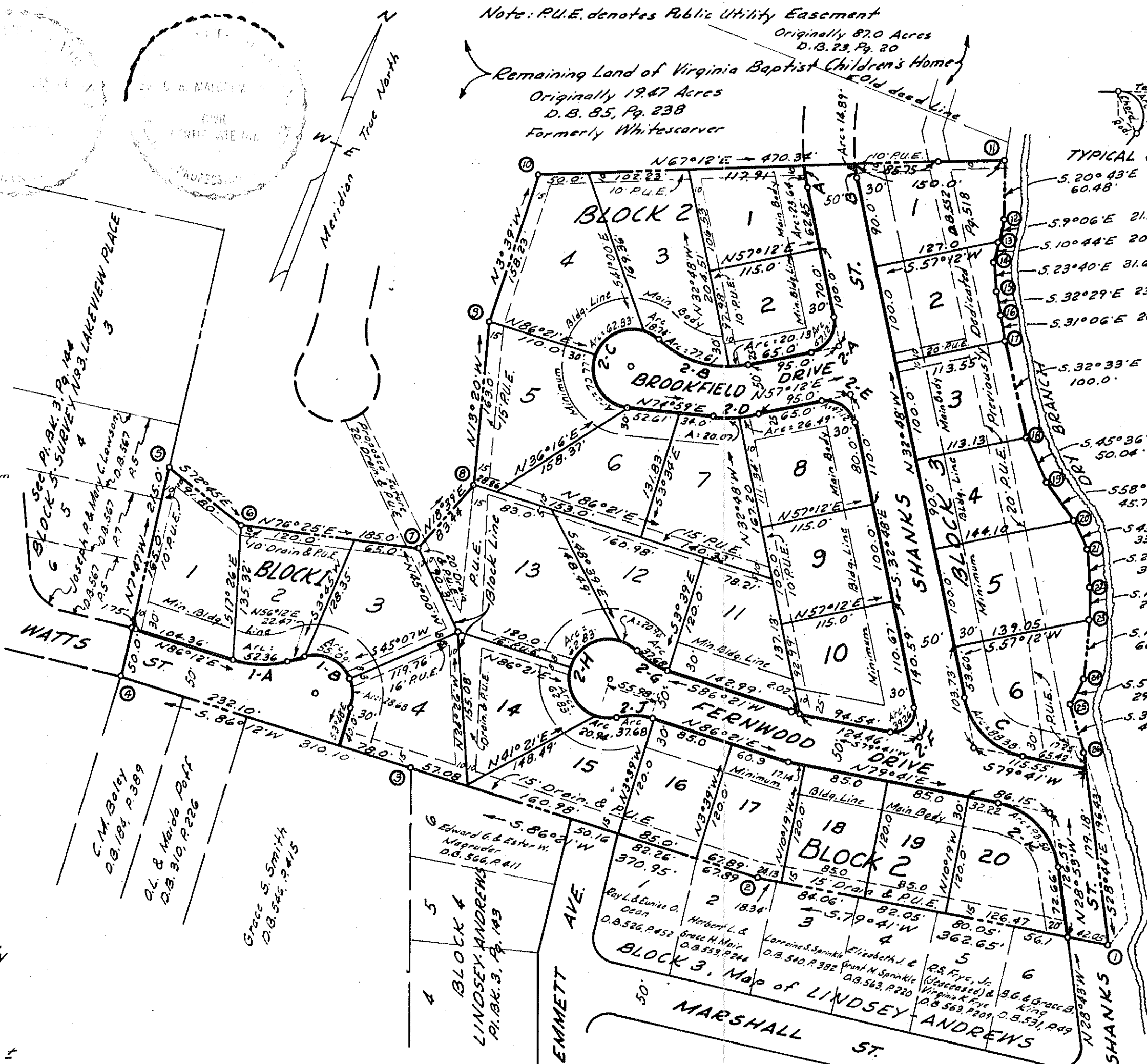
have or acquire against the Town of Salem by reason of establishing proper grade lines on and along the streets in and abutting said subdivision and by reason of doing the necessary grading and filling for the purpose of placing said streets upon proper grade, as may from time to time be established by said Town, and the Town shall not be required to build any retaining wall or walls along said streets or property lines.

Witness the following signatures and seals, and the signature of Shenandoah Land & Building Corp. by its President, Harold Depkin, and its corporate seal duly affixed and attested by Margaret J. Brown, its Secretary, and further witness the signature of the Virginia Baptist Children's Home by its President, Leonard G. Muse, and its corporate seal duly affixed and attested by R. P. Downey, its Secretary, on this 20th day of March, 1958.

Attest: Margaret J. Brown, Secretary
Virginia Baptist Children's Home
By: Leonard G. Muse, President
Attest: R. P. Downey, Secretary
R. Franklin Hough, Jr., Trustee
Leonard G. Muse, Trustee

Note: R.U.E. denotes Public Utility Easement

Originally 87.0 Acres
D.B. 28, Pg. 20
Remaining Land of Virginia Baptist Children's Home
Originally 1247 Acres
D.B. 85, Pg. 238
Formerly Whitecarver



CURVE DATA									
Curve	Lot	Bk.	Angle	Tan.	Rad.	Arc	Bearing	Dist.	
1A	2	1	30°00'	26.80	100.0	52.36	N71°12'E	51.76	
1B	-	1	120°00'	69.28	40.0	83.78	S63°48'E	69.28	
1C	3	1	78°55'	32.93	40.0	53.09	S84°20 1/2'E	50.84	
1D	4	1	41°05'	14.99	40.0	28.68	S24°20 1/2'E	28.07	
2A	2	2	90°00'	30.0	30.0	47.12	S12°12'W	42.43	
2B	-	2	56°00'	53.17	100.0	77.74	S85°12'W	73.89	
2C	2	2	11°32'	10.10	100.0	20.13	S62°58'W	20.10	
2D	3	2	44°28'	40.88	100.0	77.61	N89°02'W	75.68	
2E	-	2	218°13'	00	40.0	152.34			
2F	3	2	26°51'	9.55	40.0	18.74	N80°13 1/2'W	18.57	
2G	4	2	90°00'	40.0	40.0	62.83	S41°21'W	56.57	
2H	5	2	101°22'	48.84	40.0	70.77	S54°20'E	61.89	
2I	20	-	17°47'	23.47	150.0	46.56	N66°05 1/2'E	46.37	
2J	7	2	7°40'	10.05	150.0	20.07	N61°02'E	20.06	
2K	8	2	10°07'	13.28	150.0	26.49	N69°55 1/2'E	26.45	
2L	8	2	90°00'	30.0	30.0	47.12	S77°48'E	42.43	
2M	10	2	112°29'	29.92	20.0	39.26	S23°26 1/2'W	33.26	
2N	12	2	30°00'	19.28	71.97	37.68	N77°39'W	37.25	
2O	-	2	240°00'	00	40.0	167.54	N3°39'W	67.28	
2P	12	2	30°00'	10.72	40.0	20.94	N78°39'W	20.71	
2Q	13	2	90°00'	40.0	40.0	62.83	S41°21'W	56.57	
2R	14	2	90°00'	40.0	40.0	62.83	S48°39'E	56.57	
2S	15	2	30°00'	10.72	40.0	20.94	N71°21'E	20.71	
2T	15	2	30°00'	19.28	71.97	37.68	N71°21'E	37.25	
2U	20	2	71°26'	53.93	75.0	93.50	S64°36'E	87.57	
A	1	2	5°25'	11.83	250.0	23.64	S30°05 1/2'E	23.63	
B	1	3	4°16'	7.45	200.0	14.89	N30°40'W	14.89	
C	6	3	67°31'	50.13	75.0	88.38	N66°33 1/2'W	83.35	

BOUNDARY DATA = (11.064 Ac. ± tract)									
Line	Bearing	Dist.	North	South	East	West			
1-2	S79°41'W	342.65		64.94		356.78			
2-3	S86°21'W	370.95		23.61		370.20			
3-4	S86°12'W	310.10		20.55		309.42			
4-5	N72°42'W	215.0			27.21	29.12			
5-6	S72°45'E	31.80			87.97				
6-7	N76°25'E	185.0	43.46			179.83			
7-8	N18°39'E	83.44	79.07			26.68			
8-9	N13°20'W	158.62				37.57			
9-10	N38°39'W	168.03				10.07			
10-11	N67°12'E	470.34			433.59				
11-12	S20°43'E	60.88		56.56	21.39				
12-13	S9°06'E	21.50		21.23	3.40				
13-14	S10°44'E	20.63		20.27	3.84				
14-15	S23°40'E	31.67		29.01	12.71				
15-16	S32°29'E	23.27		19.63	12.50				
16-17	S31°06'E	26.35		22.52	13.61				
17-18	S32°33'E	100.0		86.28	33.80				
18-19	S45°36'E	50.04		35.01	35.75				
19-20	S38°34'E	45.25		33.86	39.04				
20-21	S45°40'E	38.34		28.47	28.52				
21-22	S25°27'E	39.57		35.73	17.00				
22-23	S18°49'E	29.14		27.58	9.40				
23-24	S16°03'E	60.68		58.30	16.78				
24-25	S5°28'W	29.39		28.23		3.06			
25-26	S38°23'E	47.74		39.15	31.01				
26-1	S28°44'E	196.43		172.24	94.43				
TOTALS			834.38	834.42	1116.25	1116.24			

APPROVED:
By: [Signature] 4-4-58
Executive Secretary, Town of Salem Planning Comm.
By: F.A. Spiggle 4-4-58
Town Engineer of Salem, Virginia

In the Clerk's Office of the Circuit Court for the County of Roanoke, Virginia, this map is presented on this 20th day of March, 1958, and with the certificates of dedication and acknowledgment thereto annexed, is admitted to record at 1:00 o'clock P.M.

Teste: Roy K. Brown By: _____
Clerk Deputy Clerk

The 11.064 Ac. ± tract Bounded by Corners 1 to 26 to 1, inclusive, was conveyed to Shenandoah Land & Bldg. Corp. by the Virginia Baptist Children's Home by deed of record in D.B. 585, Pg. 150.

MAP OF
SECTION N°1
CAMERON COURT
BOUNDED BY CORNERS 1 THROUGH 26 TO 1, INCL
SITUATE NORTH OF LINDSEY-ANDREWS SUBD.
PROPERTY OF SHENANDOAH LAND & BLDG. CORP.
HAROLD DEPKIN, PRES., MARGARET J. BROWN, SEC.
TOWN OF SALEM, VIRGINIA
By: C.B. MALCOLM & SON
VA. STATE CERT. ENGRS.
DATE: MAR. 6, 1958 SCALE: 1"=100'