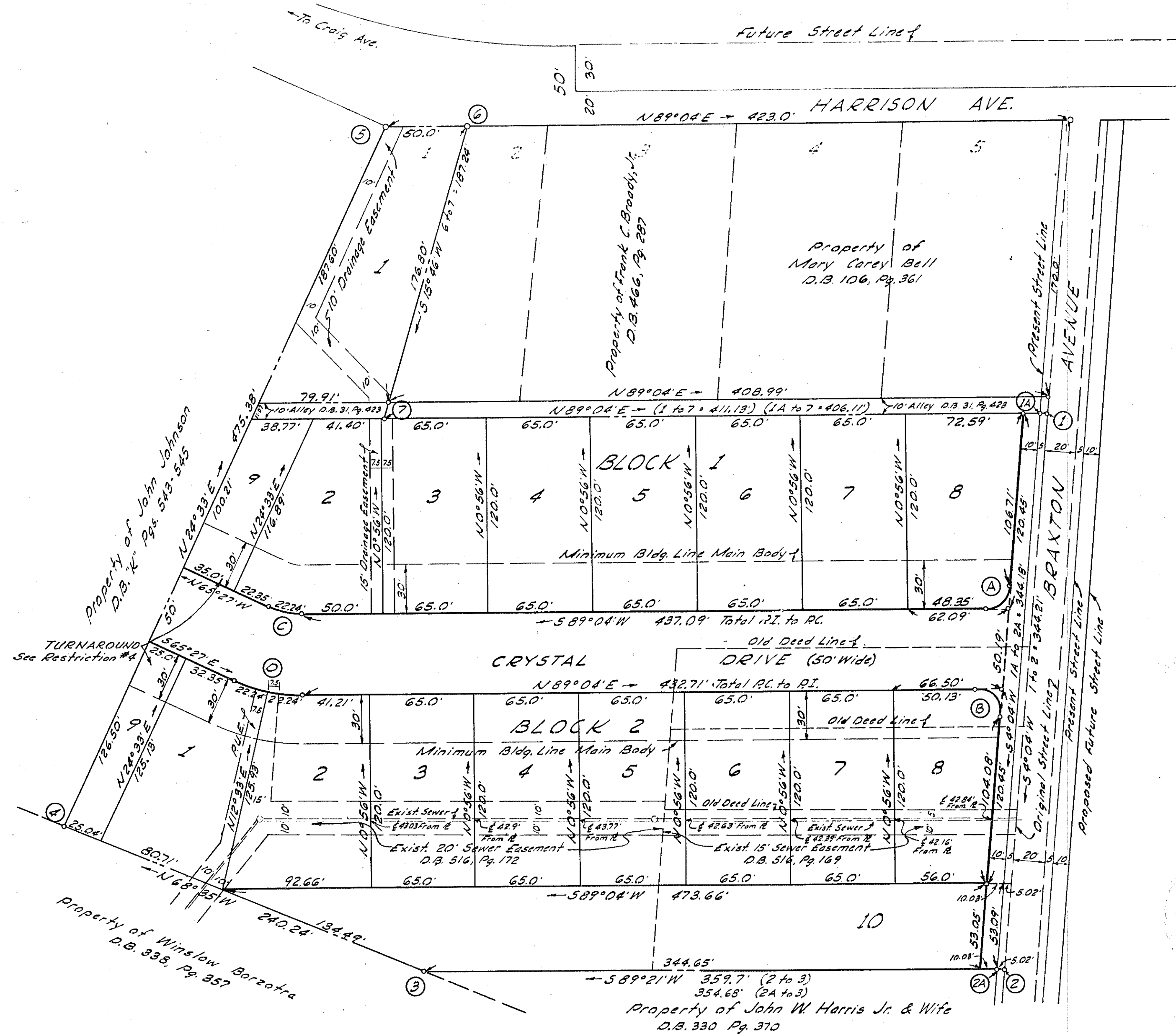




RESERVATIONS AND RESTRICTIONS

The following shall be covenants running with the title to the land subdivided hereon for a period of 25 years from the date of the recording of this map:

1. No residence shall be erected on any lot shown hereon containing less than 835 square feet.
2. No temporary building or trailer, or structure of any kind shall be used as living quarters on any said lot.
3. No swine, goats, chickens, or other obnoxious animals or fowls, shall be kept upon the premises.
4. The front 30 ft depth of Lot 2, Block 1, and Lot 9, Block 2, at the western terminus of Crystal Drive constitute a temporary portion of Crystal Drive for turnaround purposes and said 30 ft depth of each of the said lots shall automatically revert to the respective owners of each of said lots when and if Crystal Drive is extended in a westerly direction beyond its present terminus; said Lot 2, Block 1, and Lot 9, Block 2, shall not be used for separate building sites unless and until their respective areas shall contain at least 7500 sq. ft. each, and shall front at least 60 ft on Crystal Drive.

BOUNDARY DATA					
POINTS	BEARING	DIST.	NORTH (to) SOUTH	EAST (to) WEST	
1-2	S4°08'W	344.21'		343.34'	24.81'
2-3	S89°21'W	359.70'		4.08'	359.67'
3-4	N68°35'W	240.24'	87.72'		223.65'
4-5	N24°33'E	475.38'	432.40'		197.52'
5-6	N89°04'E	50.00'	0.81'		49.99'
6-7	S15°46'W	187.24'		180.20'	50.88'
7-1	N89°04'E	411.13'	6.70'		411.08'
			527.63'	527.62'	658.59'

CURVE	LOT	S/C	ANGLE	TAN.	RAD.	ARC	CHORD	
							BEARING	DIST.
A	1		85°00'	13.74'	15.0'	22.25'	S46°34'W	20.27'
B	2		95°00'	16.37'	15.0'	24.87'	S43°26'E	22.12'
C	1		25°29'	11.31'	50.0'	22.24'	N78°11'30"W	22.06'
D	2		25°29'	22.61'	100.0'	44.68'	N78°11'30"W	44.11'
D	2	2	12°44'30"	11.17'	100.0'	22.24'	N84°33'45"W	22.19'
D	1	2	12°44'30"	11.17'	100.0'	22.24'	N71°49'15"W	22.19'

KNOW ALL MEN BY THESE PRESENTS, that Bartin and Stover, Inc., is the fee simple owner of the tract of land shown hereon, bounded by outside corners 1 through 7 to 1, inclusive, and known as Braxton Heights, and which said tract of land is not subject to any lien or encumbrance, except the sanitary sewer easement, heretofore conveyed to the Town of Salem, running through Block 2 and so indicated hereon as "Existing Easement". The undersigned owner doth, by virtue of the recording of this plat, dedicate to the Town of Salem, in fee simple all the land shown hereon within the limits of Braxton Avenue effected by this subdivision, and all the land embraced within Crystal Drive, doth further dedicate easements for public utilities and drainage purposes in the respective strips of land of varying widths, as shown on the annexed plat; and the 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 Code of Virginia, 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 further certifies that as a condition precedent to the acceptance of this plat by the Planning Commission of the Town of Salem and its Council, and the acceptance of the dedication of the streets as shown hereon, the said owner does hereby release the Town of Salem from any and all claim or claims for damages which said owner, its 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.

IN WITNESS WHEREOF, the signature of Bartin and Stover, Inc., by Leigh Bartin, its President, and its corporate seal duly affixed and attested by T.A. Carter, Jr., its Secretary, on the 12th day of June, 1958

BARTIN AND STOVER, INC.

By Leigh Bartin
Its President

ATTEST:
T.A. Carter, Jr.
Its Secretary

STATE OF VIRGINIA To Wit:
CITY OF ROANOKE

I, Mary Linda M. Smiley, a Notary Public in and for the City of Roanoke, in the State of Virginia, do hereby certify that Leigh Bartin, President of Bartin and Stover, Inc., whose name as such, is signed to the foregoing instrument bearing date of the 12th day of June, 1958, has personally appeared before me and acknowledged the same in my said City and State aforesaid; and I further certify that T.A. Carter, Jr., Secretary of said Bartin and Stover, Inc., personally appeared before me and acknowledged that he had duly attached and attested the seal of said Corporation to the foregoing instrument.

My commission expires the 2nd day of January, 1961.
Given under my hand this the day 12 of June, 1958.

Mary Linda M. Smiley
Notary Public

In the Clerk's Office of the Circuit Court for the County of Roanoke, Virginia, this map is presented on the 11th day of June, 1958, and with the certificate of publication and acknowledgment thereto annexed is admitted to record at 1:15 P.M. O'Clock, 11th day of June, 1958.

TESTE: Roy K. Brown
Clerk

BY James E. ...
Deputy Clerk

SOURCE OF TITLE

By deed dated January 27, 1958, from Agnes M. Broady, et al, to Bartin & Stover, Inc., and of record in the Clerk's Office of Circuit Court of Roanoke County, Virginia. D.B. 570, Page 581.
By deed dated January 27, 1958, from Thomas Gory and Olivia Gory, husband and wife, to Bartin & Stover, Inc., and of record in the Clerk's Office of the Circuit Court of Roanoke County, Virginia. D.B. 570, Page 585.
By deed dated January 27, 1958, from Percival F. Patterson and F. Lorene Patterson, husband and wife, to Bartin & Stover, Inc., and of record in the Clerk's Office of the Circuit Court of Roanoke County, Virginia. D.B. 570, Page 579.
By deed dated January 27, 1958, from John T. Hancock and Ruby Hancock, his wife, to Bartin & Stover, Inc., and of record in the Clerk's Office of the Circuit Court of Roanoke County, Virginia. D.B. 570, Page 587.

APPROVED:
T.W. ... 6-12-58
Executive Secretary, Town of Salem Planning Commission
F.A. ... 6-12-58
Town Engineer of Salem, Virginia

JUNE 12, 1958
I, HEREBY, CERTIFY THAT THIS
PLAT OF SURVEY IS CORRECT
C.B. ...
VIRGINIA STATE CERT. ENGR.

MAP OF
BRAXTON HEIGHTS
PROPERTY OF
BARTIN AND STOVER, INC.
SALEM, VIRGINIA
BY C.B. MALCOLM FISON
VA. STATE CERT. ENGR.
DATE: JUNE 12, 1958 SCALE: 1" = 50'