

RESERVATIONS AND RESTRICTIONS.

The following restrictions, are made covenants, running with the title to the lots shown hereon, for a period of 20 years from the date of recordation of this map.

1. Lots shown hereon are for residential purposes only.

2. The grade and drainage, of improved yards, and along easement reserved for that purpose shall not be altered, filled or obstructed by any lot owner or owners unless said alteration, is in accordance with a plan of a certified engineer, architect, or landscape architect which provides adequate pipe or drainage structure as needed for the disposition of storm water, nor shall such alterations be allowed unless agreed to in writing by the owner or owners of the adjoining lots or lots directly affected in this subdivision.

3. No part of any building other than porches shall be located nearer to the front or side street than the building line shown on this map.

4. No fowl, hogs, goats or other noxious animals permitted on lots shown hereon.

5. No Fence or hedge, shall be permitted on the front portion of any lot, or on the front 40 ft. of the dividing line of any lot greater than 30 inches in height, said fence material and construction to be agreed to by adjoining owner in writing before installation.

6. The foregoing building restrictions, and conditions, are subordinated to, and the violation of the same, are subordinated to, any loan now or hereafter placed on any lot in this subdivision.

7. No Residence to be constructed on any lots or portions of lots whose livable area is less than 1000 sq. ft.

8. No garages shall be used as living quarters, nor shall any temporary living quarters of any nature be permitted.

KNOW ALL MEN BY THESE PRESENTS:

That Hidden Valley Corporation is the fee simple owner and proprietor of the land hereon shown to be subdivided, known as Hidden Valley Homes (Section 1) bounded as shown hereon in detail by outside corners 1 to 49, inclusive, subject only to the lien of a certain deed of trust dated Aug. 23, 1956, from Hidden Valley Corporation to T.L. Plunkett, Jr. and John H. Thornton, Jr., Trustees, securing Henry C. Eller, John C. Eller, Raymon E. Eller, Ruby Foster, Oren D. Eller, Beneficiaries, whose attorney in fact is Roy M. Foster, of record in the Clerk's Office of the Circuit Court of the County of Roanoke in Deed Book 564, Page 50.

The undersigned owner and proprietor, the trustees, and beneficiaries, whose attorney in fact is Roy M. Foster, as aforesaid, certify that the said subdivision as appears on this plat is with the consent and in accordance with the desire of the undersigned parties.

The said owner and proprietor, with the consent of the undersigned trustees and beneficiaries, whose attorney in fact is Roy M. Foster, hereby dedicate to and vest in the County of Roanoke, wherein said land lies, such portions of the premises plotted as are on this plat set apart for streets, easements, or other public use, or for future street widening, in accordance with the provisions of the Land Subdivision Ordinance of the County of Roanoke, as amended, and the Virginia Land Subdivision Act.

Witness the signature of said corporation by W.E. Cundiff, its President, with its corporate seal hereunto affixed and duly attested by E.W. Waldron, its Secretary and the signatures and seals of the aforesaid Trustees, and beneficiaries, whose attorney in fact is Roy M. Foster, this the 14 day of July, 1958.

Attest:
E.W. Waldron
Secretary

Henry C. Eller
John C. Eller
Raymon E. Eller
Ruby Foster
Oren D. Eller
By Roy M. Foster
Roy M. Foster, their attorney in fact

Hidden Valley Corporation
By W.E. Cundiff
President

Attest:
E.W. Waldron
Secretary

Henry C. Eller
John C. Eller
Raymon E. Eller
Ruby Foster
Oren D. Eller
By Roy M. Foster
Roy M. Foster, their attorney in fact

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 W.E. Cundiff and E.W. Waldron, President and Secretary, respectively, of Hidden Valley Corporation and T.L. Plunkett, Jr., John H. Thornton, Jr., Trustees and Roy M. Foster, attorney in fact for the above mentioned Beneficiaries, whose names are signed to the foregoing writing dated the 14 day of July, 1958, have each personally appeared before me in my City and State aforesaid, and acknowledged the same.

My Commission Expires:
Given under my hand this 14 day of July, 1958.

Mary Linda M. Smiley
Notary Public

PARAGRAPH "2"

The said owners still certify that they have subdivided this land, as shown hereon, entirely of their 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 II, Land Subdivision Regulations of the General Ordinances of the Town of Salem.

APPROVED:

W.E. Cundiff
Chairman of Board of Supervisors of Roanoke Co., Va.
7-14-58
Date

E.W. Waldron
Secretary of Roanoke County Planning Commission
7-14-58
Date

A. Evans
Executive Secretary, Town of Salem Planning Comm.
7-15-58
Date

F.A. Spiggle
Town Engineer for Salem, Virginia
7-15-58
Date

In the Clerk's Office of the Circuit Court for the County of Roanoke, Virginia, this map is presented on 1958, and with the certificates of dedication and acknowledgement thereto annexed, is admitted to record at 11 o'clock A.M.

Teste: Clerk By Deputy Clerk

BOUNDARY DATA					
Cor. to Cor.	Bearing	Dist.	North (Cos)	South	East (Sin) West
1-1A	N 6° 28' 40" E	33.93	33.71		3.83
1A-2	N 1° 29' 10" E	256.18	256.09		6.64
2-3	N 11° 17' 25" E	156.66	153.63		30.67
3-4	N 21° 05' 40" E	24.24	22.62		8.72
4-5	N 16° 43' 40" E	159.89	153.12		46.02
5-6	N 12° 21' 40" E	104.41	101.99		22.35
6-7	N 20° 17' 55" E	160.18	150.23		55.56
7-8	N 28° 14' 10" E	187.74	165.40		88.82
8-9	N 83° 36' 20" E	1219.69	135.83		1212.10
9-10	N 85° 28' 50" E	95.12	7.50		94.82
10-11	S 87° 40' 10" E	245.70		9.99	245.50
11-12	S 80° 49' 10" E	138.70		22.13	136.92
12-13	S 80° 21' 00" E	216.56		36.30	213.50
13-14	S 82° 02' 00" E	47.83		6.63	47.37
14-15	N 83° 35' 25" E	156.42	17.46		155.44
15-16	S 30° 22' 20" W	1119.99		966.28	566.29
16-17	S 24° 06' W	12.8		11.68	5.23
17-18	S 55° 46' 40" W	41.29		23.22	34.14
18-19	S 35° 48' W	40.0		32.44	23.40
19-20	N 85° 00' W	20.5	1.79		20.42
20-21	S 32° 43' W	40.5		34.07	21.89
21-22	S 79° 28' 20" W	35.90		6.56	35.30
22-23	N 88° 51' W	29.0	0.58		28.79
23-24	S 28° 00' W	38.0		33.55	17.84
24-25	N 52° 04' W	73.0	44.87		57.58
25-26	N 49° 06' E	24.5	16.04		18.52
26-27	N 38° 26' W	81.0	63.45		50.35
27-28	S 56° 29' W	18.5		10.22	15.42
28-29	N 48° 03' W	79.0	52.81		58.75
29-30	N 4° 43' W	17.5	17.44		1.44
30-31	N 37° 36' W	29.27	23.19		17.86
31-32	N 53° 04' W	21.5	12.92		17.19
32-33	S 81° 28' 20" W	25.0		3.71	24.72
33-34	N 71° 00' W	46.0	14.98		43.49

Continuation of Boundary Data to the right, above Title.

BOUNDARY DATA (CONTINUED)					
Cor. to Cor.	Bearing	Dist.	North (Cos)	South	East (Sin) West
34-35	N 4° 43' 20" E	22.0	21.92		1.81
35-36	N 60° 49' W	26.0	12.68		22.71
36-37	S 54° 59' W	27.36		15.70	22.41
37-38	N 71° 28' 20" W	39.24	12.47		37.21
38-39	S 9° 52' W	64.5		63.55	11.05
39-40	S 16° 35' E	20.0		19.17	5.71
40-41	S 48° 35' W	51.0		33.74	38.24
41-42	S 54° 21' 40" W	48.51		28.27	39.43
42-43	S 2° 00' W	8.0		8.00	0.28
43-44	S 6° 15' W	22.0		21.87	2.40
44-45	S 43° 31' W	42.0		30.46	28.92
45-46	S 74° 50' W	60.0		15.70	57.91
46-47	S 75° 18' 20" W	62.96		15.97	60.90
47-48	N 84° 13' 40" W	349.37	35.14		347.60
48-49	S 79° 39' 40" W	266.96		47.91	262.62
49-1	S 85° 50' 10" W	423.44		30.74	422.32
TOTAL			1527.86	1527.86	2394.30

Note: Boundary of Section 1, Hidden Valley Homes = 46.871 Acres

CAPTION LEGAL REFERENCE (Except Part of Lot 1, Block 5)
Conveyed to Hidden Valley Corporation from the Heirs of The Eller Estate, by deed dated Aug. 23, 1956 and recorded in Deed Book 564, Page 46

SHEET NO. 2 OF 2
MAP OF
SECTION 1
HIDDEN VALLEY HOMES
PROPERTY OF
HIDDEN VALLEY CORPORATION
SITUATE NORTH OF SUGAR LOAF MOUNTAIN
ROANOKE COUNTY, VIRGINIA
By: C.B. Malcolm & Son
State Cert. Engrs.
DATE: MAY 12, 1958

