

KNOW ALL MEN BY THESE PRESENTS:

That Homer S. Peck, whose wife's name is Matilda K. Peck, and John W. Neikirk, whose wife's name is Bridge A. Neikirk, and J.G. Karlet whose wife's name is Mabel D. Karlet, and W. Douglas Kidd, whose wife's name is Barbara S. Kidd, and John La Ricos, and Robert M. Koontz whose wife's name is Isabelle H. Koontz, are the fee simple owners and proprietors of the land hereon subdivided as shown, known as Crestland Terrace, bounded as shown hereon in detail, and that said land is not subject to any lien or encumbrance.

The undersigned owners and proprietors and their wives certify that 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 and their wives 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 use, 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.

The undersigned owners do, on their own behalf and for and on account of their heirs, successors, devisees, and assigns, specifically release the County of Roanoke and the Virginia Department of Highways from any and all claim or claims for damages which such owners, their heirs, successors, devisees, and assigns, may or might have against the County or Virginia Department of Highways by reason of establishing proper grade lines on and along such streets as shown on the plat of the land subdivided (or such changed streets or alleys as may be agreed upon in the future) and by reason of doing necessary grading, cutting, or filling for the purpose of placing such streets upon the proper grade as may, from time to time, be established by said County or Virginia Department of Highways, and said County or Virginia Department of Highways shall not be required to construct any retaining wall or walls along the streets and property lines thereon.

WITNESS the following signatures and seals on this the 28th day of April, 1959.

<u>Homer S. Peck</u> (Seal) OWNER	<u>Matilda K. Peck</u> (Seal) OWNER'S WIFE
<u>John W. Neikirk</u> (Seal) OWNER	<u>Bridge A. Neikirk</u> (Seal) OWNER'S WIFE
<u>J.G. Karlet</u> (Seal) OWNER	<u>Mabel D. Karlet</u> (Seal) OWNER'S WIFE
<u>W. Douglas Kidd</u> (Seal) OWNER	<u>Barbara S. Kidd</u> (Seal) OWNER'S WIFE
<u>John La Ricos</u> (Seal) OWNER	<u>Isabelle H. Koontz</u> (Seal) OWNER'S WIFE
<u>Robert M. Koontz</u> (Seal) OWNER	<u>Isabelle H. Koontz</u> (Seal) OWNER'S WIFE

STATE OF VIRGINIA } TO WIT.
CITY OF ROANOKE }

I, Mrs. Frances P. Simpson, a Notary Public in and for the aforesaid City and State, do hereby certify that Homer S. Peck and Matilda K. Peck, and John W. Neikirk and Bridge A. Neikirk, and J.G. Karlet and Mabel D. Karlet, and W. Douglas Kidd and Barbara S. Kidd, and John La Ricos, and Robert M. Koontz and Isabelle H. Koontz whose names are signed to the foregoing writing dated the 28th day of April, 1959 have each personally appeared before me, in my said City and State, and acknowledged the same on April 28th, 1959.

My Commission Expires March 11, 1963

Mrs. Frances P. Simpson
NOTARY PUBLIC

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF ROANOKE, VIRGINIA, this map is presented on May 1, 1959, and with the Certificates of Dedication and acknowledgement thereof annexed, is admitted to record at 4:50 O'Clock A.M.

Teste: Roy K. Brown, Clerk.

By Wesley C. Ferguson
Deputy Clerk.

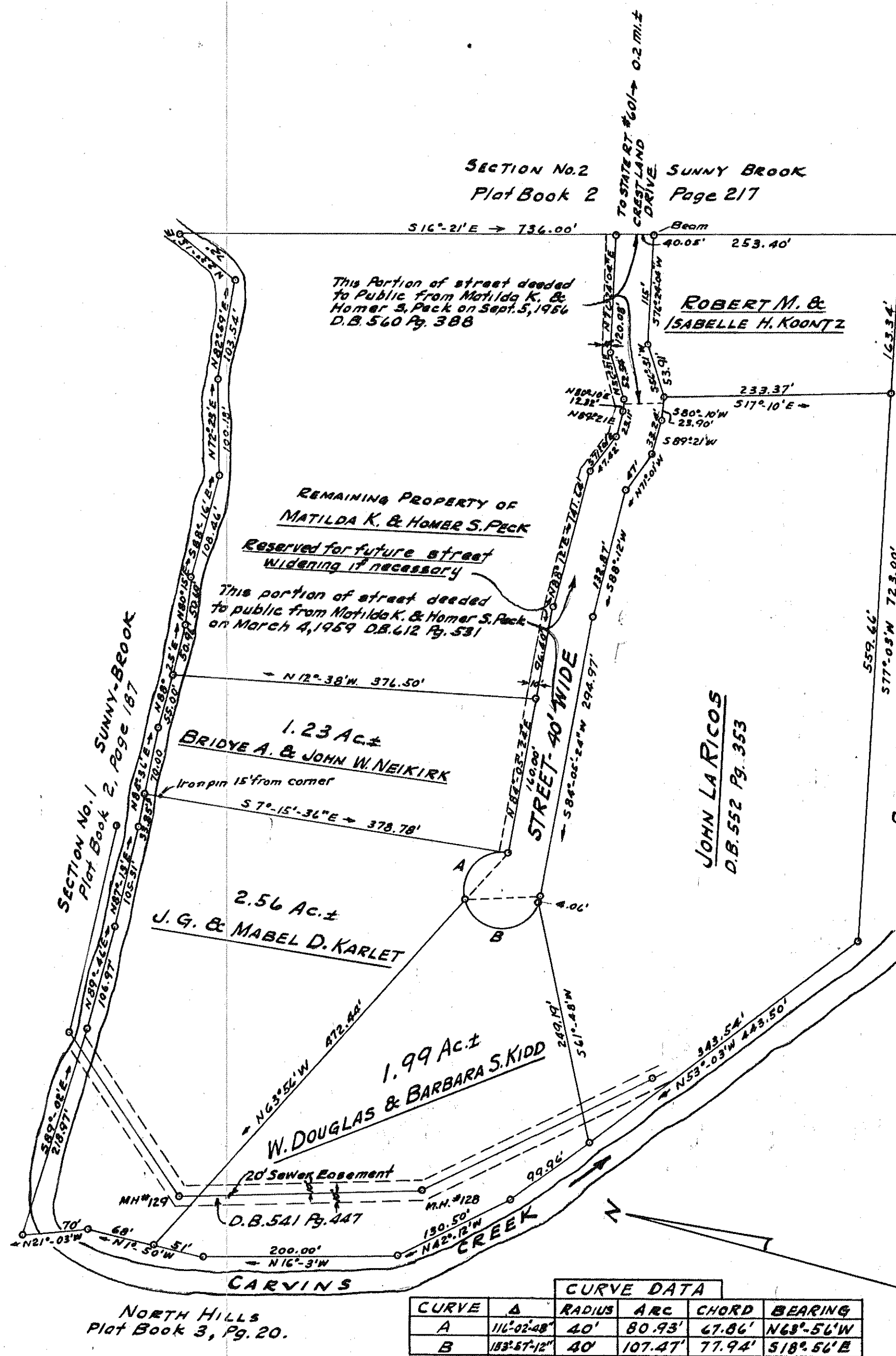
APPROVED:

W. C. Smith
Chairman of Board of Supervisors of Roanoke County, Virginia
Date: 5-5-59

Lee Matthews
Secretary, Roanoke County Planning Commission
Date: 5-5-59

Joe Matthews
City Engineer of Roanoke, Virginia
DIRECTOR OF PUBLIC WORKS
Date: 5-7-59

James J. Fidd
Acting Agent Roanoke City Planning Commission
Date: 5-7-59



RESERVATIONS, CONDITIONS AND RESTRICTIONS:

The following reservations, conditions and restrictions shall be deemed covenants running with the title to all of the lots shown hereon, and binding on all parties and all persons claiming under them for a period of twenty-five years from the date of recordation of this map.

1. All lots shown on this subdivision shall be used for residential purposes only.
2. No residence shall be constructed on any lot or portion of lot or lots where frontage or average width is less than 160 feet.
3. No structure of a temporary character such as a trailer, basement, shack, garage, barn, or other outbuildings shall be used on a lot, at any time, as a residence, either temporarily or permanently.
4. No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage, or other waste.
5. No dwelling shall be constructed with less than 1100 square feet of livable floor space for a one floor plan or with less than 860 square feet of first floor area for two story residences. Livable floor space shall not include basements, attics, garages, porches or breezeways. All retaining walls shall be constructed of concrete, stone, or brick. No cinder block or similar material shall be used as a finished exterior.

CAPTION LEGAL REFERENCE

For transfer of entire tract from C.K. & Lillie Lemon to Matilda K. & Homer S. Peck see D.B. 357 Pg. 45.

Other transfers as follows—
Matilda K. & Homer S. Peck to Bridge A. & John W. Neikirk, see D.B. 611 Pg. 295.
Matilda K. & Homer S. Peck to J.G. & Mabel D. Karlet, see D.B. 599 Pg. 360.
Matilda K. & Homer S. Peck to W. Douglas & Barbara S. Kidd, see D.B. 600 Pg. 49.
Matilda K. & Homer S. Peck to John La Ricos, see D.B. 552 Pg. 353, Agreement, D.B. 571 Pg. 206.
Matilda K. & Homer S. Peck to Robert M. & Isabelle H. Koontz, see D.B. 419 Pg. 319, D.B. 464 Pg. 381, D.B. 554 Pg. 294.

I hereby certify that this plat of survey is correct.

Henry C. Steung
Virginia State Certified Engineer
Dated: April 20, 1959

MAP OF
CRESTLAND TERRACE
PROPERTY OF
HOMER S. PECK & OTHERS
SITUATED WEST OF PLANTATION ROAD
AND EAST OF CARVINS CREEK
ROANOKE COUNTY, VIRGINIA

DATE 5-7-59

SCALE: 1"=100'