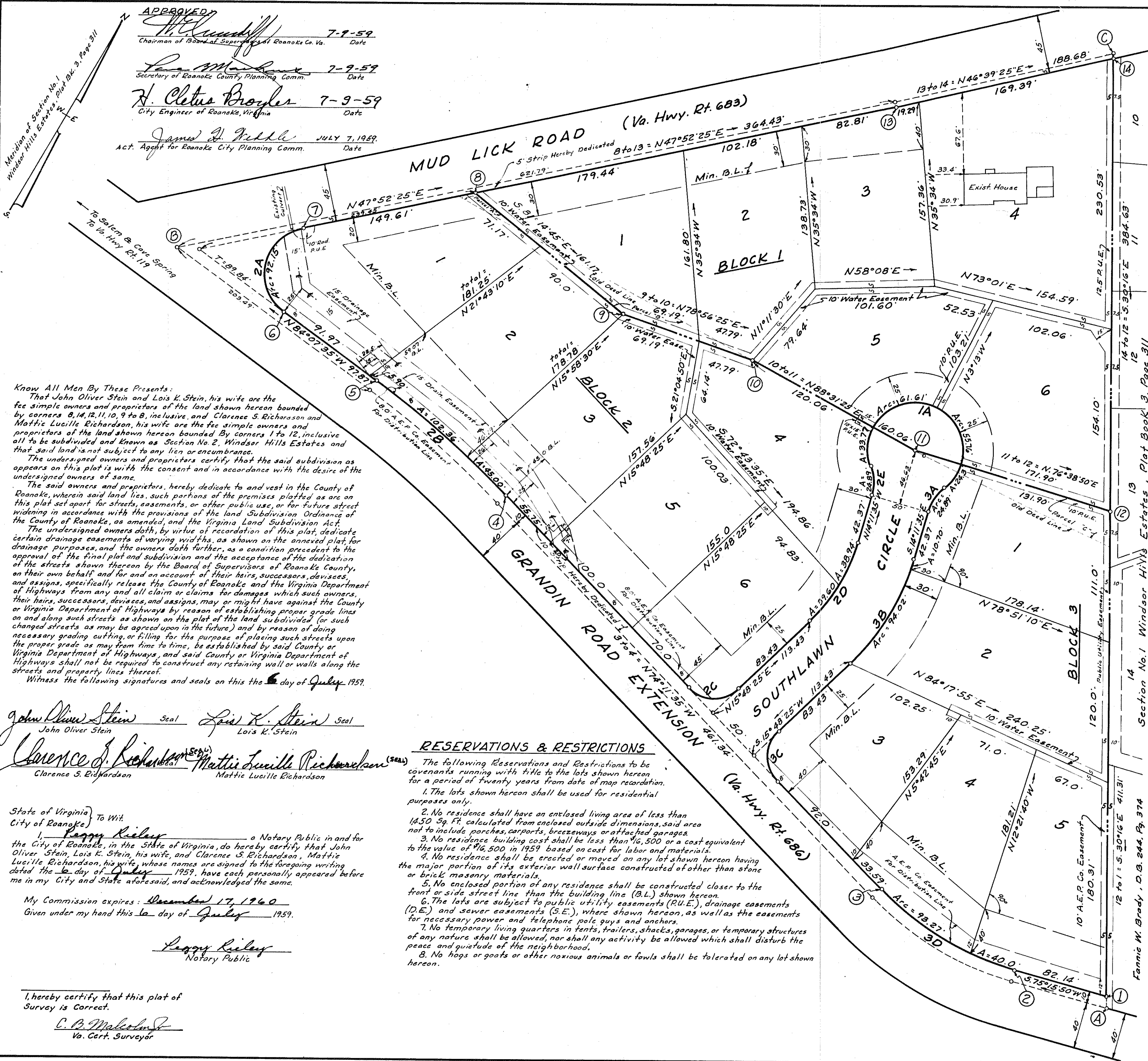




Know All Men By These Presents:
That John Oliver Stein and Lois K. Stein, his wife are the fee simple owners and proprietors of the land shown hereon bounded by corners 8, 14, 12, 11, 10, 9 to 8, inclusive, and Clarence S. Richardson and Mattie Lucille Richardson, his wife are the fee simple owners and proprietors of the land shown hereon bounded by corners 1 to 12, inclusive all to be subdivided and known as Section No. 2, Windsor Hills Estates and that said land is not subject to any lien or encumbrance.

The undersigned owners and proprietors 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, 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.

The undersigned owners doth, by virtue of recordation of this plat, dedicate certain drainage easements of varying widths, as shown on the annexed plat for drainage purposes, and the owners doth further, as a condition precedent to the approval of the final plat and subdivision and the acceptance of the dedication of the streets shown thereon by the Board of Supervisors of Roanoke County, 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 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 thereof.

Witness the following signatures and seals on this the 6 day of July 1959.

John Oliver Stein Seal
John Oliver Stein

Lois K. Stein Seal
Lois K. Stein

Clarence S. Richardson Seal
Clarence S. Richardson

Mattie Lucille Richardson Seal
Mattie Lucille Richardson

State of Virginia To Wit:
City of Roanoke

Peggy Riley
a Notary Public in and for the City of Roanoke, in the State of Virginia, do hereby certify that John Oliver Stein, Lois K. Stein, his wife, and Clarence S. Richardson, Mattie Lucille Richardson, his wife, whose names are signed to the foregoing writing dated the 6 day of July 1959, have each personally appeared before me in my City and State aforesaid, and acknowledged the same.

My Commission expires: December 17, 1960
Given under my hand this 6 day of July 1959.

Peggy Riley
Notary Public

I hereby certify that this plat of Survey is correct.

C. B. Malcolm
Va. Cert. Surveyor

- RESERVATIONS & RESTRICTIONS**
- The following Reservations and Restrictions to be covenants running with title to the lots shown hereon for a period of twenty years from date of map recordation.
1. The lots shown hereon shall be used for residential purposes only.
 2. No residence shall have an enclosed living area of less than 1450 Sq. Ft. calculated from enclosed dimensions, said area not to include porches, carports, breezeways or attached garages.
 3. No residence building cost shall be less than \$6,500 or a cost equivalent to the value of \$6,500 in 1959 based on cost for labor and materials.
 4. No residence shall be erected or moved on any lot shown hereon having the major portion of its exterior wall surface constructed of other than stone or brick masonry materials.
 5. No enclosed portion of any residence shall be constructed closer to the front or side street line than the building line (B.L.) shown hereon.
 6. The lots are subject to public utility easements (P.U.E.), drainage easements (D.E.) and sewer easements (S.E.), where shown hereon, as well as the easements for necessary power and telephone pole guys and anchors.
 7. No temporary living quarters in tents, trailers, shacks, garages, or temporary structures of any nature shall be allowed, nor shall any activity be allowed which shall disturb the peace and quietude of the neighborhood.
 8. No hogs or goats or other noxious animals or fowls shall be tolerated on any lot shown hereon.

Curve Data						CHORD	
Curve	Lot	B/L	Angle	Tan.	Rad.	Arc	Bearing
1A	4	2	251°18'		40	175.44	
1A	4	2	48°22'	17.96	40	33.77	N25°39'25"W
1A	5	1	88°15'35"	38.80	40	61.61	N42°39'12½"E
1A	6	1	79°51'50"	33.48	40	55.76	S53°17'05"E
1A	1	3	34°48'35"	12.54	40	24.30	S4°03'07½"W
2A	1	2	132°00'	89.84	40	92.15	N18°07'35"W
2B	2	2	9°56'	73.86	850	147.36	S79°09'35"E
2B	2	2	6°54'	51.25	850	102.36	S80°40'35"E
2B	3	2	3°02'	22.51	850	45.0	S75°42'35"E
2C	6	2	90°00'	30.00	30	47.12	N60°48'25"E
2D	2	2	30°00'	40.19	150	78.54	N0°48'25"E
2D	4	2	14°52'30"	19.58	150	38.94	N6°45'20"W
2D	6	2	15°07'30"	19.91	150	39.60	N8°14'40"E
2E	4	2	35°39'	12.86	40	24.89	N32°01'05"W
3A	1	3	35°39'	12.86	40	24.89	S3°37'55"W
3B	3	3	30°00'	53.59	200	104.72	S0°48'25"W
3B	1	3	3°04'	5.35	200	10.70	S12°39'35"E
3B	2	3	26°56'	47.89	200	94.02	S2°20'25"W
3C	3	3	90°00'	30.00	30	47.12	S29°11'35"E
3D	3	3	30°32'35"	68.26	250	133.27	N89°27'52½"W
3D	4	3	21°22'35"	47.18	250	93.27	N84°52'52½"W
3D	5	3	9°10'	20.04	250	40.00	S79°50'50"W

Boundary Data For C.S. Richardson Property					
Cor.	Bearing	Dist.	North (Cos.)	South	East (Sin.) West
1-2	S75°15'50"W	82.14		20.89	79.44
2-3	N89°27'52½"W	131.69	1.23		131.68
3-4	N74°11'35"W	461.34	125.67		443.89
4-5	N78°09'35"W	147.19	27.68		144.56
5-6	N84°07'35"W	97.87	10.01		97.36
6-7	N18°07'35"W	73.08	69.45		22.73
7-8	N47°52'25"E	149.61	100.35		110.96
8-9	S81°14'45"E	161.17		24.53	159.29
9-10	N78°56'25"E	116.98	22.44		114.81
10-11	N88°31'25"E	160.06	4.12		160.01
11-12	N76°38'50"E	171.90	39.70		167.25
12-1	S30°16'E	411.31		355.24	207.31
Totals			400.65	400.66	919.63 919.66

Above Boundary Contains 4.726 Acres±

Boundary Data For J.O. Stein Property					
Cor.	Bearing	Dist.	North (Cos.)	South	East (Sin.) West
8-13	N47°52'25"E	364.43	244.45		270.29
13-14	N46°39'25"E	188.68	129.50		137.22
14-12	S30°16'E	384.63		332.20	193.86
12-11	S76°38'50"W	171.90		39.70	167.25
11-10	S88°31'25"W	160.06		4.12	160.01
10-9	S78°56'25"W	116.98		22.44	114.81
9-8	N81°14'45"W	161.17		24.53	159.29
Totals			398.48	398.46	601.37 601.36

Above Boundary Contains 2.653 Acres±
Caption Legal Reference: The 7.7 ac.± shown to be subdivided, by outside corners A-B-C-A inclusive was conveyed to Clarence S. Richardson and Mattie Lucille Richardson by deed dated May 9, 1951, of Record in D.B. 456, Pg. 322; excepting in said deed the prior conveyance of 2.65 ac.±, bounded by outside corners 8, 14, 12, 11, 10, 9 to 8, to John Oliver Stein and Lois K. Stein, of record in D.B. 441, Pg. 53. Said conveyance subject to easements to A.E.P. Co. of record in D.B. 372, Pg. 370. Parcels A & C conveyed to C.S. Richardson et ux. by J.O. Stein et ux. and Parcel B conveyed to J.O. Stein et ux. by C.S. Richardson et ux. by deed of exchange dated May 18, 1959.

In the Clerk's Office of the Circuit Court for the County of Roanoke, Virginia, this map is presented on July 12 1959, and with the certificates of dedication and acknowledgement thereto annexed, is admitted to record at 12:00 o'clock P.M.

Teste: 1044 BROWN Clerk By James F. Foddy Deputy Clerk

SECTION NO. 2
WINDSOR HILLS ESTATES
BLOCK 1, PROPERTY OF JOHN OLIVER STEIN ET UX.
BLOCKS 2 & 3, PROPERTY OF CLARENCE S. RICHARDSON ET UX.
SITUATE ON MUD LICK RD. (683) & GRANDIN RD. EXT. (686)
ROANOKE COUNTY, VIRGINIA
By C.B. Malcolm & Son
State Cert. Engrs.
DATE: JUNE 29, 1959 SCALE: 1"=50'