

Boundary Data						
Cor.	Bearing	Dist.	N	S	E	W
1-2	N23-20E	64.16	58.91		25.41	
2-3	S75-22E	214.19		54.11	207.24	
3-4	S5-10W	60.83		60.58		5.48
4-5	S30-41E	297.78		256.09	151.95	
5-6	S46-44E	285.08		195.39	207.59	
6-7	S11-27E	461.83		452.64	91.68	
7-8	S24-07E	366.80		334.78	149.87	
8-9	S24-40E	425.18		386.98	177.44	
9-10	S65-40W	250.0		103.01		227.79
10-11	N24-40W	424.93	386.16			177.34
11-12	N24-07W	698.33	637.37			285.34
12-1	N22-31W	823.22	760.47			315.25
Totals			1842.91	1842.98	1011.18	1011.20

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

1. No structure shall be erected on any lot shown hereon other than private dwellings with necessary outbuildings, nor shall more than one dwelling be erected on any one lot shown hereon.
2. No part of any building shall be located nearer to the street line than the minimum building lines as shown hereon, except unenclosed porches.
3. No dwelling shall be erected on any lot shown hereon having less than 1000 square feet of liveable floor space.
4. No trailer, basement, shack or garage, barn or other outbuilding shall be used at any time as a residence, either temporarily or permanently nor shall any residence of a temporary character be permitted on any lot.
5. The lots shown hereon are subject to the utility easements as shown and also the necessary anchors or guys to electric or telephone poles.
6. No swine or hogs shall be kept on any lot shown hereon.
7. No lot shown hereon shall be used as a parking lot for commercial vehicles and no noxious or offensive trade or activity shall be carried on which may or might become a nuisance to the neighborhood.
8. It shall be lawful for any person or persons owning any real property in this subdivision to prosecute at law or in equity against any person or persons violating or attempting to violate any of these covenants and either to prevent him or them from so doing or to recover damages.
9. The above restrictions numbered 1, 2, 3, 4, 6 and 7 shall not apply to Lots 1, 2, 3, 4 and 5 as shown hereon. Lots 1, 2, 3, 4 and 5 may be used for business purposes.

Know all men by these presents to wit- That the Orlando Corporation is the owner of the property shown hereon, subdivided into lots bounded by corners 1 through 12 and known as Section 1 of SUN VALLEY, which said property is a portion of that tract of land conveyed to said owner by deed from W. W. Boxley, Decd. dated June 27, 1959 and recorded in Deed Book 620, page 598, and contains 11.47 A. The said owner hereby certifies that it has subdivided this land into lots as shown hereon entirely with its own free will and accord as required by Sections 15-779 through 15-794.3 of the 1950 Code of Virginia. The said owner hereby dedicates the streets as shown hereon to the County of Roanoke in fee simple. In witness whereof is hereby placed the signature of E. Marvin Lemmon, President of Orlando Corporation and duly attested by C. F. Ketauer, Secretary of said Corporation on this 14th day of July 1959.

signed: E. Marvin Lemmon attested by: C. F. Ketauer
President of Orlando Corp. Secy. of Orlando Corp.

State of Virginia
City of Roanoke
I, Dr. R. B. Dillon, a Notary Public in and for the aforesaid State and City, do hereby certify that E. Marvin Lemmon and C. F. Ketauer, President and Secretary respectively of Orlando Corp., whose names are signed to the foregoing writing dated July 14, 1959, have personally appeared before me in my State and City, and acknowledged the same on this 14th day of July, 1959.

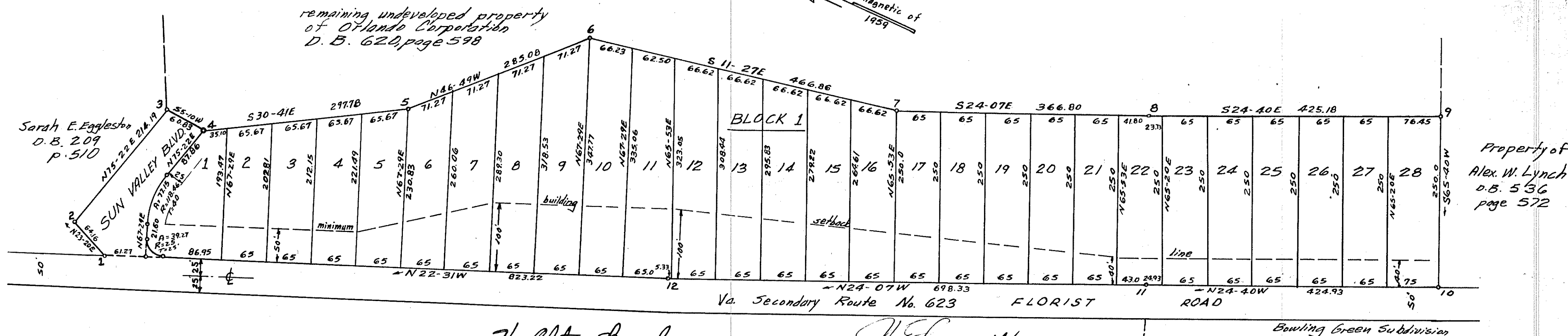
My Commission
Expires - 2-20-61
M. R. Dillon
Notary Public.

SURVEY OF SECTION 1 SUN VALLEY

PROPERTY OF
ORLANDO CORP.
ROANOKE COUNTY, VA.

Scale: 1" = 100' June 13, 1959

Certified Correct.
By: J. P. Parker
State Certified Engineer



remaining undeveloped property
of Orlando Corporation
D.B. 620, page 598

Property of
Alex. W. Lynch
D.B. 536
page 572

Approved: H. C. Braxton 7-15-59
City Engineer - Roanoke, Va. date
Approved: James J. J. J. 7-15-59
Ag't for Roanoke Planning Commission date
Approved: H. E. Caudill 7-14-59
Chairman of Board of Supervisors date
Approved: T. M. S. 7-13-59
Secy. of Roanoke County Planning Commission date

In the Clerk's Office for the Circuit Court of Roanoke County, Va., this map was presented and with the certificate of acknowledgment thereto annexed, admitted to record at 8:30 o'clock, P. M. on this 13th day of July, 1959.

Teste: Roy K. Braxton
Clerk

