

## RESERVATIONS &amp; RESTRICTIONS:

The following Reservations and Restrictions are made covenants running with the title to the lots shown hereon for a period of 25 years from the date of recordation of this map.

1. No structure shall be erected on this land other than private dwelling houses with necessary outbuildings, nor shall more than one dwelling house be erected on any one lot.

2. No part of any building, other than porches, shall be located nearer to the front or side street line than the distances shown on this map to building line (B.L.).

3. No dwelling house is to be constructed on any lot having an area of less than 1100 square feet of liveable floor space.

4. No trailer, basement, shack, garage, or other outbuilding erected on any lot shall be used at any time as a residence, temporarily or permanently, nor shall any residence of a temporary character be permitted.

5. None of the lots shall be used as a parking lot for commercial vehicles, and no offensive trade or activity shall be carried on any lot, nor shall anything be done on any lot which may be or become a nuisance to the neighborhood.

6. The lots are subject to the public utility easements (P.U.E.) as shown hereon as well as necessary anchors or guys to electric or telephone poles.

7. The subdivider reserves the right to waive, modify, or release any of the Reservations or Restrictions written hereon.

8. The land shown hereon in the 40 ft. radius turn-arounds outside of the regular 50 ft. width road right-of-way shall automatically revert to the adjoining owner or owners when said road is continued.

B.L. denotes minimum building line for main body of residences.  
P.U.E. denotes public utility easement.  
S.E. denotes sanitary sewer easement.  
D.E. denotes drainage easement.

## Notes:

Water service by system operated by Public Utility Corp.  
Sewer service by system operated by Roanoke Co. San. Auth.  
Iron stakes mark lot corners, except as noted.

May 29, 1959

I hereby certify that this plat of survey is correct.

*C.B. Malcolms, Jr.*  
Va. Cert. Surveyor & Engr.

Colonial American  
National Bank of Roanoke  
Corp. seal

Real Estate  
Investment Corp.  
Corp. seal

## Know All Men By These Presents, To Wit:

That Real Estate Investment Corporation is the fee simple owner and proprietor of the land hereon shown to be subdivided, known as Section No. 2 Farmington Lake, bounded as shown hereon in detail by outside corners 1 thru 12, inclusive, subject to the lien of a certain deed of trust from Real Estate Investment Corporation to William A. Gibbons and/or T.L. Plunkett, Jr., Trustees securing Colonial American National Bank of Roanoke, of record in the Clerk's Office of the Circuit Court of the County of Roanoke in deed book 548, Page 378.

The under signed owner and proprietor and the Trustees for the aforesaid Beneficiary certify that the said subdivision as appears on this plat is with the consent and in accordance with the desire of said parties.

The said owner and proprietor with the consent of the said Trustees and Beneficiary hereby dedicate to and vest in the County of Roanoke, where said land lies, such portions of the premises platted as are on this plat set apart for streets and easements in accordance with the provisions of the Land Subdivision Ordinance of the County of Roanoke, as amended, and the Virginia Land Subdivision Act.

The said owner and proprietor doth, as a condition precedent to the approval of the final plat and subdivision and the acceptance of the dedication of the streets and easements shown thereon by the Board of Supervisors of Roanoke County, on its own behalf and for and on account of its 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 said owner or owners, its or 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 and alleys 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 alleys and property lines thereof.

In Witness whereof are hereby placed the signatures and seals of said owner and Trustees and Beneficiary on this 10 day of June, 1959.

Real Estate Investment Corporation By: *Richard R. Quick*, Pres. Attest: *Anita K. Quick*, Secy.

Colonial American National Bank of Roanoke

By: *John Moomaw*, Pres. Attest: *Joe Moomaw*, Asst. Cashier  
*W. H. Gibson, Jr.*, Trustee

State of Virginia } To Wit: *Mary Linda M. Smiley*  
City of Roanoke }  
a Notary Public in and for the said City and State do hereby certify that Richard R. Quick and Anita K. Quick, President and Secretary, respectively of Real Estate Investment Corp., and H.G. Robertson, President, and J.S. Moomaw, Asst. Cashier of Colonial American National Bank of Roanoke, and William A. Gibbons, Trustee, whose names are signed to the foregoing writing dated the 10 day of June, 1959, have each personally appeared before me in my City and State aforesaid and acknowledged the same.  
My Commission expires: January 2, 1961  
Given under my hand this 10 day of June, 1959.

*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 June 31, 1959, and with the certificates of dedication and acknowledgment thereto annexed, is admitted to record at 2:30 o'clock P.M.

Teste: *W. H. Gibson, Jr.*, Clerk

## APPROVED:

*H. E. Caudill* 6-30-59  
Chairman of Board of Supervisors of Roanoke County, Virginia date  
*James H. Noble* 6-18-59  
Secretary of Roanoke County Planning Commission date  
*H. Clatus Broyles* 7-31-59  
City Engineer of Roanoke, Virginia date  
*James H. Noble* 7-27-59  
Act. Agent for Roanoke City Planning Commission date

## Caption Legal Reference:

See D.B. 548, Pg. 373 for conveyance of 55.457 acre tract to Real Estate Investment Corp. by C.L. Hubbard et ux.

## MAP OF SECTION NO. 2 FARMINGTON LAKE

PROPERTY OF REAL ESTATE INVESTMENT CORP.

SITUATE ABOUT 1/2 MILE WEST OF CAVE SPRING  
ABOUT 1/4 MILE WEST OF VA. HWY. 119 & SOUTH OF VA. HWY. 702  
IN CAVE SPRING DISTRICT

ROANOKE COUNTY, VIRGINIA.

By: C.B. MALCOLM & SON  
STATE CERT. ENGRS.

DATE: MAY 29, 1959

SCALE: 1" = 100'

CURVE DATA :						CHORD :		
CURVE	LOT	BLK	ANGLE	TAN.	RAD.	ARC	BEARING	DIST.
A	4	5	90° 00'	25	25	39.27	N. 55° 10'E	35.35
B	5	9	90° 00'	25	25	39.27	S. 34° 50'E	35.35
C	6		28° 36'	70.10	275	137.27	S. 85° 52'W	135.85
"	6	"	8° 10'	19.63	"	39.20	N. 83° 55'W	39.16
"	7	"	20° 26'	49.56	"	98.07	S. 81° 47'W	97.55
D	8		28° 36'	82.84	325	162.23	N. 85° 52'E	160.55

Turnaround	Curves							
1-5	51°19'	19.21	40	35.83	S. 45°30'30"W	34.64		
2-5	"	"	"	"	N. 74°30'30"W	"		
8-6	90°00'	40.00	"	62.83	S. 65°15'W	56.57		
9-6	12°38'	4.43	"	8.82	N. 63°26'W	8.81		
1-7	102°38'	49.96	"	71.66	S. 79°50'E	62.44		

## BOUNDARY DATA:

COR.-COR.	BEARING	DIST.	N.	S.	E.	W.
1-2	S. 79°50'E	977.70		172.57	962.35	
2-3	S. 85°01'E	127.86		11.11	127.88	
3-4	N. 80°01'E	147.12	25.50		144.89	
4-5	S. 27°04'E	153.41		136.61	69.80	
5-6	S. 71°34'W	209.79		66.33		199.03
6-7	S. 85°52'W	160.55		11.57		160.13
7-8	N. 79°50'W	68.53	12.10			67.45
8-9	S. 10°10'W	150.00		147.64		26.48
9-10	N. 79°50'W	740.00	130.62			728.38
10-11	N. 67°47'40"W	102.22	49.88			89.23
11-12	N. 25°19'E	10.00	9.04		4.28	
12-1	N. 6°48'W	320.95	318.69			38.00
TOTALS			545.83	545.83	1308.70	1308.70