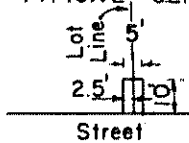


COMM: 9734
F.W. L.M.S.
D.W. R.C.P.
C.K. R.C.W.
Fid. No. 157-59, 154-59

LEGEND:

D.E. = Drainage Easement
P.U.E. = Public Utility Easement
S.S. = Sanitary Sewer Easement
B.L. = Minimum Building Line Main Body
T.E.E. = Telephone & Electric Easement
G.E. = Telephone & Electric Pole Guy Anchor Easement

TYPICAL, GE.



MARCH 8, 1960

I, HEREBY, CERTIFY THAT THIS PLAT OF SURVEY IS CORRECT.
C.B. Malcolm
VIRGINIA STATE CERT. SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

That Frank L. Martin & Elizabeth S. Martin, the owners of a parcel of land acquired by deed of record in Deed Book 431, Page 350, execute this map for the purpose of establishing the lines shown on said map from Corner No. 12 S 30° 33' 25" E, 139.08 to Corner No. 12 S 30° 33' 25" E, 164.02' to Corner No. 13; thence N 62° 43' 35" E, 163.27' to Corner No. 14 and from Corner No. 14, N 61° 43' 35" E, 556.80' to a point on Route 692 at 1/4 mile the true division line between the said Frank L. Martin property acquired by deed in D.B. 431, Pg. 350, and the property of Reese O. and Mabel Elizabeth Hankins acquired by deed of record in D.B. 419, Pg. 53, and the undersigned W.B. Baird, Jr., Trustee and First Federal Savings and Loan Association of Roanoke, Trustee and Beneficiary, respectively, in the deed of record in D.B. 534, Pg. 189, likewise execute said map to consent to the establishment of said division lines.

Witness the signatures of the aforesaid Owners, Trustees and Beneficiary on this 15th day of April 1960.

Frank L. Martin (SEAL) Owner
W.B. Baird, Jr. ACT. TRUSTEE
FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF ROANOKE, VA., BENEFICIARY

BY *P.R. Keller* PRESIDENT
W.B. Baird, Jr. SECRETARY

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 Frank L. Martin & Elizabeth S. Martin, his wife and W.B. Baird, Jr., Trustee and P.R. Keller, President and W.B. Baird, Jr., Secretary of First Federal Savings and Loan Association, whose names are signed to the foregoing writing dated the 15th day of April, 1960, have each personally appeared before me in my City and State aforesaid, and acknowledged the same.

Given under my hand this 15th day of April, 1960.
My Commission expires: January 2, 1961.

Mary Linda M. Smiley
Notary Public

2 Acres
PROPERTY OF
F.G. FERRELL II
Formerly Reese O. Hankins Et. Ux.

PROPOSED FUTURE ROAD LINE
PRESENT ROAD LINE

GRANDIN ROAD EXT. VA. RT. 686

REMAINING PROPERTY OF
REESE O. HANKINS ET. UX.
D.B. 419 Pg. 53

REMAINING LAND OF
REESE O. HANKINS
ET. UX.
D.B. 419, Pg. 53

REMAINING LAND OF
REESE O. HANKINS
ET. UX.
D.B. 419, Pg. 53

REMAINING LAND OF
REESE O. HANKINS
ET. UX.
D.B. 419, Pg. 53

REMAINING LAND OF
REESE O. HANKINS
ET. UX.
D.B. 419, Pg. 53

REMAINING LAND OF
REESE O. HANKINS
ET. UX.
D.B. 419, Pg. 53

REMAINING LAND OF
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D.B. 419, Pg. 53

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D.B. 419, Pg. 53

REMAINING LAND OF
REESE O. HANKINS
ET. UX.
D.B. 419, Pg. 53

REMAINING LAND OF
REESE O. HANKINS
ET. UX.
D.B. 419, Pg. 53

REMAINING LAND OF
REESE O. HANKINS
ET. UX.
D.B. 419, Pg. 53

CURVE DATA:						
CURVE	LOT	BLK	ANGLE	TAN.	RAD.	ARC.
A	4	1	91:17:30"	30.00	29.33	46.73
B	—	1	15:38'	54.91	400.00	109.14
B	2	1	7:02'	24.58	"	49.10
B	3	1	8:36'	30.08	"	60.04
C	—	—	210:00'	∞	40.00	146.61
D	—	—	30:00'	10.72	40.00	20.94
E	—	2	15:36'	48.05	350.00	95.50
E	3	2	8:40'	26.52	350.00	52.94
E	4	2	6:56'	21.30	350.00	42.56
F	5	2	89:58:30"	30.00	30.01	47.13
G	10	2	97:28'	30.00	26.32	44.77
H	—	2	24:25:30"	81.16	375.00	159.86
H	9	2	2:16:06"	7.42	375.00	14.85
H	8	2	12:13:24"	40.15	375.00	80.00
H	7	2	9:56'	32.59	375.00	65.01
TOTALS:						
2131.29 797.64 737.59 666.60 666.65						

In the Clerk's Office of the Circuit Court for the County of Roanoke, Va., this map is presented on APRIL 19, 1960, and with the certificates of acknowledgment and dedication thereto annexed, is admitted to record at 4:00 o'clock P.M.

Teste *Ray K. Brown*
Clerk
By *James F. Tooley*
Deputy Clerk

APPROVED:
James F. Tooley 3/16/60 DATE
Chairman of Board of Supervisors of Roanoke County
W.B. Baird, Jr. 3/15/60 DATE
Secretary of Roanoke Co. Planning Comm.
W.B. Baird, Jr. 3/15/60 DATE
Executive Secretary, Town of Salem Planning Commission
F.A. Spiggle 3-15-60 DATE
Town Engineer of Salem, Virginia.

KNOW ALL MEN BY THESE PRESENTS, TO WIT:
THAT REESE O. HANKINS AND MABEL ELIZABETH HANKINS ARE THE FEE SIMPLE OWNERS OF THE LAND SHOWN SUBDIVIDED HEREON, KNOWN AS SECTION No. 1, HIDDEN VALLEY COURT, WHICH IS BOUNDED AS SHOWN HEREON IN DETAIL BY OUTSIDE CORNERS 1 to 17 INCLUSIVE, AND BEING A PORTION OF THE PROPERTY CONVEYED TO THE OWNERS BY DEED FROM C.A. NENKE AND LILLIAN E. NENKE, HIS WIFE, DATED MAY 28, 1949, AND RECORDED IN DEED BOOK 419 PAGE 53. THIS SUBDIVISION IS SUBJECT ONLY TO A LIEN OF A CERTAIN DEED OF TRUST DATED NOVEMBER 25, 1959, FROM REESE O. HANKINS AND MABEL ELIZABETH HANKINS TO JOHN M. WILSON, JR. AND W.B. BAIRD, JR., TRUSTEES, SECURING FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF ROANOKE, BENEFICIARY, OF RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF ROANOKE IN DEED BOOK 631 PAGE 142.
THE UNDERSIGNED OWNERS, TRUSTEES, AND BENEFICIARY, 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 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 15-719 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 11, "LAND SUBDIVISION REGULATIONS" OF THE GENERAL ORDINANCE OF THE TOWN OF SALEM.
THE SAID OWNERS, WITH THE CONSENT OF THE UNDERSIGNED TRUSTEES AND BENEFICIARY, 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 LAND SUBDIVISION ORDINANCE OF THE COUNTY OF ROANOKE, AS AMENDED, AND THE VIRGINIA LAND SUBDIVISION ACT.
WITNESS THE SIGNATURES OF THE AFORESAID OWNERS, TRUSTEES AND BENEFICIARY ON THIS 14th DAY OF MARCH, 1960.

Reese O. Hankins (SEAL) OWNER
Mabel Elizabeth Hankins (SEAL) OWNER
John M. Wilson, Jr. TRUSTEE
W.B. Baird, Jr. TRUSTEE
FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF ROANOKE, BENEFICIARY
BY: *P.R. Keller* PRESIDENT
Reginald K. Hamilton ASSISTANT SECRETARY

RESERVATIONS & 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 easements reserved for that purpose, shall not be altered, filled or obstructed by any lot owner, 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 disposal of storm water, nor shall such alterations be allowed, unless agreed to in writing by the owner or owners of the adjoining lots or those 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 swine, goats or other noxious animals shall be permitted on the lots shown hereon.
5. No residence with a livable area of less than 1150 sq. ft., calculated from enclosed outside dimensions, shall be erected on any lot shown hereon, except that a residence which has a livable area of not less than 1000 sq. ft. may be erected provided such residence has either a carport or a garage attached.
6. No lot or portion of a lot or lots shall be used as a residential site whose frontage and average width is less than 75 ft.
7. These lots are subject to public utility easements, drainage easements and sewer easements and the easements for necessary power and telephone pole guy and anchors as shown hereon.
8. No temporary living quarters in tents, trailers, garages, or trailer living quarters, or temporary structures of any nature shall be allowed.
9. No lot shown hereon shall be used as a parking area for commercial vehicles or equipment such as tractor-trailers, large trucks, and heavy equipment.
10. No residence shall be erected on any lot, exceeding two stories in height, and only one and two family houses shall be permitted.
11. The land in the 40 ft. radius turnaround outside of the regular 50 ft. width right of way of Warwood Drive shall automatically revert to the adjoining owner or owners when said drive is continued.
The foregoing covenants and restrictions shall be automatically extended for successive periods of 10 years unless an instrument signed by a majority of the owners of lots has been recorded agreeing to change said covenants in whole or in part.
Enforcement of the foregoing covenants shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant, either to restrain violation or to recover damages.

CAPTION LEGAL REFERENCE:
For conveyance to Reese O. Hankins ET. UX. from C.A. Nienke ET. UX., see "Salem" Deed Book 419 Page 53.

MAP OF
SECTION No. 1
HIDDEN VALLEY COURT
PROPERTY OF
REESE O. & MABEL ELIZABETH HANKINS
SITUATE NORTHWEST OF INTERSECTION OF GRANDIN ROAD EXT. (RT. 686) AND SUGAR LOAF MOUNTAIN ROAD (RT. 692).
ROANOKE COUNTY, VIRGINIA.
By: *C.B. Malcolm & Son*
VA. STATE CERTIFIED ENGINEERS
DATE: MARCH 8, 1960 SCALE: 1"=100'
C.B.M. Roanoke Co. Sect. # 19