

### RESERVATIONS AND RESTRICTIONS

THE FOLLOWING RESERVATIONS AND RESTRICTIONS SHALL CONSTITUTE 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. ALL THE LOTS SHOWN HEREON IN BLOCKS 4 AND 5, SECTION NO 2, PETTY ACRES, SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY, AND NOT FOR COMMERCIAL PURPOSES, AND THE SAID PROPERTY SHALL NOT BE USED FOR ANY PURPOSE THAT CREATES A NUISANCE OR ANNOYANCE IN THE NEIGHBORHOOD.

2. THESE LOTS MAY NOT BE RESUBDIVIDED SO AS TO CREATE ADDITIONAL BUILDING LOTS, EXCEPT THAT INDIVIDUAL LOT LINES BETWEEN BUILDING SITES MAY BE ADJUSTED.

3. EASEMENTS FOR INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE ARE RESERVED WHERE SHOWN HEREON.

4. NO DWELLING SHALL BE ERRECTED OR PLACED ON ANY LOT, HAVING A WIDTH OF LESS THAN 75 FEET, AND WITH THE MAIN BODY OF SAID DWELLING NOT NEARER TO THE STREET THAN THE MINIMUM SET-BACK LINE AS SHOWN HEREON.

5. NO STRUCTURE OF A TEMPORARY NATURE SUCH AS A TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDING SHALL BE USED ON ANY LOT AT ANY TIME AS A RESIDENCE, EITHER TEMPORARILY OR PERMANENTLY.

6. NO DWELLING SHALL BE PERMITTED ON LOTS 1 TO 4, INCL., BLOCK 4 AND LOTS 1 TO 4, INCL., BLOCK 5, WHOSE LIVABLE FLOOR AREA IS LESS THAN 1100 SQ. FT. AND WHOSE CONSTRUCTION COSTS LESS THAN \$2,000 BASED ON COST LEVELS PREVAILING ON THE DATE THESE COVENANTS ARE RECORDED. NO DWELLING SHALL BE PERMITTED ON LOTS 4 TO 8, INCL., BLOCK 4 WHOSE LIVABLE FLOOR AREA IS LESS THAN 1250 SQ. FT. EXCLUSIVE OF GARAGES, BREEZEWAYS, PORCHES, BASEMENTS AND WHOSE CONSTRUCTION COSTS LESS THAN \$4,000 BASED ON COST LEVELS PREVAILING ON THE DATE THESE COVENANTS ARE RECORDED.

7. NO HOUSE SHALL BE ERRECTED ON ANY LOT EXCEEDING TWO STORIES IN HEIGHT AND A ONE OR TWO CAR GARAGE, AND NOT MORE THAN ONE SUCH DWELLING SHALL BE ERRECTED ON ANY LOT OR PORTIONS OF LOTS HAVING A WIDTH OF LESS THAN 75 FEET.

8. NO FOUL, HOGS, GOATS, OR OTHER LIVESTOCK WILL BE ALLOWED ON THE LOTS SHOWN HEREON.

9. NO LOT SHALL BE USED OR MAINTAINED AS A DUMPING GROUND, WASTE OF ANY KIND EXCEPT IN SANITARY CONTAINERS.

10. ENFORCEMENT 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.

11. VIOLATION OR INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGEMENT OR COURT ORDER SHALL IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

### KNOW ALL MEN BY THESE PRESENTS: To Wit:

THAT MILLER E. PETTY, WHOSE NAME IS HELEN B. PETTY, ARE THE FEE SIMPLE OWNERS AND PROPRIETORS OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, KNOWN AS SECTION NO 2 - PETTY ACRES, BOUNDED AS SHOWN HEREON IN DETAIL BY OUTSIDE CORNERS 1, 2, 3, 4, 5, 6, 7, 8, 9, TO 1, INCL., AND THAT SAID LAND IS NOT SUBJECT TO ANY LIEN OR ENCUMBRANCE.

THE UNDERSIGNED OWNERS AND PROPRIETORS CERTIFY 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 PLATTED AS ARE ON THIS PLAT SET APART FOR STREETS, EASEMENTS OR OTHER PUBLIC USES, 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.

WITNESS THE FOLLOWING SIGNATURES AND SEALS THIS 16 DAY OF FEBRUARY, 1960.

Miller E. Petty SEAL  
OWNER

Helen B. Petty SEAL  
OWNER

STATE OF VIRGINIA  
CITY OF ROANOKE

I, MARY LINDA M. SMILEY, A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT MILLER E. PETTY AND HELEN B. PETTY, WHOSE NAMES ARE SIGNED TO THE ANNEXED CERTIFICATES DATED FEBRUARY 16, 1960, HAVE EACH PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON FEBRUARY 16, 1960.

MY COMMISSION EXPIRES January 2, 1961  
NOTARY PUBLIC

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF ROANOKE, VA,  
THIS MAP IS PRESENTED ON July 26, 1960, AND WITH THE CERTIFICATES OF DEDICATION AND ACKNOWLEDGMENT THERETO ANNEXED, IS ADMITTED TO RECORD AT 2:05 O'CLOCK P.M..

TESTE: ROY K. BROWN, CLERK.

BY: James F. Tobey  
DEPUTY CLERK

APPROVED:

Lee M. ... 4-20-60  
SECY., ROANOKE COUNTY PLANNING COMMISSION DATE

Edwin J. Terrell 4-20-60  
CHAIRMAN OF BOARD OF SUPERVISORS OF ROKE. CO. DATE

H. Clute Broyles 7-25-60  
CITY ENGINEER OF ROANOKE, VIRGINIA. DATE

Wm. K. Sombach 6-13-60  
AGENT, ROANOKE CITY PLANNING COMMISSION DATE

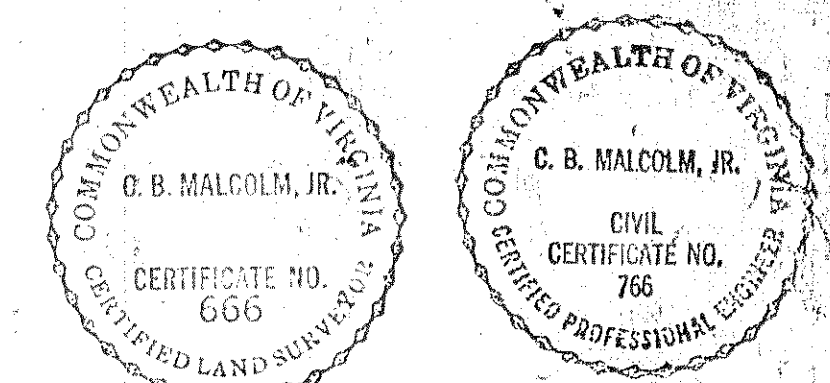
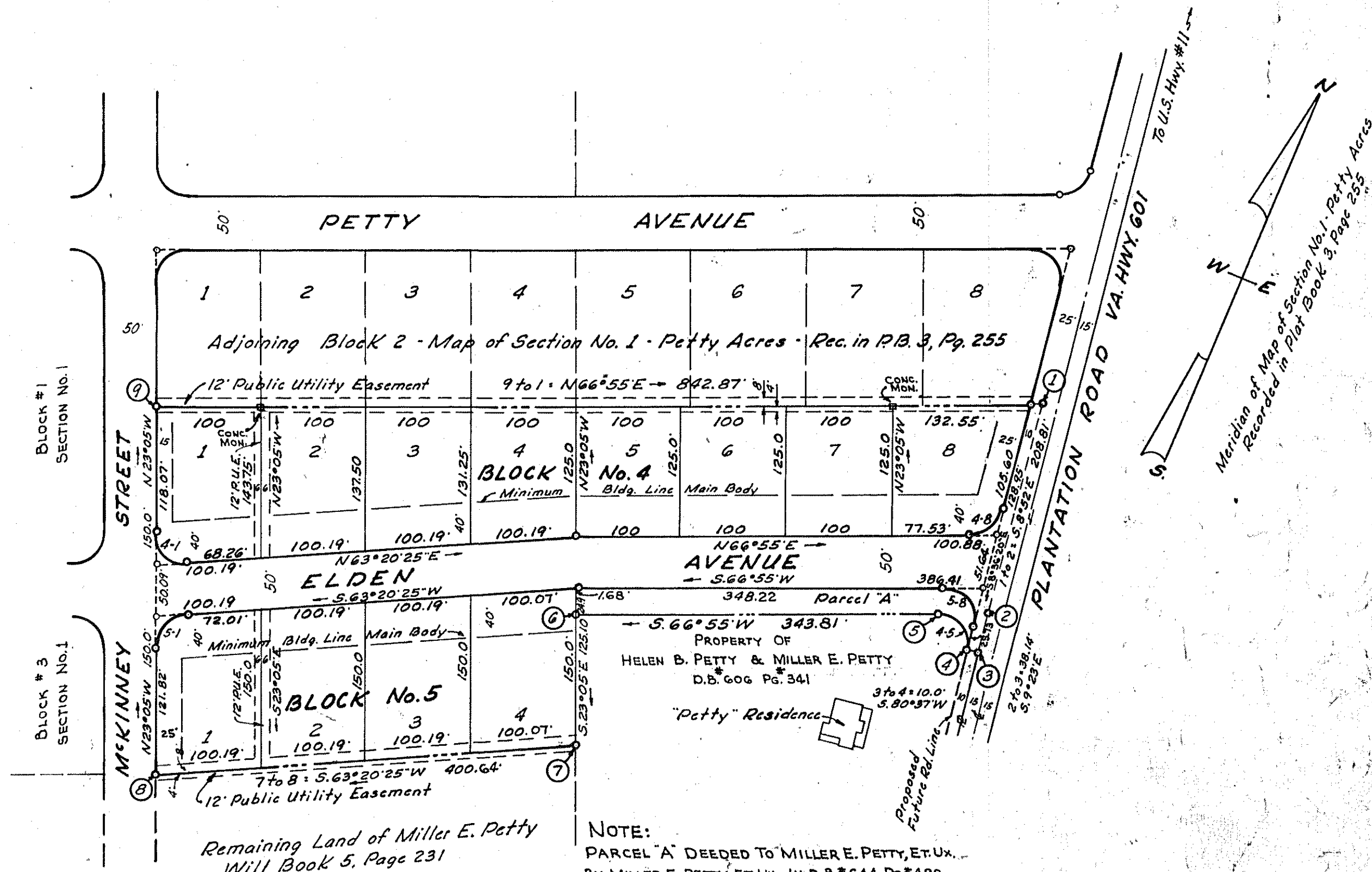
LINE	BEARING	DIST.	BOUNDARY DATA :				Contains 5.034 Acres ±		
			N.	S.	E.	W.			
1-2	S. 8° 52' E	208.81		206.31	32.18				
2-3	S. 9° 23' E	38.14		37.63	6.22				
3-4	S. 80° 37' W	10.00		1.63		9.87			
4-5	N 61° 14' W	47.18	22.70			41.36			
5-6	S. 66° 55' W	343.81		134.80		316.28			
6-7	S. 23° 05' E	125.10		115.08	49.05				
7-8	S. 63° 20' 25" W	400.64		179.75		358.05			
8-9	N 23° 05' W	350.09	322.06			137.26			
9-1	N 66° 55' E	842.87	330.46		775.39				
Totals			675.22	675.20	862.84	862.82			

CURVE DATA :						
CURVE	ANGLE	TAN	RAD	ARC	CHORD	
					BEARING	DIST.
4-1	93° 34' 35"	31.93	30	49.00	S. 69° 52' 18" E	43.73
4-8	75° 47' 00"	23.35	30	39.68	N 29° 01' 30" E	36.85
5-8	103° 42' 00"	38.19	30	54.30	N 61° 14' W	47.18
4-5	103° 42' 00"	38.19	30	54.30	N 61° 14' W	47.18
5-1	86° 25' 25"	28.18	30	45.25	S. 20° 07' 43" W	41.08

CAPTION LEGAL REFERENCE:  
THE 5.034 ACRES TRACT SHOWN HEREON BOUNDED BY CORNERS 1, 2, 3, 4, 5, 6, 7, 8, 9 TO 1, INCL., IS A PORTION OF ORIGINAL JOHN M. PETTY LAND CONVEYED TO MILLER E. PETTY IN WILL BOOK 5 - PAGE 231.

FEBRUARY 12, 1960.  
I, HEREBY, CERTIFY THAT THIS PLAT OF SURVEY IS CORRECT.

C. B. Malcolm, Jr.  
VIRGINIA STATE CERTIFIED SURVEYOR



MAP OF  
SECTION NO 2  
PETTY ACRES  
PROPERTY OF  
MILLER E. PETTY & HELEN B. PETTY  
BEING 5.034 ACRES± SITUATE ON VA. HWY. RT. NO 601  
ABOUT 1 MILE SOUTH OF U.S. HIGHWAY ROUTE NO 11  
ROANOKE COUNTY, VIRGINIA  
BY: C. B. MALCOLM AND SON  
VA. STATE CERT. ENGRS.  
DATE: FEBRUARY 12, 1960. SCALE: 1" = 100'