RESERVATIONS AND RESTRICTIONS

THE FOLLOWING RESERVATIONS AND RESTRICTIONS SHALL CONSTITUTE COVENENTS 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 ERECTED 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 I TO 4, INCL., BLOCK 4- AND LOTS I TO 4, INCL., BLOCK 5, WHOSE LIVABLE FLOOR AREA IS LESS THAN 1,00 SQ. FT. AND WHOSE CONSTRUCTION COSTS LESS THAN 12,000 BASED ON COST LEVELS PREVAILING ON THE DATE THESE COVENENTS 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, BASE-MENTS, AND WHOSE CONSTRUCTION COSTS LESS THAN 14,000 BASED ON COST LEVELS PREVAILING ON THE DATE THESE COVENENTS ARE RECORDED.

7. NO HOUSE SHALL BE ERECTED ON ANY LOT EXCEEDING TWO STORIES IN HEIGHT AND A ONE OR TWO CAR GARAGE, AND NOT MORE THAN ONE SUCH PWELLING SHALL BE ERECTED ON ANY LOT OR PORTIONS OF LOTS HAVING A WIDTH OF LESS THAN 15 FEET.

8, NO FOWL, 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

II. VIOLATION OR INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGEMENT OR COURT ORDER SHALL IN NO WISE AFFECT ANY

ATTEMPTING TO VIOLATE ANY COVENANT, EITHER TO RESTRAIN VIOLATION OR TO RECOVER DAMAGES.

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, 7,89, To 1, INCL., AND THAT SAID LAND IS NOT SUBJECT TO ANY LIEN OR ENGUMBRANCE.

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

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 Mary Linda M. Smiles ON JANUARY 2, 1961.

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 ADDMITTED TO RECORD AT 2:05 O'CLOCK P.M.

TESTE: ROY K. BROWN, CLERK.

APPROVED

SECY., ROANOKE COUNTY PLANNING COMMISSION

H. Cletus Droyles 7-25-60 CITY ENGINEER OF ROANOKE, VIRGINIA. DATE

Wenne K-Sembach AGENT, ROANOKE CITY PLANNING COMMISSION

		BOUNDARY	DATA:	Contains 5.034 Acrest		
LINE	BEARING	DIST.	N.	s.	E.	W
1-2:	S.8°52'E	208.81		206.31	32.18	
2-3	5.9°23'E	38.14		37.63	6.22	
3-4	5.80°37'W	10.00		1.63		9.87
4.5	N61º14.W	47.18	22.70			41.36
5-6	5.66°55W	<i>343</i> .81	·	134.80		316.28
6-7	5.23°05'E	125.10		115.08	49.05	
7-8	5.63°20'25"W	400.64		179.75		<i>358.</i> 05
8.9	N23°05'W	350.09	322.06			137.26
9-1	N66°55 E	842.87	330.46		775.39	
	Totals		675.22	675.20	862.84	862.82

		CURVE DATA:			CHORD	***************************************
CURVE	ANGLE	MAT	RAD	ARC	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	N29°01'30"E	36.85
5-8	103°42'00"	38.19	30	54.30	N61º14'W	47.18
4-5	103°42'00"	38.19	30	54.30	NG1º14'W	47.18
5-1	86° 25 25"	28. 18	30	45.25	5.20°07'43"W	41.08
	·					

* INSERT 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 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 on behalf and for and on account of their heirs, successors, devisees, and assigns, specifically release the County of Roanoke and the Virginia Dept. of Highways from any and all claim or claims for domages which such owners 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 for 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.

PETTY

12 Public Utility Easement

ELDEN

12. Public Utility Easement

Will Book 5, Page 231

Remaining Land of Miller E. Petty

CAPTION LEGAL REFERENCE: THE 5.034 ACRE! TRACT SHOWN HEREON BOUNDED BY CORNERS 1, 2, 3, 4, 5, 6, 7, 8, 9 To I, INCL., IS A PORTION OF ORIGINAL JOHN M. PETTY LAND CONVEYED TO

AVENUE

AVENUE

PROPERTY OF HELEN B. PETTY & MILLER E. PETTY D.B. 606 PG. 341

"Petty" Residence

PARCEL A DEEDED TO MILLER E. PETTY, ET.Ux.

BY MILLER E. PETTY, ET.UX. IN D. B. G44 PG. 488

DOES NOT CONSTITUTE A SEPARATE LOT.

AND TO BE PART OF HOMEPLACE PROPERTY AND

- 5.66°55'W 348.22

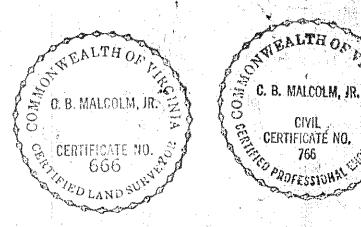
Adjoining Block 2 - Map of Section No. 1 - Petty Acres - Rec. in P.B. 3, Pg. 255

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

MILLER E. PETTY IN WILL BOOK 5-

PAGE 231.

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 I MILE SOUTH OF U.S. HIGHWAY ROUTE Nº 11 ROANOKE COUNTY,
BY: C.B. MALCOLM AND SON VIRGINIA

VA. STATE CERT. ENGRS.

SCALE : 1"= 100; DATE: FEBRUARY 12 , 1960.