

RESERVATIONS AND RESTRICTIONS

The following reservations and restrictions, are made covenants running with the title to the lots shown hereon, for a period of twenty (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 easement reserved for that purpose shall not be altered, filled or obstructed by any lot owner or owners 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 disposition 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 fowl, hogs, goats or other noxious animals permitted on lots shown hereon.
5. No fence or hedge shall be permitted on the front portion of any lot or the front 40 ft. of the dividing line of any lot greater than 30 inches in height, said fence material and construction to be agreed to by adjoining owners in writing before installation.
6. No residence to be constructed on any lots or portions of lots whose livable area is less than 1300 Sq. ft.
7. No garages shall be used as living quarters, nor shall any temporary living quarters of any nature be permitted.
8. The foregoing building restrictions and conditions are subordinated to and the violation of the same are subordinated to, any loan now or hereafter placed on any lot in this subdivision.

KNOW ALL MEN BY THESE PRESENTS:

THAT HIDDEN VALLEY CORPORATION IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, KNOWN AS MAP OF SECTION No 3 - HIDDEN VALLEY HOMES BOUNDED AS SHOWN HEREON IN DETAIL BY OUTSIDE CORNERS 22 To 51, INCL., TO 22

THE SAID OWNER FURTHER CERTIFIES THAT IT HAS SUBDIVIDED THIS LAND, AS SHOWN HEREON ENTIRELY WITH ITS OWN FREE WILL AND PURSUANT TO AND IN COMPLIANCE WITH SECTIONS 15-779 THROUGH 15-794.3 OF THE VIRGINIA CODE OF 1950, AS AMENDED TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH COUNTY OF ROANOKE LAND SUBDIVISION ORDINANCES.

THE SAID OWNER HEREBY DEDICATES TO AND VESTS 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 SIGNATURE OF SAID CORPORATION BY W.E. CUNDIFF, ITS PRESIDENT, WITH ITS CORPORATE SEAL HEREUNTO AFFIXED AND DULY ATTESTED BY E.H. WALDRON, ITS SECRETARY, THIS 5TH DAY OF AUGUST, 1960.

ATTEST:

E.H. Waldron
SECRETARY

HIDDEN VALLEY CORPORATION
BY: *W.E. Cundiff*
PRESIDENT

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 W.E. CUNDIFF AND E.H. WALDRON, PRESIDENT AND SECRETARY, RESPECTIVELY, OF HIDDEN VALLEY CORPORATION, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED THE 5TH DAY OF AUGUST, 1960, HAVE EACH PERSONALLY APPEARED BEFORE ME IN MY CITY AND STATE AFORESAID, AND ACKNOWLEDGED THE SAME.

My Commission expires Given under my hand this
January 2, 1961. 5th day of August, 1960.

Mary Linda M. Smiley
NOTARY PUBLIC

APPROVED:

E. J. Jones 8/5/60
CHAIRMAN, BOARD OF SUPERVISORS OF ROANOKE CO., VA. DATE

Wm. K. Sembrich 8/6/60
SECRETARY OF ROANOKE COUNTY PLANNING COMMISSION DATE

Wm. K. Sembrich 8/6/60
AGENT CITY OF ROANOKE, VIRGINIA, PLANNING COMM. DATE

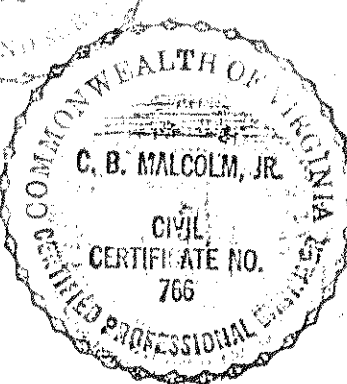
Chas. Broyles 8/12/1960
CITY ENGINEER OF ROANOKE, VIRGINIA. DATE

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF ROANOKE, VIRGINIA, THIS MAP IS PRESENTED ON August 11, 1960, AND WITH THE CERTIFICATES OF DEDICATION AND ACKNOWLEDGEMENT THERETO ANNEXED, IS ADMITTED TO RECORD AT 6 O'CLOCK 4⁵⁵ P.M..

Teste: ROY K. BROWN BY: *Herman Hicks*
CLERK DEPUTY CLERK

AUGUST 11, 1960.
I, HEREBY, CERTIFY THAT THIS
PLAT OF SURVEY IS CORRECT.

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



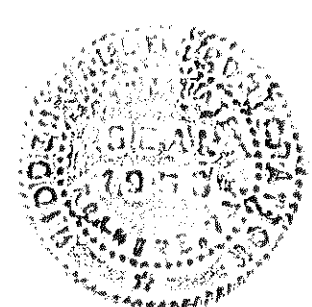
CURVE DATA

CURVE	LOT	BLK.	ANGLE			CHORD		
			TAN.	RAD.	ARC	BEARING	DIST.	
A	7		35°39'30"	12.86	40.00	24.89	N.68°09'45"W.	24.49
B	7		41°37'30"	15.22	40.00	29.08	N.65°09'45"W.	28.44
B	6		92°51'00"	42.04	40.00	64.82	N.2°05'30"E.	57.93
B	1		81°02'00"	34.18	40.00	56.57	N.89°02'00"E.	51.97
B	2		35°46'30"	12.90	40.00	24.98	S.32°33'45"E.	24.57
C	2		35°39'30"	12.86	40.00	24.89	S.32°30'15"E.	24.49
D	3		0°25'50"	0.47	125.00	0.94	S.58°32'55"E.	0.94
D	4		14°56'10"	16.39	125.00	32.59	S.58°14'05"E.	32.49
E	9		15°22'00"	23.61	175.00	46.93	S.58°01'00"E.	46.80

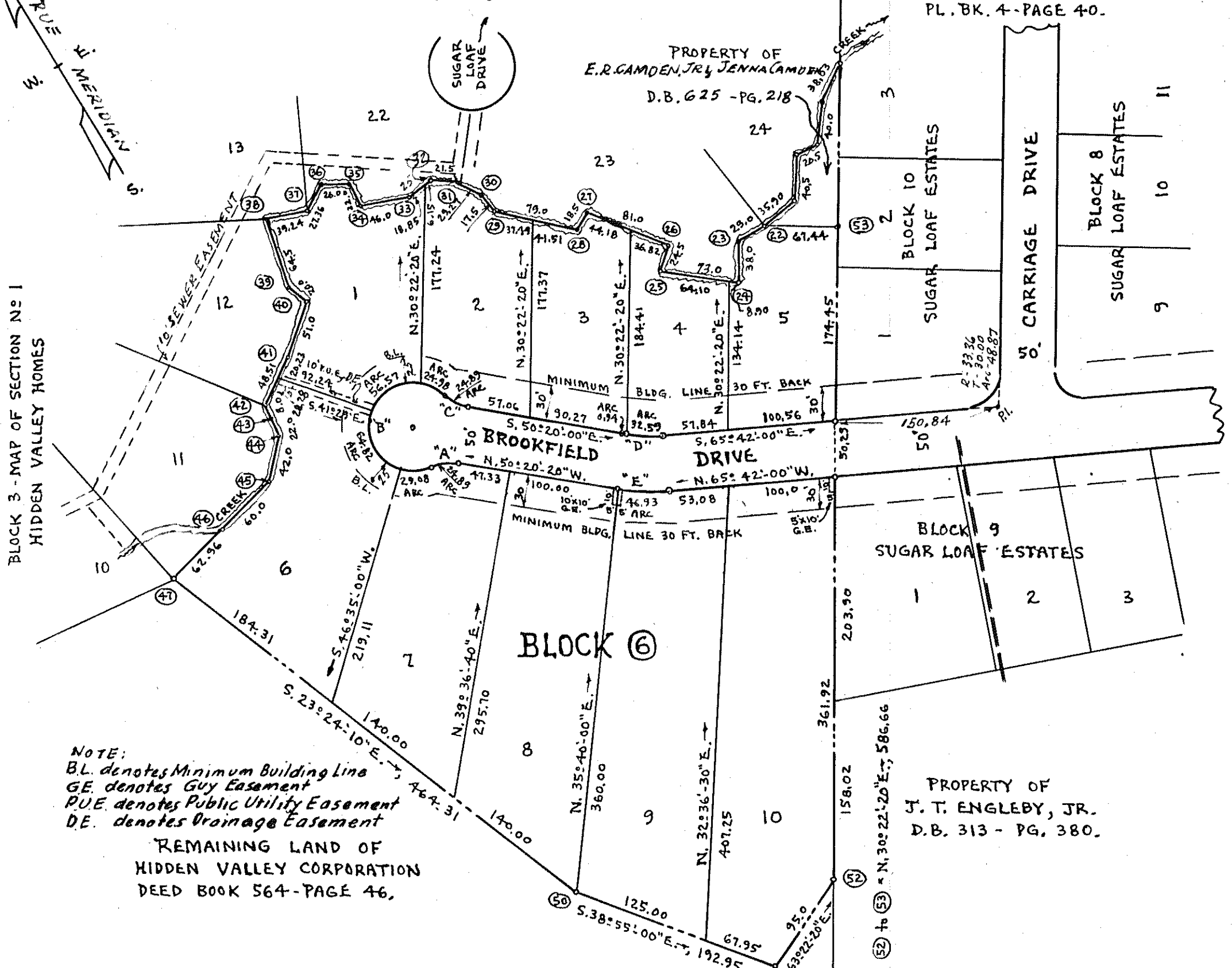
BOUNDARY DATA

AREA = 6.932 ACRES											
LINE	BEARING	DISTANCE	N.	CD	S.	E.	SW	W.	LINE	BEARING	DISTANCE
51-52	N.63°22'20"E.	95.00	42.57			84.93			36-37	S.54°59'00"W.	21.36
52-53	N.30°22'20"E.	586.66	506.15			296.62			37-38	N.11°28'20"W.	39.24
53-22	N.59°37'40"W.	67.44	34.10				58.18		38-39	S.9°52'00"W.	64.50
22-23	N.88°51'00"W.	29.00		0.58			28.89		39-40	S.16°35'00"E.	20.00
23-24	S.28°00'00"W.	38.00			33.55		17.84		40-41	S.48°35'00"W.	51.00
24-25	N.52°04'00"W.	73.00	44.87				57.58		41-42	S.54°21'40"W.	48.51
25-26	N.44°06'00"E.	24.50	16.04			18.52			42-43	S.2°00'00"W.	8.00
26-27	N.38°26'00"W.	81.00	63.45				50.35		43-44	S.6°15'00"W.	22.00
27-28	S.56°27'00"W.	18.50			10.22		15.42		44-45	S.43°31'00"W.	42.00
28-29	N.48°03'00"W.	79.00	52.81				58.75		45-46	S.74°50'00"W.	60.00
29-30	N.4°43'00"W.	17.50	17.44				1.44		46-47	S.75°18'50"W.	62.96
30-31	N.37°36'00"W.	29.27	23.19				17.86		47-50	S.23°24'10"E.	464.31
31-32	N.53°04'00"W.	21.50	12.92				17.19		50-51	S.38°55'00"E.	192.95
32-33	S.81°28'20"W.	25.00		3.71			24.72		TOTALS		
33-34	N.71°00'00"W.	46.00	14.98				43.49				876.17
34-35	N.4°43'20"E.	22.00	21.92			1.81					876.16
35-36	N.60°44'00"W.	26.00	12.68				22.71				713.23
											713.18

CORP. SEAL OF
HIDDEN VALLEY CORPORATION



MAP OF SECTION No 1 - HIDDEN VALLEY HOMES
RECORDED IN SALEM PLAT BK. 3 - PAGE 305



2ND REVISED MAP No. 1
SUGAR LOAF ESTATES MAP
RECORDED IN SALEM
PL. BK. 4 - PAGE 40.

CAPTION LEGAL REFERENCE:
BEING A PORTION OF CONVEYANCE TO HIDDEN VALLEY CORPORATION FROM THE HEIRS OF THE ELLER ESTATE BY DEED DATED AUGUST 23, 1956, AND RECORDED IN DEED BOOK 564, PAGE 46.

MAP OF SECTION No 3
HIDDEN VALLEY HOMES

PROPERTY OF
HIDDEN VALLEY CORPORATION
W. E. CUNDIFF E. H. WALDRON
PRESIDENT SECRETARY

SITUATE NORTH OF SUGAR LOAF MTN.
ROANOKE COUNTY, VIRGINIA.

By: *C.B. Malcolm & Son*
VA. STATE CERT. ENGRS.

DATE: AUGUST 5, 1960.

SCALE: 1"=100'

C.B.M. ROKE CO. SECT. N218