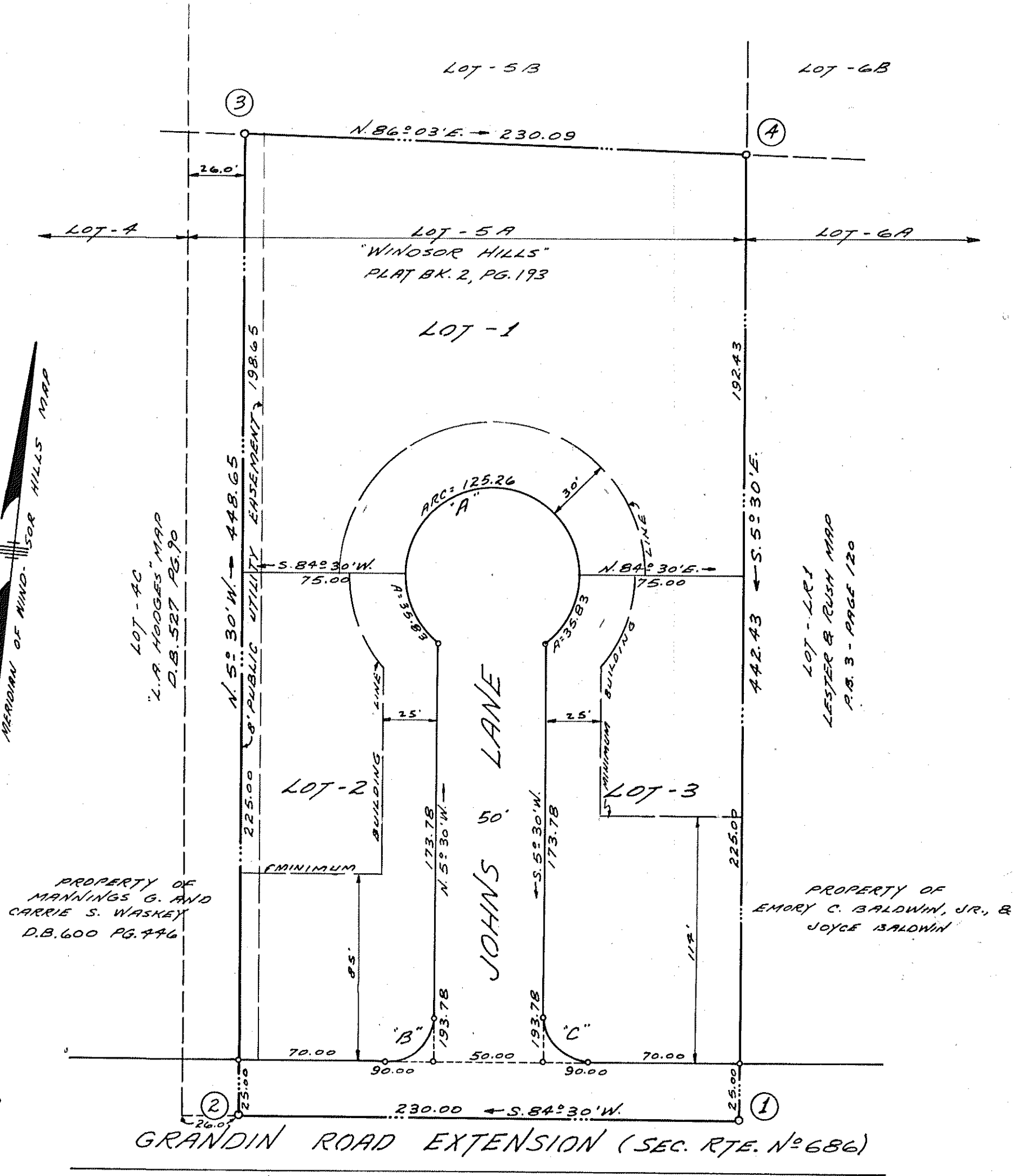
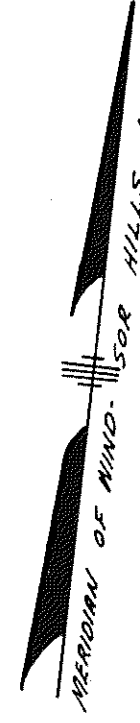


CURVE DATA					CHORD	
CURVE	ANGLE	RADIUS	TAN	ARC	BEARING	DIST.
A	282°38'	40.00		197.32	S. 84°30'W.	50.00
LOT-2	51°19'	40.00		35.83	N. 31°09½'W.	34.64
LOT-1	180°00'	40.00		125.66	N. 84°30'E.	80.00
LOT-3	51°19'	40.00		35.83	S. 20°09½'W.	34.64
B	90°00'	20.00	20.00	31.42	S. 39°30'W.	28.28
C	90°00'	20.00	20.00	31.42	N. 50°30'W.	28.28

BOUNDARY LINE CALCULATIONS						
COR.	BEARING	DIST.	N.	S.	E.	W.
1-2	S. 84°30'W.	230.00		22.04		228.94
2-3	N. 5°30'W.	448.65	446.59			43.00
3-4	N. 84°03'E.	230.09	15.85		229.54	
4-1	S. 5°30'E.	442.43		440.39	42.40	
TOTALS			462.44	462.43	271.94	271.94

TOTAL AREA: 2.35 ACRES



- ALL LOTS SHOWN ON THIS PLAT SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY AND NO STRUCTURE SHALL BE ERECTED ON ANY LOT OTHER THAN ONE ONE FAMILY DWELLING AND NECESSARY OUTBUILDINGS.
- NO LOT SHALL BE RE-SUBDIVIDED EXCEPT IT MAY BE DIVIDED AND ADDED TO ADJOINING LOTS.
- NO BUILDING SHALL BE LOCATED NEARER TO THE STREET LINE THAN THE BUILDING SET-BACK LINES SHOWN ON THE PLAT.
- NO DWELLING HAVING LESS THAN 1600 SQUARE FEET OF HABITABLE FLOOR SPACE SHALL BE PERMITTED ON ANY LOT.
- NO STRUCTURE OF A TEMPORARY CHARACTER AND NO TRAILER, BASEMENT, TENT, SHACK, GARAGE OR OTHER OUTBUILDING SHALL BE USED AT ANY TIME ON ANY LOT AS A RESIDENCE, EITHER TEMPORARILY OR PERMANENTLY.
- NO OBNOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED ON UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
- THESE RESTRICTIONS ARE MADE COVENANTS RUNNING WITH THE PROPERTY AND SHALL BE BINDING UPON ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 1990, AT WHICH TIME THEY SHALL TERMINATE.
- IF THE PARTIES HERETO, OR ANY OF THEM, OR THEIR HEIRS OR ASSIGNS, SHALL VIOLATE OR ATTEMPT TO VIOLATE ANY OF THE COVENANTS HEREIN, IT SHALL BE LAWFUL FOR ANY OTHER PERSON OR PERSONS OWNING ANY REAL PROPERTY SITUATE IN THIS SUBDIVISION TO PROSECUTE ANY PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT AND EITHER TO PREVENT HIM OR THEM FROM SO DOING OR TO RECOVER DAMAGES OR OTHER DUES FOR SUCH VIOLATION.
- INVALIDATION OF ANY 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 MARY K. HODGES, WIDOW, IS THE OWNER OF THE LAND SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 1 THRU 4 TO 1 AND KNOWN AS PART OF LOT 5-A, WINDSOR HILLS. THE SAID OWNER CERTIFIES THAT SHE HAS SUBDIVIDED THIS LAND INTO LOTS AND STREETS AS SHOWN HEREON ENTIRELY WITH HER OWN FREE WILL AND CONSENT AS REQUIRED UNDER SECTION 15-797 OF THE 1950 CODE OF THE COMMONWEALTH OF VIRGINIA.

THE SAID OWNER FURTHER CERTIFIES THAT ALL OF THE LAND EMBRACED WITHIN THE LIMITS OF THE STREETS AS SHOWN HEREON IS HEREBY DEDICATED IN FEE SIMPLE TO THE COUNTY OF ROANOKE FOR STREET PURPOSES.

THE UNDERSIGNED OWNER DOES, AS A CONDITION PRECEDENT TO THE APPROVAL OF THE FINAL PLAT AND SUBDIVISION AND ACCEPTANCE OF THE DEDICATION OF THE STREETS SHOWN THEREON BY THE BOARD OF SUPERVISORS OF ROANOKE COUNTY, ON HER OWN BEHALF AND FOR AND ON ACCOUNT OF HER 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 SUCH OWNER, HER 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 THE STREETS AS SHOWN ON THE PLAT OF THE LAND SUBDIVIDED (OR SUCH CHANGED STREETS AS AS MAY BE HEREON 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 ANY EXISTING WALLS ALONG THE STREET AND PROPERTY LINES (CONSTRUCT) THEREOF.

IN WITNESS WHEREOF ARE HEREBY PLACED THE SIGNATURE AND SEAL OF THE ADDRESSOR OWNER ON THIS 8th day of NOV., 1960.

Mary K. Hodges (SEAL)
OWNER

STATE OF VIRGINIA } TO WIT:
CITY OF ROANOKE }
I, Dorothy W. Shoup, a Notary Public in and for the Aforesaid City and State do hereby certify that MARY K. HODGES, WIDOW, whose name is signed to the foregoing writing dated NOV. 8, 1960, has personally appeared before me in my Aforesaid City and State and acknowledged the same on NOV. 8, 1960.

Dorothy W. Shoup
NOTARY PUBLIC

My Commission Expires OCTOBER 28, 1963

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR ROANOKE COUNTY, VIRGINIA, THIS PLAT IS PRESENTED ON NOV. 8, 1960, AND WITH THE CERTIFICATES OF ACKNOWLEDGEMENT IS ADMITTED TO RECORD AT 4:25 O'CLOCK P.M.

TESTER Ray K. Blevins
Clerk

NOV. 8, 1960
I HEREBY CERTIFY THAT THIS PLAT OF SURVEY IS CORRECT.

David Dick
STATE CERT. ENG. & SURV.

NOTE:
PRIVATE WATER SUPPLY AND INDIVIDUAL SEPTIC TANKS.

APPROVED:

Dwain Y. Turner
CHAIRMAN - BOARD OF SUPERVISORS OF ROANOKE COUNTY
DATE: 11-18-60

Wm. K. Kempf
SECRETARY - ROANOKE COUNTY PLANNING COMMISSION
DATE: 11-9-60

H. Clites Broyles
CITY ENGINEER OF ROANOKE, VIRGINIA
DATE: 11-10-60

PLAT
OF SUBDIVISION OF
LOT 5A - MAP OF WINDSOR HILLS
PROPERTY OF
MARY K. HODGES, WIDOW
ROANOKE CO., VIRGINIA
BY: DAVID DICK
CERT. ENG. & SURV.
DATE: NOV. 8, 1960 SCALE: 1" = 50'