

RESERVATIONS AND RESTRICTIONS

The following reservations and restrictions are made covenants running with the title to the land shown hereon and binding on all parties owning the same for a period of 25 years from May 15, 1960. The subdivider reserves the right to waive and release any violations of the foregoing provisions numbered 2 and 5, which violations do not vary more than 5% from the requirements thereof.

1. Lots shown hereon are for residential purposes only.
2. No part of any building other than porches shall be located nearer to the front or side street than the building line (B.L.) shown on this map.
3. No fowl, hogs, goats or other noxious animals shall be permitted on lots shown hereon.
4. No fence or hedge shall be permitted on any portion of any lot between the building line and the front street or on the front 40 feet of the dividing line between any lots.
5. Any residence constructed on any lots or portion of lots shown hereon shall contain not less than 2 complete baths and shall not contain less than 1700 Sq. Ft. of enclosed liveable area in one story construction; or not less than 2000 Sq. Ft. in 1 1/2 and 2 story construction, 1100 Sq. Ft. of which must be on the first floor and not less than 600 Sq. Ft. on the second floor, and not less than 2 complete baths, or not less than 1400 Sq. Ft. on the first floor and not less than 600 Sq. Ft. on the lower level on any two-story residence utilizing normal basement area (above ground) for living space, with at least 1/2 of the lower level having exterior finish to grade the same as the first story, and not less than 2 complete baths, and a carport or garage at first floor level not smaller in size than 12 X 25 feet, which latter provision shall apply to a split level dwelling of any design. This latter provision can be modified to this extent: that a covered porch of equal size can be used in lieu of carport or garage, or additional living space of the same size.
6. No garage shall be used as living quarters except the space above same if attached to main body of residence, nor shall any temporary living quarters of any nature be permitted.
7. Easements are reserved for the drainage of surface water, for sanitary sewers and other public utilities as shown hereon and the finish grade of each lot shall be maintained with the outside lot lines as the lowest points insofar as possible. Easements are also reserved along each division line between all of the lots shown hereon for the drainage of the surface water from the same.
8. The following exterior materials are prohibited from use on the exterior of any dwelling constructed on any lots or portion of lots shown hereon: Perma-stone, asbestos shingle, German siding, asphalt siding, insulrock or like material.

KNOW ALL MEN BY THESE PRESENTS:

That R.R. Quick, Trustee under indenture dated Oct. 1, 1959 is the fee simple owner and proprietor of the land shown hereon to be subdivided known as Spring Valley Highlands bounded as shown hereon in detail by outside corners, it is inclusive, subject to the lien of a certain deed of trust dated Sept. 20, 1960, from R.R. Quick, Trustee, under indenture dated Oct. 1, 1959, to T.L. Plunkett, Jr. and J.W. Lindsey, Trustees, securing R.R. Quick and Anita K. Quick, Beneficiaries, of record in the Clerk's Office of the Circuit Court for the County of Roanoke, Virginia, in Deed Book 655, Pg. 45, on Dec. 13, 1960, and subject to the lien of a certain deed of trust dated Sept. 20, 1960 from R.R. Quick, Trustee, under indenture dated Oct. 1, 1959, to T.L. Plunkett, Jr. and J.W. Lindsey, Trustees, securing Spring Valley Development Corporation, Beneficiary, of record in the Clerk's Office of the Circuit Court for the County of Roanoke, Virginia, in Deed Book 655, Pg. 202, on Dec. 13, 1960, and subject to the lien of a certain deed of trust dated May 25, 1959 from R.R. Quick to T.L. Plunkett, Jr. and N.B. Hutcherson, Jr., Trustees, securing Arthur H. Garst and Winifred Garst Ferguson, which now secures only Arthur H. Garst as legal holder of record in the Clerk's Office of the Circuit Court for the County of Roanoke, Virginia, in Deed Book 623, Page 430.

Also that Spring Valley Development Corporation is the fee simple owner and proprietor of the land shown hereon as Lofton Road and that portion of Sharmar Road south of the south boundary of Spring Valley Highlands as shown hereon bounded by corners 16 to 38, inclusive, and that the same is not subject to any lien or encumbrance.

The undersigned Owners, the Trustees, and Beneficiaries as aforesaid certifies 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 with the consent of the undersigned Trustees and Beneficiaries 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, alleys, easements, drainage easements or other public use or for future street widening in accordance with the Subdivision Ordinance of the County of Roanoke as amended and the Virginia Land Subdivision Act.

The undersigned owners, as a condition precedent to the approval of the final plat and subdivision and the acceptance of the dedication of the streets shown hereon by the Board of Supervisors of Roanoke County, on their behalf and for and on account of their 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 owners, 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 this plat of the land subdivided (or 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.

Witness the signatures and seals of the owners, Trustees and Beneficiaries, this 23 day of September, 1960.

Owner: R. R. Quick Seal
R.R. Quick, Trustee, under indenture dated Oct. 1, 1959

Owner and Beneficiary: SPRING VALLEY DEVELOPMENT CORP.
By: R.R. Quick Seal
R.R. Quick, President

Attest: Anita K. Quick Seal
Anita K. Quick, Secretary

R. R. Quick Seal
R.R. Quick, Beneficiary

Anita K. Quick Seal
Anita K. Quick, Beneficiary

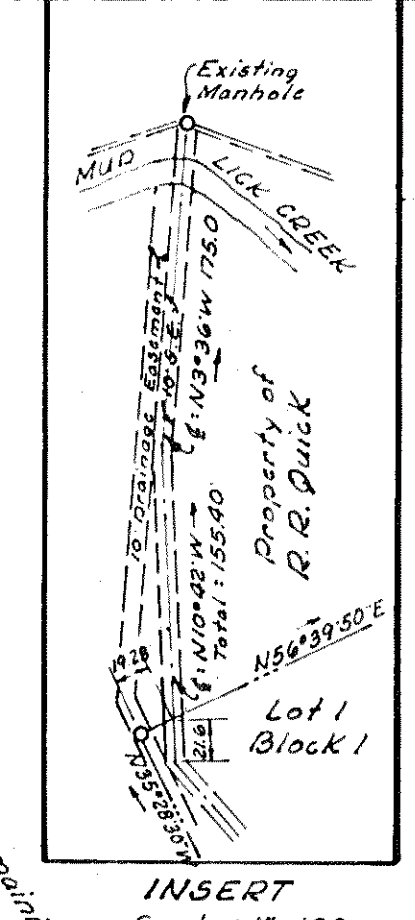
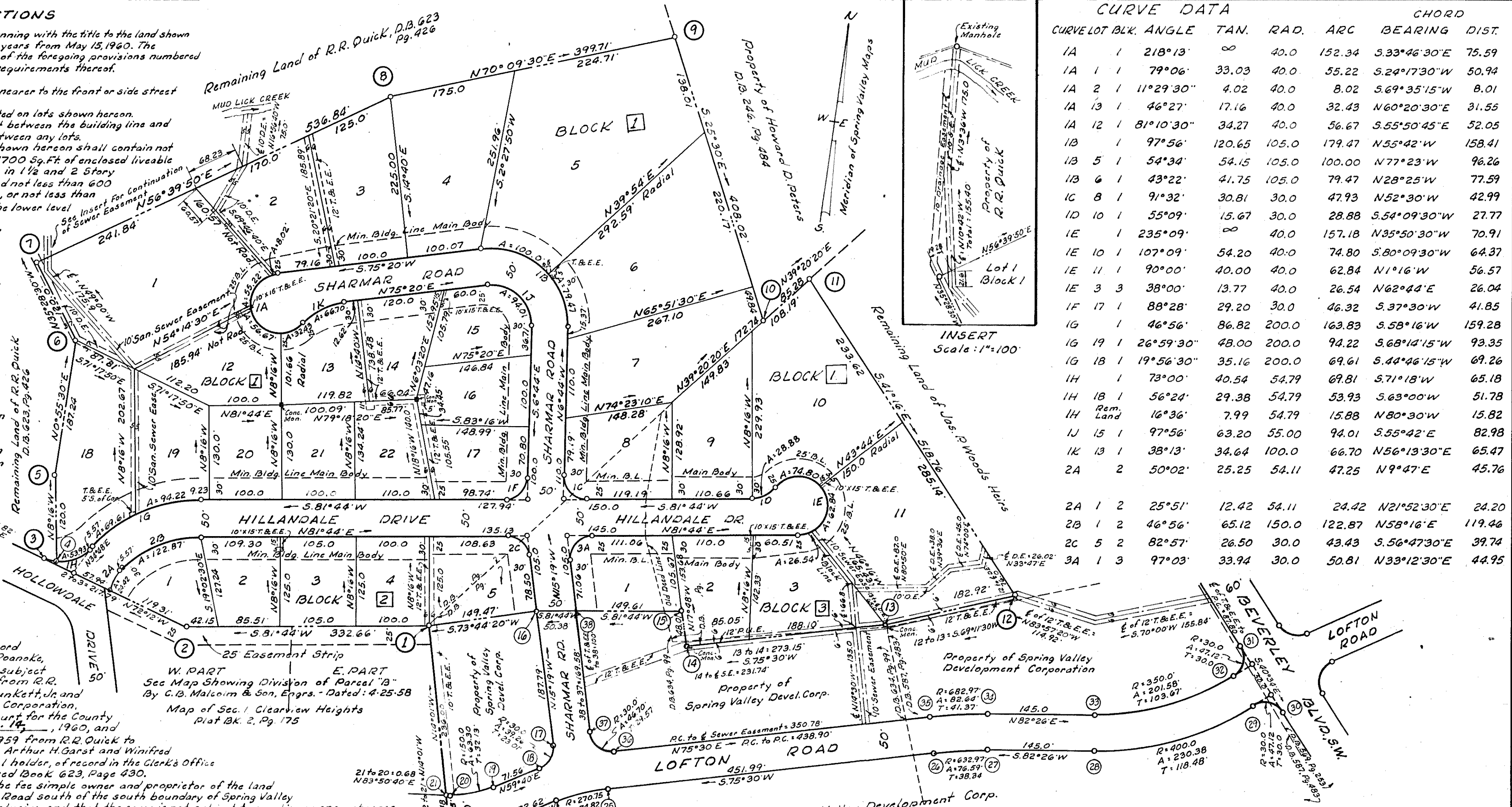
Arthur H. Garst Seal
Arthur H. Garst, Beneficiary

T. L. Plunkett, Jr. Seal
T.L. Plunkett, Jr., sole acting Trustee under the aforesaid three Deeds of Trust.

State of Virginia, To Wit:
City of Roanoke, I, Linda M. Smiley, a notary public in and for the City of Roanoke, Virginia, do hereby certify that R.R. Quick as Trustee, under indenture dated Oct. 1, 1959, as Beneficiary and as President for Spring Valley Development Corp., and Anita K. Quick, as Beneficiary and as Secretary of said Corporation, and T.L. Plunkett, Jr., Trustee, under the three aforesaid Deeds of Trust, and Arthur H. Garst, Beneficiary, whose names are signed to the foregoing writing dated the 23 day of September, 1960, have each personally appeared before me in my City and State aforesaid and acknowledged the same.

My Commission expires: January 2, 1961.

Given under my hand the 23 day of September, 1960, Linda M. Smiley
Notary Public



CURVE DATA				CHORD			
CURVE LOT	BLK	ANGLE	TAN.	RAD.	ARC	BEARING	DIST.
1A	1	218°13'	∞	40.0	152.34	S33°46'30"E	75.59
1A	1	79°06'	33.03	40.0	55.22	S24°17'30"W	50.94
1A	2	11°29'30"	4.02	40.0	8.02	S69°35'15"W	8.01
1A	13	46°27'	17.16	40.0	32.43	N60°20'30"E	31.55
1A	12	81°10'30"	34.27	40.0	56.67	S55°50'45"E	52.05
1B	1	97°56'	120.65	105.0	179.47	N55°42'W	158.41
1B	5	54°34'	54.15	105.0	100.00	N77°23'W	96.26
1B	6	43°22'	41.75	105.0	79.47	N28°25'W	77.59
1C	8	91°32'	30.81	30.0	47.93	N52°30'W	42.99
1D	10	55°09'	15.67	30.0	28.88	S54°09'30"W	27.77
1E	1	235°09'	∞	40.0	157.18	N35°50'30"W	70.91
1E	10	107°09'	54.20	40.0	74.80	S80°09'30"W	64.37
1E	11	90°00'	40.00	40.0	62.84	N1°16'W	56.57
1E	3	38°00'	13.77	40.0	26.54	N62°44'E	26.04
1F	17	88°28'	29.20	30.0	46.32	S37°30'W	41.85
1G	1	46°56'	86.82	200.0	163.83	S58°16'W	159.28
1G	19	26°59'30"	43.00	200.0	94.22	S68°14'15"W	93.35
1G	18	19°56'30"	35.16	200.0	69.61	S44°46'15"W	69.26
1H	1	73°00'	40.54	54.79	69.81	S71°18'W	65.18
1H	18	56°24'	29.38	54.79	53.93	S63°00'W	51.78
1H	Land	16°36'	7.99	54.79	15.88	N80°30'W	15.82
1J	15	97°56'	63.20	55.00	94.01	S55°42'E	82.98
1K	13	38°13'	34.64	100.0	66.70	N56°13'30"E	65.47
2A	2	50°02'	25.25	54.11	47.25	N9°47'E	45.76
2A	1	25°51'	12.42	54.11	24.42	N21°52'30"E	24.20
2B	1	46°56'	65.12	150.0	122.87	N58°16'E	119.46
2C	5	82°57'	26.50	30.0	43.43	S56°47'30"E	39.74
3A	1	97°03'	33.94	30.0	50.81	N33°12'30"E	44.95

Note: All Easements shown hereon are hereby dedicated.
T.&E.E. denotes Telephone & Electric Easement.
P.U.E. denotes Public Utility Easement.
D.E. denotes Drainage Easement - S.E. = Sewer Easement

CAPTION LEGAL REFERENCE: Spring Valley Highlands by Cors. 1 to 16, by deeds is property of R.R. Quick, Trustee, under indenture dated Oct. 1, 1959, of record in Deed Book 655, Pg. 42, and Deed Book 655, Pg. 199.

Spring Valley Development Corp. is the owner of the land bounded by Cors. 16 to 38 to 16, by deed of record in Deed Book 634, Pg. 99, and Deed Book 587, Pg. 483, and Deed Book 569, Pg. 253.

BOUNDARY DATA					
Cor.	Bearing	Distance	North	South	East
1-2	S. 81°44'W	332.66		47.83	329.20
2-3	N. 72°12'W	217.79	66.58		207.36
3-4	S. 80°30'E	15.82		2.61	15.60
4-5	N. 8°16'W	120.00	118.75		17.25
5-6	N. 0°55'30"E	187.24	187.22		3.02
6-7	N. 35°28'30"W	120.00	97.72		69.64
7-8	N. 56°39'50"E	536.84	295.02		448.51
8-9	N. 70°09'30"E	399.71	135.67		375.98
9-10	S. 25°30'E	408.04		368.29	175.66
10-11	N. 37°20'20"E	85.28	65.96		54.06
11-12	S. 41°16'40"E	518.76		389.86	342.22
12-13	S. 69°11'30"W	182.92		64.98	170.99
13-14	S. 75°30'W	273.15		68.39	264.45
14-15	N. 17°48'W	48.01	45.71		14.68
15-16	S. 81°44'W	199.99		28.75	197.91
16-1	S. 73°44'20"W	149.47		41.85	143.49
Total			1012.63	1012.56	1415.05

Above Boundary Contains 17.155 Acres ±

Sept. 21, 1960
I, hereby certify that this plat of survey is correct.
C. B. Malcolm & Son
State Cert. Engrs.

APPROVED:
James F. Jolley 9/28/60
Chairman, Board of Supervisors, Roanoke County, Va. Date

John H. Brown 9/22/60
Secretary Roanoke County Planning Commission Date

John H. Brown 10/3/60
City Engineer of Roanoke, Virginia Date

John H. Brown 10/3/60
Agent for Roanoke City Planning Commission Date

In the Clerk's Office of the Circuit Court for the County of Roanoke, Va., this map is presented on this 15 day of Dec. 1960, and with the certificates of Dedication and Acknowledgment thereto annexed, is admitted to record at 4:10 o'clock P. M.

Tests: John H. Brown Clerk By James F. Jolley Deputy Clerk

MAP OF
SPRING VALLEY HIGHLANDS
PROPERTY OF R.R. QUICK - TRUSTEE
UNDER INDENTURE DATED OCT. 1, 1959
ROANOKE COUNTY, VIRGINIA
By C.B. Malcolm & Son
State Cert. Engrs.
DATE: SEPT. 21, 1960 SCALE: 1" = 100'