

KNOW ALL MEN BY THESE PRESENTS

That Country Club Estates, Incorporated, is the owner in fee simple and proprietor of the land shown hereon subdivided and known as **COUNTRY CLUB ESTATES**, bounded as shown hereon in detail by the outside corners #1 through 9, inclusive, and being the same property conveyed to the owner by deed from Douglas M. Kidd et ux., dated July 14, 1960, and recorded in the Clerk's Office of the Circuit Court of Roanoke County, Virginia, on November 2, 1960, as Instrument #4947; that the land is not subject to any lien or encumbrance except the lien of that certain deed of trust, dated April 19, 1960, to Ernest W. Ballou and John H. Kennett, Jr., Trustees, securing Frank R. Hancock, Jr., Clara L. M. Hancock and Crockett B. Carr, recorded in the said Clerk's Office in Deed Book 641, Page 507. The undersigned owner and proprietor, Trustees and Beneficiaries, certify that the Subdivision as appears on this plat is with the consent and in accordance with the desire of the undersigned parties. The undersigned owner further certifies that it has subdivided this land as shown hereon entirely of its own free will and accord pursuant to and in compliance with the Virginia Land Subdivision Act, as amended, the Land Subdivision Ordinance of the County of Roanoke, as amended, and the Land Subdivision Regulations of the General Ordinances of the Town of Salem, as amended.

The undersigned owner and proprietor, with the consent of the undersigned trustees and beneficiaries, hereby dedicates to and vests in the County of Roanoke, wherein the land is situated, such portions of the land platted as are on this plat set apart for streets, easements, or other public uses, or for future street widening in accordance with the Virginia Land Subdivision Act, as amended, the Land Subdivision Ordinance of the County of Roanoke, as amended, and the Land Subdivision Regulations of the General Ordinances of the Town of Salem, as amended.

The undersigned owner and proprietor, with the consent of the undersigned trustees and beneficiaries, by virtue of the recordation of this plat, dedicates certain drainage easements of varying widths, as shown on the annexed plat, for drainage purposes.

As a condition precedent of the approval of the final plat of this Subdivision and the acceptance of the dedication of the streets shown hereon by the Board of Supervisors of the County of Roanoke, the undersigned parties, on their own 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 the undersigned, their heirs, successors, devisees and assigns, may or might have against the County of Roanoke and the 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 (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 the said County, or the 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 street and property lines thereof.

WITNESS the signature of Country Club Estates, Incorporated, affixed by its President, and its seal, affixed and attested by its Secretary, and the signatures and seals of the aforesaid trustees and beneficiaries this the 12 day of November 1960.

COUNTRY CLUB ESTATES, INCORPORATED

By: Douglas M. Kidd
President

(SEAL)

TESTE:

Robert C. Hacker
Secretary

Ernest W. Ballou (SEAL)
Trustee

John H. Kennett, Jr. (SEAL)
Trustee

Frank R. Hancock, Jr. (SEAL)
Beneficiary

Clara L. M. Hancock (SEAL)
Beneficiary

Crockett B. Carr (SEAL)
Beneficiary

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 Douglas M. Kidd and Robert C. Walker, President and Secretary Treasurer respectively, of Country Club Estates, Incorporated, whose names are signed to the foregoing writing dated Nov. 12, 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 this 12 day of Nov. 1960.
Mary Linda M. Smiley
Notary Public

RESERVATIONS & RESTRICTIONS

The following shall be covenants running with the title to this land for a period of 20 years, from the recordation of this map.

1. No structure shall be erected on this land other than private dwelling houses with necessary outbuildings, nor shall more than one dwelling house be erected on any one lot.
2. No trailer, basement, shack, garage, or other outbuilding shall be used on any lot at any time as a residence, temporarily or permanently, nor shall any residence of a temporary character be permitted.
3. No fowl, hogs, goats or other noxious animals dangerous to the health or welfare of other residents, in this Subdivision, and no nuisances shall be maintained or permitted on this property.
4. No dwelling house is to be constructed on any lot having an area of less than 1500 square feet of liveable floor space in one floor plan dwelling and minimum of 1700 square feet of liveable floor space in a two story dwelling.

APPROVED:

John J. Durrell
Chairman of Board of Supervisors of Roanoke County

11/18/60
Date

James M. Lee
Secretary of Roanoke County Planning Commission

11/18/60
Date

Robert C. Walker
Executive Secretary, Town of Salem Planning Commission

12-5-60
Date

F. A. Spigale
Town Engineer of Salem, Virginia

12-5-60
Date

In the Clerk's Office of the Circuit Court for the County of Roanoke, Va., this map is presented on Nov. 11, 1960, and with the certificates of acknowledgment and dedication thereto annexed, is admitted to record at 9:30 o'clock A.M.

TESTE: Ray K. Brown
Clerk

By: Grace E. Ferguson
Deputy Clerk

Note: See Sheet 1 of 2 Sheets for Lot and Street Layout.

SHEET 2 of 2 SHEETS
MAP OF
COUNTRY CLUB ESTATES
PROPERTY OF COUNTRY CLUB ESTATES, INC.
SITUATE WEST OF HIDDEN VALLEY COUNTRY CLUB
ROANOKE COUNTY, VIRGINIA
By: C.B. Malcolm & Son
VA. STATE CERT. ENGRS.
DATE: NOVEMBER 1, 1960 SCALE: 1" = 100'