

RESERVATIONS & RESTRICTIONS

The following reservations and restrictions shall be conveyed running with the title to the lots in numbered Blocks in Townside shown hereon and shall not apply to Parcels A, B, C, D, E, and shall run for a period of 20 years from date of recordation of this map.

1. These lots shall not be used or occupied for other than residential purposes and no building shall be erected thereon, except a residence and private garage and servant quarters for use in connection with the residence.
 2. No residence shall be constructed on any lot or portions of lots whose average width is less than 75 ft.
 3. No structure of a temporary character, trailer, basement, tent, shack, garage, or barn, or other out buildings, shall be used on any lot at any time as a residence, either temporarily or permanently.
 4. The main body of any residence shall not be erected on any lot nearer to streets than indicated by the main building lines on this map.
 5. No residence shall be constructed on any lot shown hereon having a liveable area of less than 1250 sq. ft. (exclusive of basement areas) or having a ground area of less than 1000 sq. ft. for other than 1 story residences.
 6. No residence shall be constructed on any lot whose front elevation is identical to the house on adjoining lot or lots.
 7. The minimum roofpitch shall be three (3) inches in twelve (12) inches unless approved in writing by the Subdividers.
 8. The grade and drainage of improved yards and along easements 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.
 9. No exposed concrete, cinder or concrete masonry block or cinder concrete brick retaining walls shall be constructed when such walls are visible from the street or streets adjoining the property lines except that cinder concrete brick may be used if painted.
 10. No wire fence shall be constructed when such fences are visible from street or streets adjoining the property lines, and 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 thirty (30) inches in height, said fence material and construction to be agreed to by adjoining owner in writing before installation.
 11. All fuel storage tanks, trash and garbage receptacles shall be buried in the ground or kept inside of building.
 12. No cows, pigs, swine, fowl or pigeons shall be kept on the premises nor shall any other animal or pets be kept upon the premises which occasions obnoxious odors or are dangerous to the health or welfare of the other residents in this subdivision, and no nuisance shall be maintained, nor permitted on said property.
- Town Side Corporation reserves the right to waive, modify or release any of the within reservations and restrictions.

KNOW ALL MEN BY THESE PRESENTS:

That Town Side Corporation is the fee simple owner and proprietor of the land hereon shown to be subdivided, known as Townside, bounded as shown hereon in detail by outside corners 1 to 23 inclusive.

The undersigned owner and proprietor certifies that the said subdivision as appears on this plat is with the consent and in accordance with the desire of the undersigned owner of the same.

The said owner and proprietor hereby dedicates to and vests in the City of Roanoke, wherein said land lies, such portions of the premises as are on this plat set apart for streets, alleys, easements, or other public use, or for future street widening, in accordance with the provisions of the Subdivision Ordinance of the City of Roanoke, as amended, and the Virginia Land Subdivision Act.

The undersigned owner 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 owner doth further, as a condition precedent to the approval of the final plat and subdivision and the acceptance of the dedication of the streets and alleys shown thereon by the Board of Supervisors of Roanoke County, on his own behalf and for and on account of his 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, his 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 and alleys as shown on the plat of the land subdivided (or such changed streets or alleys 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 and alleys 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 alleys and property lines thereof.

WITNESS the signature of said corporation by Leigh Bartlin, its President, with its corporate seal hereunto affixed and duly attested by Elva Sloan, its Secretary this 29 day of June, 1960.

ATTEST:

TOWN SIDE CORPORATION

Elva B. Sloan
Secretary

Leigh Bartlin
President

STATE OF VIRGINIA } To-wit:
CITY OF ROANOKE }

Mary Linda M. Smiley, a Notary Public in and for the City of Roanoke, in the State of Virginia, do hereby certify that Leigh Bartlin and Elva Sloan, President and Secretary, respectively, of Town Side Corporation, whose names are signed to the foregoing writing dated the 29 day of June, 1960, have each personally appeared before me in my City and State aforesaid, and acknowledged the same.

Given under my hand this 29 day of June, 1960. My commission expires Jan. 2, 1961

Mary Linda M. Smiley
Notary Public

APPROVED:

Edwin E. Jurell
CHAIRMAN OF THE BOARD OF SUPERVISORS OF ROANOKE CO., VA

SECRETARY - ROANOKE COUNTY PLANNING COMMISSION

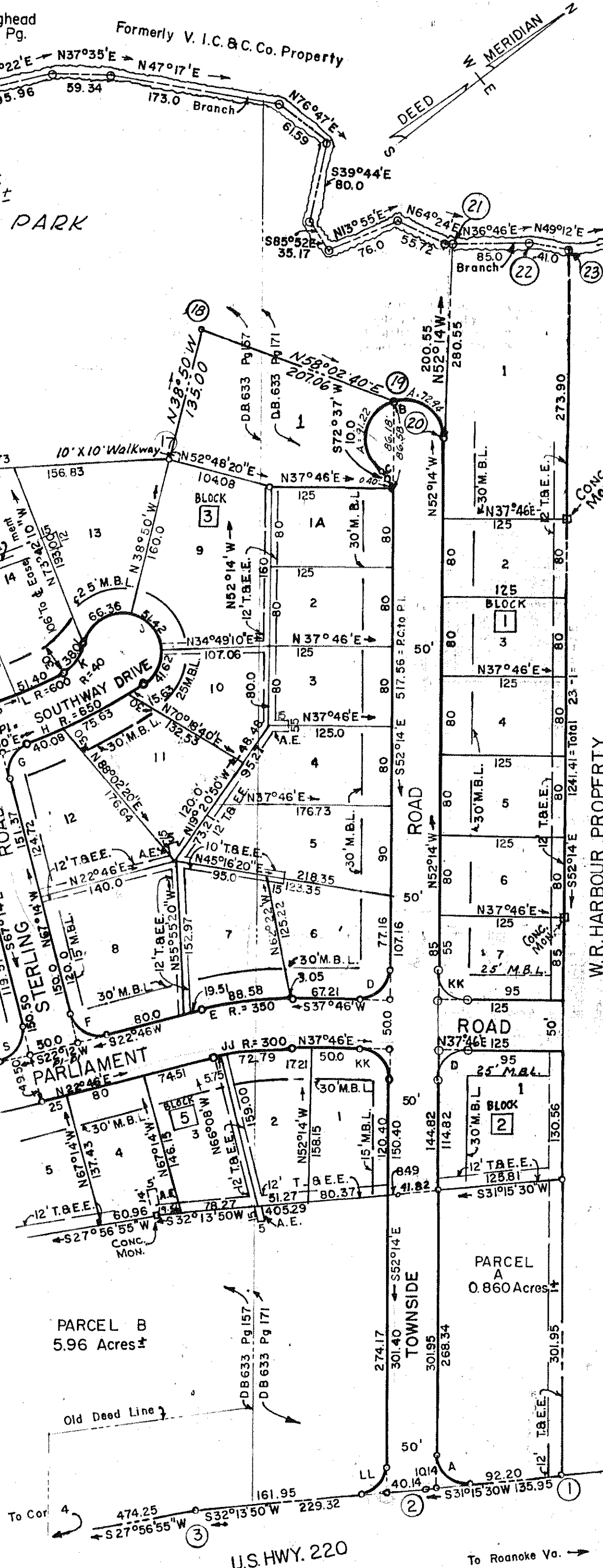
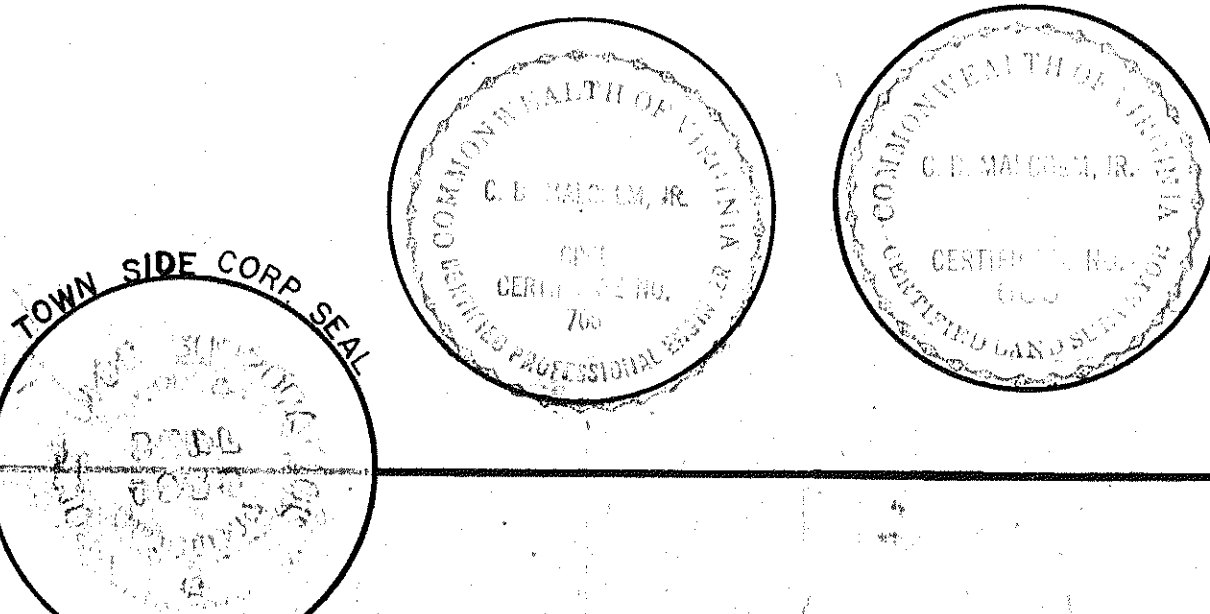
AGENT - ROANOKE CITY PLANNING COMMISSION

H. Clitus Boyles
CITY ENGINEER OF ROANOKE, VIRGINIA

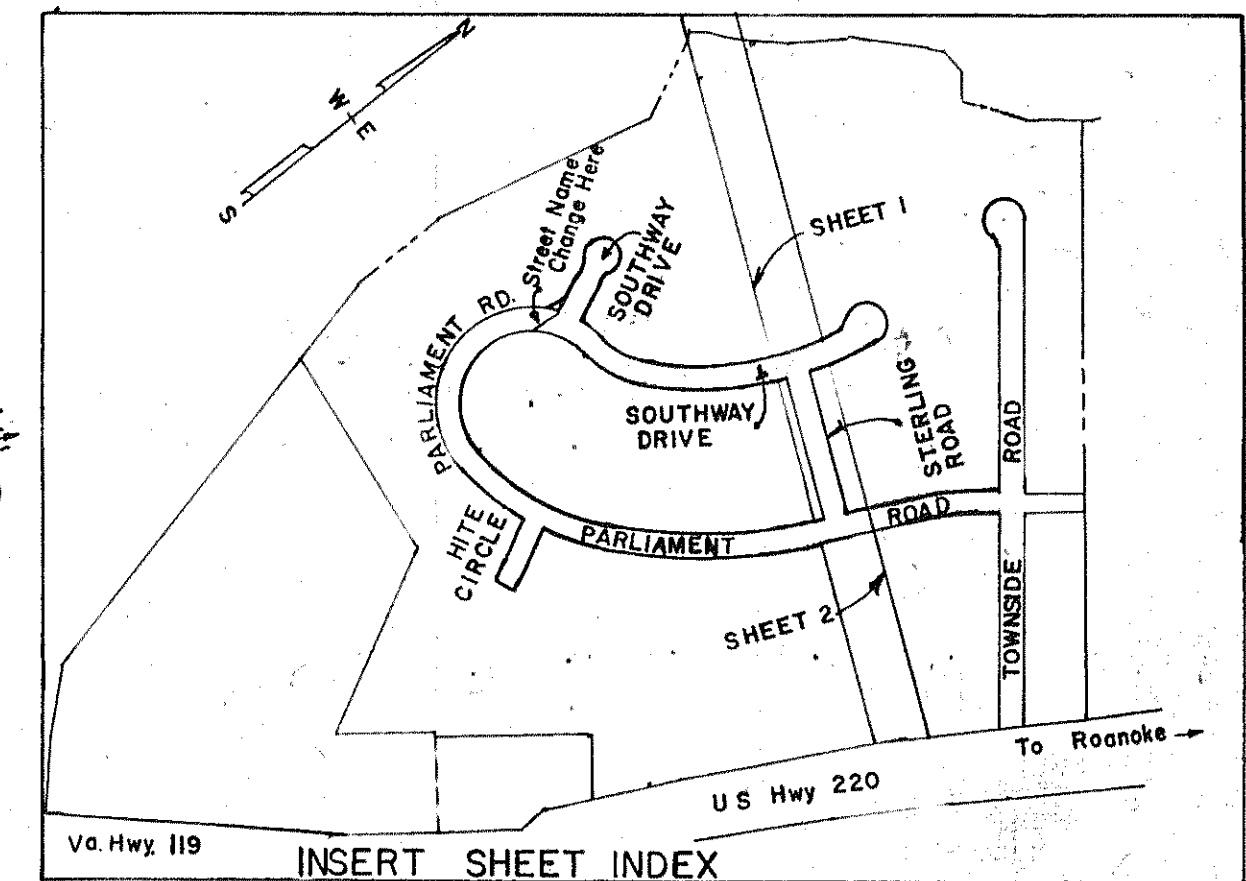
BOUNDARY DATA: This Boundary contains 38.943 Acres±

LINE COR. COR.	BEARING	DIST.	N. (COS.) S	E. (SIN.) W
1-2	S31°15'30" W	135.95	116.22	70.54
2-3	S32°13'50" W	229.32	193.98	122.30
3-4	S27°56'55" W	474.25	418.95	222.27
4-5	S26°32'20" W	186.30	166.67	83.24
5-6	N53°09' W	144.00	86.36	115.23
6-7	S36°36' W	318.10	255.38	189.66
7-8	N53°09' W	8.50	5.10	6.80
8-9	S36°51' W	208.90		125.28
9-10	N27°42'50" W	418.21	370.23	194.49
10-11	N83°16'20" W	464.21	54.38	461.01
11-12	N14°15'30" W	210.00	203.53	51.72
12-13	N0°58' E	221.10	221.07	3.73
13-14	N14°56' E	471.25	455.34	121.44
14-15	S66°46'10" E	251.98	99.38	231.56
15-17	N34°25' E	404.73	333.88	228.76
17-18	N38°50' W	125.16		84.65
18-19	N38°02'40" E	207.06	109.59	175.68
19-20	N73°31'30" E	63.24	15.81	61.23
20-21	N52°14' W	200.55	122.82	158.54
21-22	N36°46' E	84.82	67.95	80.77
22-23	N49°12' E	41.00	26.79	31.04
23-1	S52°14' E	124.41	760.30	981.35
TOTALS			2178.01 2178.04	1885.56 1885.73

LEGEND:
M.B.L. - Minimum Building Lines Main Body.
T.B.E.E. - Telephone & Electric Easement
D.E. - Drainage Easement
A.E. - Guy Anchor Easement for Electric and Telephone Poles



WR HARBOUR PROPERTY DB 309 Pg. 305



CURVE DATA									
Curve	Lot/Blk	Angle	Tangent	Radius	Arc	Chord	Bearing	Dist.	
A	Rem.	96°30'30"	33.61	30	50.53	57°30'45" W		44.76	
B	Total	235°09'	0	40	164.16	5°10'11"30" W		70.91	
C	1 3	55°09'	5.67	10.86	10.45	57°48'30" E		10.05	
D	8 3	90°	30	30	47.12	5°7'14" E		42.43	
E	1 3	15°	46.08	350	91.63	5°30'16" W		91.37	
F	6 3	0°30'	1.53	350	3.05	5°37'31" W		3.05	
G	7 3	14°30'	44.53	350	88.58	5°30'01" W		88.34	
H	8 3	90°	30	30	47.12	5°67'46" W		42.43	
I	12 3	83°14'40"	26.65	30	43.59	N25°36'40" W		39.85	
J	13 3	45°50'	274.79	650	519.96	N27°21' E		506.21	
K	14 3	9°17'	52.77	650	105.32	N20°39'10" E		105.20	
L	15 3	3°32'	20.05	650	40.08	N14°14'40" E		40.08	
M	16 3	6°40'	37.86	650	75.63	N9°08'40" E		75.58	
N	17 3	1°22'40"	7.81	650	15.63	N5°07'20" E		15.63	
O	18 3	228°19'20"	0	40	159.40	57°16'20" W		72.99	
P	19 3	59°36'50"	22.92	40	41.62	N15°22'25" W		39.77	
Q	20 3	73°39'10"	29.95	40	51.42	58°59'35" W		47.93	
R	21 3	95°03'20"	42.70	40	66.36	5°38'20" W		59.01	
S	22 3	54°26'50"	20.58	40	38.01	5°16'39'55" E		36.60	
T	23 3	39°42'30"	216.65	600	415.84	5°30'24'45" W		407.56	
U	24 3	4°54'30"	25.71	600	51.40	5°13'00'45" W		51.38	
V	25 3	8°42'	45.64	600	91.11	5°19'49" W		91.02	
W	26 3	87°28'20"	28.70	30	45.80	N69°01'50" E		41.48	
X	27 3	91°52'10"	30.99	30	48.10	5°21'17'55" E		43.11	
Y	28 3	15°	39.49	300	78.54	N30°16' E		78.32	
Z	29 3	1°06'	2.88	300	5.75	N23°19' E		5.75	
AA	30 3	13°54'	36.57	300	72.79	N30°49' E		72.60	
BB	31 3	90°	30	30	47.12	N82°46' E		42.43	
CC	32 3	84°27'50"	27.23	30	44.23	S10°00'05" E		40.33	

CAPTION LEGAL REFERENCE:
Conveyance to Town Side Corporation:
44.568 Acres± by G.L. Hash et. als. recorded in Deed Book 633 Page 157 B Dated Dec. 15, 1959.
9.695 Acres± by G.L. Hash et. als. recorded in Deed Book 633 Page 171 B Dated Dec. 15, 1959.
For release of deeds of Trust in Deed Book 633 Page 164, and Deed Book 633 Page 177 - see Deed of Release from T.L. Plunkett, Jr., Trustee, et. als., dated February 26, 1960.

VACATED -
SEE P.B.6 - PG. 9 SHEET 1 OF 2
MAP OF
TOWNSIDE
PROPERTY OF TOWN SIDE CORPORATION
ROANOKE COUNTY, VIRGINIA
By C.B. Malcolm & Son
State Cert. Engrs
DATE: JUNE 29, 1960
COMM. NO. 9912
SCALE: 1"=100'
C.B.M. Roke Co. Sect. 66

JUNE 29, 1960
I, HEREBY CERTIFY THAT THIS
PLAT OF SURVEY IS CORRECT.
C.B. Malcolm Jr.
VIRGINIA STATE CERT. SURV.