

# RESERVATIONS & RESTRICTIONS

1. No part of the structure shall be erected nearer to the street than indicated by the Building Setback Line. Also, at least one side yard shall have a setback of 25 feet and both side yards combined shall have a minimum of 35 feet from any part of the building. A rear yard minimum of 30' shall be maintained except when area is utilized for parking at which time the minimum would be 60 feet.

2. Heavy industry that would adversely effect the use of the remaining tracts shall not be allowed.

3. Roanoke Valley Development Corporation reserves the right to restrict the use of land in deeds & leases. The RVDC further reserves the right to change, waive, or amend restrictions in such leases or deeds, save & except the restriction set out in restriction 2 above.

4. In event of extension of Walter G. Stephenson Drive, the abutting portions of the turn around would revert to adjoining owner.

## KNOW ALL MEN BY THESE PRESENT:

That the Roanoke Valley Development Corporation is the owner of the land shown hereon inscribed by corners A B C D E F G H I J K L M N O P & Q, as designated as the Blue Ridge Park for Industry. The said owners further certify that they have subdivided this land into the tracts shown hereon, entirely with their own free will and consent as required by Section 15-797 of the 1950 Code of the Commonwealth of Virginia.

In witness whereof are hereby placed the signatures and seals of said owners on April 24 1961.

Attest: Jack M. Goodykoontz Secretary Gordon C. Willis President

State of Virginia, County of Roanoke to Wit: This day personally appeared before the undersigned Notary Public in and for the county and state aforesaid Jack M. Goodykoontz and Gordon C. Willis, Secretary & President respectively of the Roanoke Valley Development Corporation and acknowledged their signatures above as such officers for and on behalf of, and with the consent of said authority in my county and state aforesaid.  
My commission expires June 24, 1963

W. M. Matthews  
Notary Public

In the clerks office of the Circuit Court for the County of Roanoke, Virginia, this map is presented on April 26, 1961, and is admitted to record at 8:30 o'clock A.M.

Teste: Ray K. Runner clerk

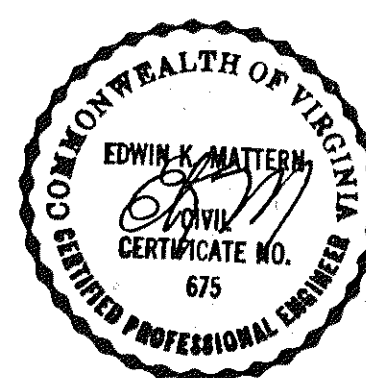
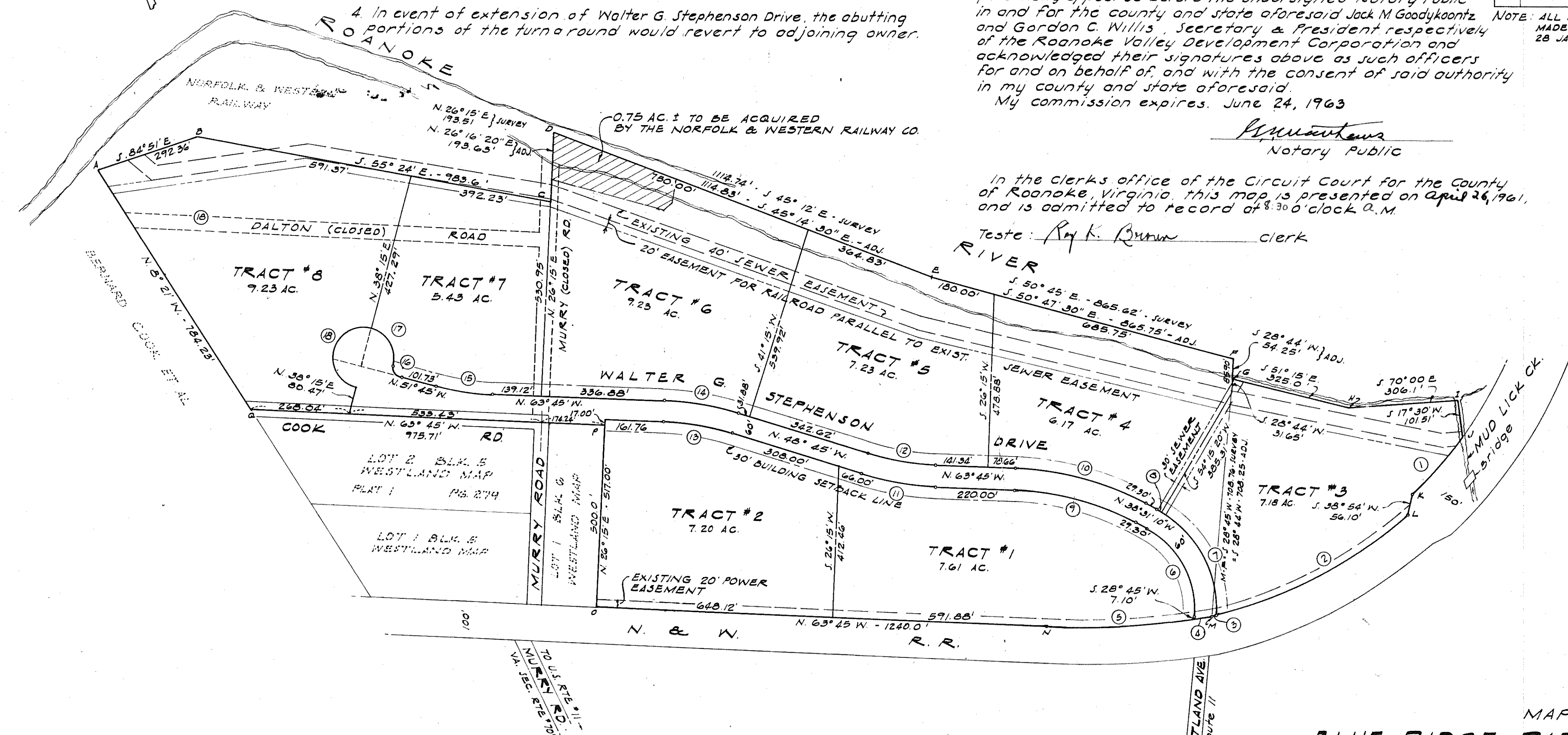
| BOUNDARY CLOSURE |                 |          |        |          |         |         |                 |
|------------------|-----------------|----------|--------|----------|---------|---------|-----------------|
| LINE             | BEARING         | COSINE   | DIST   | SINE     | N.      | S.      | E. W.           |
| AB               | S 84° 51' E     | .0877635 | 272.36 | .9757931 |         | 26.24   | 271.18          |
| BC               | S 55° 24' E     | .5678437 | 883.6  | .8231364 |         | 558.53  | 807.64          |
| CD               | N 26° 16' 20" E | .8767011 | 173.63 | .4826365 | 173.63  |         | 83.71           |
| DE               | S 45° 14' 30" E | .7041180 | 114.83 | .7100830 |         | 784.97  | 771.62          |
| EF               | S 50° 47' 30" E | .6321420 | 868.75 | .7748526 |         | 547.28  | 670.83          |
| FG               | S 28° 44' N     | .8768666 | 34.25  | .4807337 |         | 47.57   |                 |
| GH               | S 31° 15' E     | .6287235 | 325.0  | .7778845 |         | 203.43  | 253.46          |
| HI               | S 70° 00' E     | .3420201 | 306.1  | .7392926 |         | 104.67  | 287.64          |
| IJ               | S 17° 30' W     | .9597170 | 101.51 | .3007058 |         | 96.81   | 30.52           |
| JK               | S 65° 01' 30" W | .4222228 | 207.75 | .9064721 |         | 88.56   | 190.14          |
| KL               | S 38° 54' W     | .7782431 | 56.10  | .6277631 |         | 49.66   | 35.23           |
| LM               | S 86° 32' W     | .0604678 | 600.73 | .9981701 |         | 36.32   | 577.63          |
| MN               | N 67° 31' W     | .3477347 | 457.45 | .9367740 | 160.08  |         | 428.53          |
| NO               | N 63° 45' W     | .4422887 | 1240.0 | .8768727 | 548.44  |         | 1112.12         |
| OP               | N 26° 15' E     | .8768727 | 500.0  | .4422887 | 448.44  |         | 221.14          |
| PQ               | N 63° 45' W     | .4422887 | 975.71 | .8768727 | 431.55  |         | 875.07          |
| QA               | N 8° 21' W      | .9893774 | 784.23 | .1452177 | 773.72  |         | 113.67          |
|                  |                 |          |        |          | 2538.06 | 2538.06 | 3411.22 3411.22 |

NOTE: ALL BEARINGS & DISTANCES ARE FROM BOUNDARY SURVEY MADE BY T. F. PARKER, PLATS DATED 25 NOV 1960 & 28 JAN 1961, EXCEPT AS NOTED.

| CURVE DATA |             |         |        |        |        |                 |
|------------|-------------|---------|--------|--------|--------|-----------------|
| NO.        | Δ           | R       | T      | L      | C      | CH. BNG         |
| 1          | 10° 05'     | 1193.34 | 105.27 | 210.00 | 209.75 | S 65° 01' 30" W |
| 2          | 27° 55' 49" | 1223.24 | 304.17 | 576.30 | 570.41 | S 86° 16' 56" W |
| 3          | 01° 30' 07" | 1223.24 | 5.57   | 10.73  | 10.73  | S 79° 30' 05" E |
| 4          | 1° 17' 04"  | 2276.37 | 25.52  | 51.03  | 51.03  | S 74° 35' 28" E |
| 5          | 10° 14' 56" | 2276.37 | 204.14 | 407.17 | 406.45 | N 68° 52' 28" W |
| 6          | 67° 16' 10" | 247.38  | 166.04 | 273.03 | 276.48 | N 4° 52' 05" W  |
| 7          | 62° 58' 48" | 307.58  | 187.64 | 340.27 | 323.42 | N 4° 15' 16" W  |
| 8          | 2° 46' 34"  | 307.58  | 7.51   | 15.00  | 14.99  | N 37° 07' 53" W |
| 9          | 23° 13' 50" | 776.01  | 178.27 | 350.77 | 347.76 | N 51° 08' 08" W |
| 10         | 25° 13' 50" | 856.01  | 191.71 | 377.21 | 374.17 | N 51° 08' 05" W |
| 11         | 15° 00'     | 787.58  | 103.75 | 206.71 | 206.12 | N 56° 15' W     |
| 12         | 15° 00'     | 727.58  | 76.05  | 171.00 | 170.46 | N 56° 15' W     |
| 13         | 15° 00'     | 727.58  | 76.05  | 171.00 | 170.46 | N 56° 15' W     |
| 14         | 15° 00'     | 787.58  | 103.75 | 206.71 | 206.12 | N 56° 15' W     |
| 15         | 12° 00'     | 731.13  | 76.85  | 153.13 | 152.85 | N 57° 45' W     |
| 16         | 70° 00'     | 26.00   | 26.00  | 40.84  | 36.77  | N 6° 45' W      |
| 17         | 70° 00'     | 26.00   | 26.00  | 135.07 | 121.62 | N 6° 45' E      |
| 18         | 180° 00'    | 86.00   |        | 270.17 | 172.00 | N 36° 15' E     |

## LEGAL REFERENCE

TRACT #3 COX - DB 655 PG 216  
TRACT #7 & 8 NELMS ET AL  
DB 657 PG 363  
ALL REMAINING TRACTS - BROWN  
DB 655 PG 372  
ALL REFERENCE REFER TO  
CIRCUIT COURT - ROANOKE COUNTY,  
SALEM, VIRGINIA



MAP OF  
BLUE RIDGE PARK FOR INDUSTRY  
ROANOKE COUNTY,  
VIRGINIA

PREPARED BY  
HAYES SEAY MATTERN & MATTERN  
ROANOKE,  
VIRGINIA  
Scale: 1" = 200'  
March 1961