

KNOW ALL MEN BY THESE PRESENTS:

That Mountain Development Corporation is the fee simple owner and proprietor of the land shown hereon to be subdivided known as MAP No. 10, LINDENWOOD, bounded as shown hereon in detail by outside corners 1 to 27, inclusive; and that said land is not subject to any lien or encumbrance, 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 hereby dedicates to and vests in the County of Roanoke, wherein said land lies, such portions of the premises platted as are on this plat set apart for streets, easements, or other public use or future street widening in accordance with the provisions of the Subdivision Ordinance of the County of Roanoke, as amended and the Virginia Land Subdivision Act.

The undersigned owner or owners 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 or owners 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 or their own behalf and for and on account of his or 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 owner or owners, his or 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 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 properly lines thereof.

WITNESS the signature of said corporation by Henry L. Wright, its President, with its corporate Seal hereunto affixed and duly attested by Thomas M. Darnall, its Secretary this 26th day of April, 1961.

MOUNTAIN DEVELOPMENT CORPORATION:

By: Henry L. Wright President
Thomas M. Darnall Secretary

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 Henry L. Wright and Thomas M. Darnall, President and Secretary, respectively of MOUNTAIN DEVELOPMENT CORPORATION, whose names are signed to the foregoing writing dated the 26th day of April, 1961, have each personally appeared before me in my City and State aforesaid, and acknowledged the same.

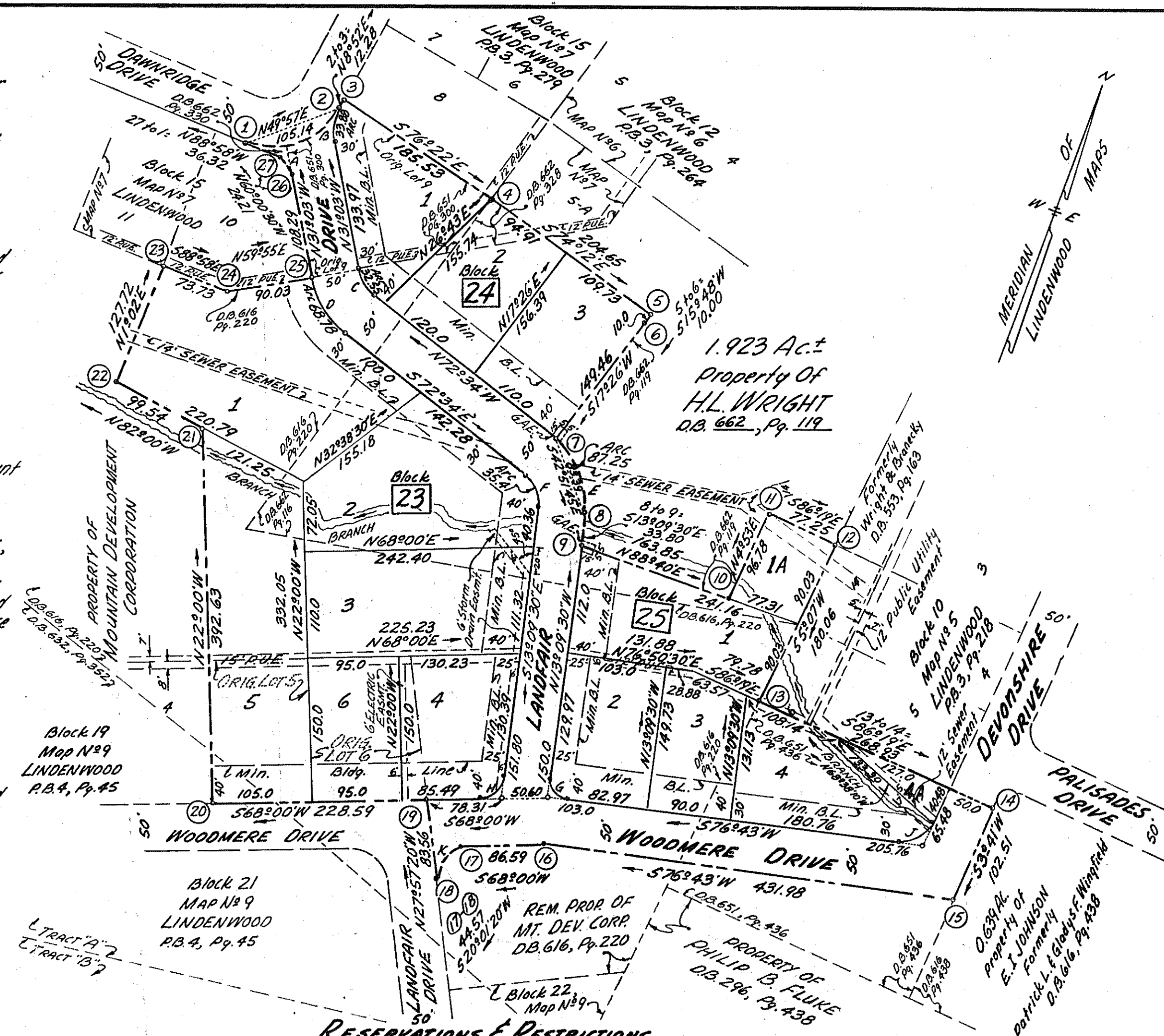
My Commission Expires: January 2, 1965

GIVEN under my hand this 26th day of April, 1961:

Mary Linda M. Smiley
Notary Public

APPROVED:

John J. Serrell 5/13/61
Chairman of Board of Supervisors of Roanoke, Co. Date
W. M. Bush 5/13/61
Secretary of Roanoke Co. Planning Commission Date
H. L. Shanker 5/18/61
Agent & Town Manager of Vinton Va. Date



RESERVATIONS & RESTRICTIONS

The following shall be covenants running with the title to this land shown subdivided hereon for a period of 25 years following date of recordation of this map.

1. The lots shown hereon are to be used for residential purposes only.
2. No residence shall be erected on any lot or any portion of lots with an average width of less than 75 feet.
3. No residence shall be erected with less than 1250 square feet or not less than 1150 square feet of enclosed heated floor area if carport is erected or 1100 square feet of enclosed heated floor area if attached garage is erected with house.
4. All residences shall be constructed of brick or be brick cased unless special permission is obtained from the owners of this subdivision to erect a residence of other material.
5. No temporary living quarters, such as basements, tents, shacks, trailers or garages, shall be allowed.
6. No residence shall be erected with the main body closer to the street line than the building line shown hereon.
7. No swine or hogs, chickens, goats, cattle or other nuisance shall be allowed and nothing shall be done to disturb the peace and quietude of the neighborhood.
8. The right is reserved by the owners of this subdivision to construct water and sewer mains, and to repair and maintain same in the easements and streets shown hereon.
9. All lots are subject to easements as shown on body of map as well as necessary guys and anchors for electric and telephone poles.
10. If the owners of this subdivision or anyone claiming under them, shall violate or attempt to violate any of these covenants, it shall be lawful for any 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 doing so, or to recover damages.

NOTE:
G.A.E. - GUY ANCHOR EASEMENT
P.U.E. - PUBLIC UTILITY EASEMENT

MARCH 9, 1961

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

C. B. Malcolm & Son
VIRGINIA STATE CERTIFIED SURVEYOR

CURVE DATA:								
CURVE	LOT	BLK	ANGLE	TAN.	RAD.	ARC	CHORD	
							BEARING	DIST.
A			57°55'	13.83	25.00	25.27	N60°00'30"W	24.21
B	1	24	39°55'	17.66	48.63	33.88	N11°05'30"W	33.20
C	1	24	41°31'	17.02	44.92	32.55	N51°48'30"W	31.84
D	1	23	41°31'	35.98	94.92	68.78	S51°44'30"E	67.28
E	REM. PROP.		59°24'30"	48.00	84.15	87.25	N42°51'45"W	83.39
F	2	23	59°24'30"	19.48	34.15	35.41	N42°51'45"E	33.84
G	2	25	90°07'30"	20.04	20.00	31.46	N58°13'15"W	28.31
H	4	23	81°09'30"	21.41	25.00	35.41	S27°25'15"W	32.52
J	4	25	73°02'	25.00	33.76	43.03	S40°12'W	40.18
K			95°57'20"	33.29	30.00	50.24	S20°09'20"W	44.57

BOUNDARY DATA: BOUNDARY CONTAINS 8.367 ACRES±

LINE	BEARING	DIST.	N. (Co)	S.	E. (St)	W.
1-2	N49°57'E	105.14	67.65		80.48	
2-3	N8°52'E	12.28	12.13		1.89	
3-4	S76°22'E	185.53		43.73		180.30
4-5	S74°12'E	204.65		55.72		196.92
5-6	S15°43'W	10.00		9.62		2.72
6-7	S17°26'W	149.46		142.59		44.78
7-8	S42°51'45"E	83.39		61.12		56.73
8-9	S13°09'30"E	33.80		32.91		7.69
9-10	N88°40'E	163.85	3.81		163.81	
10-11	N4°53'E	96.78	96.43		8.24	
11-12	S86°19'E	77.25		4.96		77.09
12-13	S5°07'W	180.06		179.34		16.06
13-14	S86°19'E	268.93		17.28		268.37
14-15	S3°41'W	102.51		102.30		6.59
15-16	S76°43'W	431.98		99.25		420.42
16-17	S68°00'W	86.59		32.44		80.29
17-18	S20°01'20"W	44.57		41.88		15.26
18-19	N27°57'20"W	83.56	73.81			39.17
19-20	S68°00'W	228.59		85.63		211.94
20-21	N22°00'W	392.63	364.04			147.08
21-22	N82°00'W	99.54	13.85			98.57
22-23	N1°02'E	127.72	127.70		2.30	
23-24	S88°58'E	73.73		1.33		73.72
24-25	N59°55'E	90.03	45.13			77.90
25-26	N31°03'W	108.29	92.77			55.85
26-27	N60°00'30"W	24.21	12.01			20.80
27-1	N88°58'W	36.32	0.65			36.31
TOTALS			909.98	910.10	1195.44	1195.84

In the Clerk's Office of the Circuit Court for the County of Roanoke, Virginia, this map is presented on this 16th day of May, 1961, and with the certificates of dedication and acknowledgment thereto annexed is admitted to record at 3:00 O'clock P. M.

Teste: Roy K. Brown, Clerk By: Flannery Nick Deputy Clerk

CAPTION LEGAL REFERENCE: TO MTN. DEV. CORP. BY:

1. S.C. Fluke, recorded in D.B. 632, Pg. 352
2. T.M. Bush, recorded in D.B. 616, Pg. 220
3. T.M. Bush, " D.B. 662, Pg. 116
4. H.L. Wright, being a 0.051 Ac. Tract recorded in D.B. 662, Pg. 328
5. Henry R. Mayhew Et. ux., being a NE portion of lot 10, Blk. 15, Map No. 7 Lindenwood, recorded in D.B. 662, Pg. 330
6. Thomas L. Delany Et. Als., being original Lot 9, Blk. 15, Map No. 7, Lindenwood, recorded in D.B. 651, Pg. 300
7. R.A. Overstreet, being a portion of unplatted acreage on Map No. 5, Lindenwood, recorded in D.B. 651, Pg. 436

MAP No. 10
OF
LINDENWOOD
PROPERTY OF
MOUNTAIN DEVELOPMENT CORPORATION
SITUATE
ABOUT 1 1/2 MILES EAST OF VINTON
ROANOKE COUNTY, VIRGINIA
By: C. B. Malcolm & Son
VA. STATE CERT. ENGRS.
DATE: MARCH 9, 1961 SCALE: 1"=100'
Comm. No. 12015