

RESERVATIONS AND RESTRICTIONS

THE FOLLOWING RESERVATIONS AND RESTRICTIONS SHALL BE APPLICABLE TO THE LOTS SHOWN HEREON EXCEPT LOT 3, BLOCK 1, FOR A PERIOD OF 25 (TWENTY-FIVE) YEARS FROM THE DATE OF RECORDATION OF THIS MAP.

1. THESE LOTS SHALL BE FOR SINGLE FAMILY RESIDENTIAL USE ONLY.
2. NO LOT SHALL BE RE-SUBDIVIDED EXCEPT TO ADD TO ADJACENT LOTS, AND IN NO EVENT SHALL A LOT BE USED FOR BUILDING SMALLER THAN THE ORIGINAL LOT.
3. NO STRUCTURE SHALL BE ERECTED CLOSER TO FRONT PROPERTY LINES THAN AS INDICATED ON THIS MAP OR CLOSER THAN 20 (TWENTY) FEET TO ADJACENT PROPERTY LINES.
4. NO WIRE FENCES SHALL BE USED ON THE FRONT LOT LINE OF ANY LOT.
5. NO COWS, PIGS, SWINE OR PIGEONS SHALL BE KEPT ON ANY LOT.
6. THE GRADE AND DRAINAGE OF IMPROVED YARDS AND ALONG EASEMENT 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.
7. NO TENT, SHACK, OR TRAILER SHALL BE PERMITTED TO BE USED AS A TEMPORARY RESIDENCE ON SAID PREMISES.
8. NO SINGLE STORY RESIDENCE SHALL BE ERECTED THAT CONTAINS LESS THAN 1,700 SQ. FT. OF ENCLOSED LIVEABLE FLOOR AREA. SPLIT-LEVELS, TRI-LEVELS, AND TWO STORY RESIDENCES SHALL CONTAIN A MINIMUM OF 2,000 SQ. FT. OF ENCLOSED LIVEABLE FLOOR AREA.
9. NO FOUNDATION WALLS SHALL BE LEFT EXPOSED ON RESIDENCES BUILT OF MASONARY PRODUCTS. THEY MUST BE FINISHED TO GRADE EITHER BY BRICK OR BY THE MATERIAL THAT IS USED AS MAIN EXTERIOR WALLS. NO EXPOSED CINDER OR CONCRETE BLOCK HOUSES SHALL BE ERECTED.

KNOW ALL MEN BY THESE PRESENTS:

THAT ROBERT L. BROWN AND ERIS E. BROWN, HUSBAND AND WIFE, ARE THE FEE SIMPLE OWNERS AND PROPRIETORS OF THE LAND SHOWN HEREON SUBDIVIDED AS MAP OF WINDSOR LAKE, BOUNDED AS SHOWN HEREON BY CORNERS ① TO ②, INCL., TO ①, AND THAT SAID LAND IS SUBJECT TO A DEED OF TRUST TO WM. A. GIBBONS, JR., AND R.T. EDWARDS, TRUSTEES, EITHER OF WHOM MAY ACT, OF RECORD IN DEED BOOK 626, PAGE 243; THAT THE COLONIAL AMERICAN NATIONAL BANK OF ROANOKE IS THE LEGAL HOLDER OF THE NOTE THEREIN SECURED AND THE BENEFICIARY OF SAID DEED OF TRUST, AND THAT W. DONALD DOBBS AND B.I. GIMBERT ARE THE BENEFICIARIES OF A CERTAIN UNRECORDED CONTRACT DATED JULY 29, 1960, TO PURCHASE SAID LAND.

THE UNDERSIGNED, ROBERT L. BROWN AND ERIS E. BROWN, HUSBAND AND WIFE, THE COLONIAL AMERICAN NATIONAL BANK OF ROANOKE, WM. A. GIBBONS, JR., SOLE ACTING TRUSTEE, W. DONALD DOBBS AND BETTY M. DOBBS, HIS WIFE, AND B.I. GIMBERT AND JO ANN GIMBERT, HIS WIFE, CERTIFY THAT THE SUBDIVISION AS APPEARS HEREON IS WITH THEIR CONSENT AND IN ACCORDANCE WITH THEIR DESIRE.

THE SAID OWNERS AND PROPRIETORS, WITH THE CONSENT OF THE OTHER SIGNATORS HERETO, HEREBY DEDICATE TO AND VEST IN THE COUNTY OF ROANOKE, WHEREIN SAID LAND LIES SUCH PORTIONS OF THE PREMISES PLATTED AS ARE ON THIS MAP SET APART FOR STREETS, EASEMENTS, OR OTHER PUBLIC USE IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION ORDINANCE OF THE COUNTY OF ROANOKE AS AMENDED AND THE VIRGINIA LAND SUBDIVISION ACT.

THE UNDERSIGNED OWNERS BOTH, BY VIRTUE OF RECORDATION OF THIS PLAT AS A CONDITION PRECEDING TO THE APPROVAL THEREOF, BOTH DEDICATE CERTAIN DRAINAGE EASEMENTS OF VARYING WIDTHS, AS SHOWN ON THE ANNEXED PLAT, FOR DRAINAGE PURPOSES AND THAT THE OWNERS BOTH 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 THEIR OWN BEHALF AND FOR AND ON ACCOUNT OF THEIR SUCCESSORS, DEVISEES, AND ASSIGNS, SPECIFICALLY RELEASE THE COUNTY OF ROANOKE AND THE VIRGINIA DEPT. OF HWYS. FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SUCH OWNERS, THEIR SUCCESSORS, DEVISEES, AND ASSIGNS MAY HAVE AGAINST THE COUNTY OF ROANOKE OR VIRGINIA DEPT. OF HWYS. BY REASON OF ESTABLISHING PROPER GRADE LINES ON AND ALONG SUCH STREETS AND ALLEYS AS SHOWN ON THE MAP OF THE LAND SUBDIVIDED OR SUCH CHANGED STREETS AND 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 DEPT. OF HWYS., AND SAID COUNTY OR VIRGINIA DEPT. OF HWYS. SHALL NOT BE REQUIRED TO CONSTRUCT ANY RETAINING WALL OR WALLS ALONG THE STREETS AND ALLEYS AND PROPERTY LINES THEREOF.

WITNESS THE SIGNATURES AND SEALS OF SAID OWNERS AND THE SIGNATURE AND SEAL OF THE AFORESAID TRUSTEE ON THIS 19TH. DAY OF MAY, 1961.

Robert L. Brown SEAL
OWNER

W. Donald Dobbs SEAL
OWNER

Eriss E. Brown SEAL
OWNER

Betty M. Dobbs SEAL
OWNER

B. I. Gimberty SEAL
OWNER

Jo Ann Gimberty SEAL
OWNER

W. A. Gibbons Jr. SEAL
TRUSTEE

NOTARY PUBLIC SEAL

STATE OF WEST VIRGINIA
CITY OF HUNTINGTON TO WIT:

I, F.E. WRIGHT, A NOTARY PUBLIC IN AND FOR THE CITY AND STATE AFORESAID DO HEREBY CERTIFY THAT ROBERT L. BROWN AND ERIS E. BROWN, HUSBAND AND WIFE, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED THE 19 DAY OF MAY, 1961, HAVE EACH PERSONALLY APPEARED BEFORE ME IN MY CITY AND STATE AFORESAID AND ACKNOWLEDGED THE SAME.

GIVEN UNDER MY HAND THIS 19TH DAY OF MAY, 1961.

My Commission expires
APRIL 15, 1962

F. E. Wright
NOTARY PUBLIC

STATE OF VIRGINIA
CITY OF ROANOKE TO WIT:

I, MARY LINDA M. SMILEY, A NOTARY PUBLIC IN AND FOR THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT WM. A. GIBBONS, JR., SOLE ACTING TRUSTEE, W. DONALD DOBBS AND BETTY M. DOBBS, HIS WIFE AND B.I. GIMBERT AND JO ANN GIMBERT, HIS WIFE, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED THE 19 DAY OF MAY, 1961, HAVE EACH PERSONALLY APPEARED BEFORE ME IN MY CITY AND STATE AFORESAID AND ACKNOWLEDGED THE SAME.

GIVEN UNDER MY HAND THIS 19 DAY OF MAY, 1961.

My Commission expires
January 2, 1965.

Mary Linda M. Smiley
NOTARY PUBLIC

APPROVED: SHEETS 1 AND 2

David J. Jones 6-9-61
CHAIRMAN BOARD OF SUPERVISORS OF ROANOKE CO. DATE

W. A. Gibbons Jr. 6-9-61
SECRETARY ROANOKE COUNTY PLANNING COMMISSION DATE

W. A. Gibbons Jr. 6-9-61
EXECUTIVE SECT. OF TOWN OF SALAM PLANNING COMM. DATE

F. A. Spiggle 6-9-61
TOWN ENGINEER OF SALAM, VIRGINIA. DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF ROANOKE, VIRGINIA, THIS MAP IS PRESENTED ON THIS 13 DAY OF June, 1961, AND WITH THE CERTIFICATES OF DEDICATION AND ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 9:00 O'CLOCK A.M.

Teste: Robert L. Brown BY: Flaminia Nicks
CLERK DEPUTY CLERK

BOUNDARY DATA 49.935 ± ACRES

COR.-COR.	BEARING	DISTANCE	COS		SIN	
			NORTH	SOUTH	EAST	WEST
1-2	N. 2° 33' 40" E.	480.01	479.53		21.45	
2-3	N. 81° 12' 00" E.	280.16	42.86		276.86	
3-4	N. 0° 24' 30" W.	705.16	705.14			5.03
4-5	N. 85° 49' 50" E.	1098.50	79.87		1095.59	
5-6	N. 78° 34' 15" E.	854.29	169.29		837.34	
6-7	S. 5° 39' 40" E.	70.65		70.30	6.97	
7-8	S. 11° 30' E.	549.17		538.14	109.48	
8-8A	S. 64° 03' W.	0.18		0.08		0.16
8-9	S. 75° 26' W.	275.50		69.29		266.48
9-10	S. 3° 32' E.	125.23		124.99	7.72	
10-11	S. 35° 06' 30" E.	85.24		69.73	49.02	
11-12	S. 66° 41' E.	88.71		35.11	81.46	
12-13	S. 9° 40' W.	220.56		217.43		37.03
13-14	N. 69° 48' 10" W.	98.50	34.01			92.44
14-15	S. 84° 25' W.	110.00		9.87		109.55
15-16	S. 66° 07' 40" W.	109.09		44.15		99.76
16-17	S. 84° 25' W.	407.14		36.54		405.49
17-18	S. 5° 30' E.	120.18		119.63	11.52	
18-19	S. 50° 19' 30" E.	42.30		27.00	32.56	
19-20	S. 84° 25' W.	110.00		9.87		109.55
20-21	N. 39° 40' 30" E.	42.56	32.76		27.17	
21-22	N. 5° 30' W.	119.82	119.27			11.48
22-23	S. 84° 25' W.	83.93		7.53		83.59
23-24	S. 75° 41' W.	115.53		28.37		111.99
24-25	S. 84° 45' W.	513.93		47.02		511.77
25-26	S. 76° 51' W.	224.84		51.15		218.94
26-27	S. 89° 15' W.	262.63		3.44		262.61
27-28	S. 0° 45' E.	120.00		119.99	1.57	
28-29	S. 45° 45' E.	42.43		29.61	30.39	
29-1	S. 89° 15' W.	263.07		3.44		263.05
TOTALS			1662.73	1662.68	2589.10	2589.10

CAPTION LEGAL REFERENCE:

SEE DEED DATED AUGUST 4, 1955, AND RECORDED IN DEED BOOK 535 - PAGE 34, ROANOKE COUNTY, FOR CONVEYANCE TO ROBERT L. BROWN AND ERIS E. BROWN, HUSBAND AND WIFE.

SHEET 2 OF 2

MAP OF WINDSOR LAKE

TO BE CONVEYED TO

W. DONALD DOBBS & BETTY M. DOBBS

AND

B. I. GIMBERT & JO ANN GIMBERT

SITUATE 1 1/2 MILES WEST OF CITY OF ROANOKE

ROANOKE CO., VIRGINIA.

BY: C.B. MALCOLM & SON

VA. STATE CERT. ENGRS.

DATE: MAY 29, 1961.

SCALE: 1" = 100'.