

KNOW ALL MEN BY THESE PRESENTS:

That ROSALIND HOMES INCORPORATED is the fee simple owner and proprietor of the land hereon shown to be subdivided, known as SECTION NO. 1 NORWOOD FOREST bounded as shown hereon in detail by outside corners 1 to 17, 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 and proprietor 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, alleys, easements, or other public use, or for 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 shall not be required to construct any retaining wall or walls along the streets and alleys and property lines thereon.

WITNESS the signature of said corporation by Howard E. Sigmon, its President, with its corporate seal hereunto affixed and duly attested by Elva B. Sloan, its Secretary this 25 day of APRIL, 1961.

ROSALIND HOMES INCORPORATED

Attest:

By Elva B. Sloan
Elva B. Sloan, Secretary

By Howard E. Sigmon
Howard E. Sigmon, President

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 Howard E. Sigmon and Elva B. Sloan, President and Secretary, respectively, of Rosalind Homes Inc., whose names are signed to the foregoing writing dated the 25 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 25 day of APRIL, 1961

Mary Linda M. Smiley
Notary Public

RESERVATIONS & RESTRICTIONS:

The following shall be covenants running with the title to this land shown subdivided hereon for a period of 20 years following the 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 costing less than \$10,000⁰⁰ based upon the value of the dollar for obtaining labor and materials in the year 1961.

③ No dwelling shall be erected closer to the front or side street line than the set back line, shown hereon.

④ No trailer, basement, shack, garage, barn or other outbuildings, erected on any of this land, shall at any time be used as a residence, temporarily or permanently, nor shall any residence of a temporary character be permitted.

⑤ No dogs or swine shall be allowed, nor shall any other nuisance be tolerated, nor shall any trade or activity be allowed which may disturb the peace and quietude of the neighborhood.

⑥ The lots hereon are subject to the utility easements, as shown hereon, as well as necessary anchors and guys to electric and telephone poles.

⑦ 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 the 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 so doing, or to recover damages.

APPROVED:

Edmund J. Jarnell 5/12/61
Chairman Of Board of Supervisors of Roanoke County, Va. Date

Thos. M. ... 5/15/61
Secretary of Roanoke County Planning Commission Date

H. Clatus Broyles 6-12-61
City Engineer of Roanoke, Virginia Date

Wm. K. Sandoach 6-1-61
Agent for Roanoke City Planning Commission Date

In the Clerk's Office of the Circuit Court for the County of Roanoke, Virginia, this map is presented on this 20 day of June, 1961, and with the certificates of dedication and acknowledgment thereto annexed is admitted to record at 9:30 O'clock A. M.

Teste: Roy K. Brown, Clerk

By: James F. Tobey
Deputy Clerk

CAPTION LEGAL REFERENCE:

See deed dated January 3, 1955, and recorded in D.B. 520, Pg. 268 for conveyance of 101 1/4 acres tract to Rosalind Homes, Inc. from Edgar W. Burnett and Barbara Barnett, Florence Barnett Parker, widow, Mary Georgia Barnett, single, and Ottaway Barnett, single.

SHEET 2 OF 2 SHEETS

MAP OF
SECTION No. 1

NORWOOD FOREST

PROPERTY OF ROSALIND HOMES, INC.

Situate west of Peters Creek Road

ROANOKE COUNTY, VIRGINIA

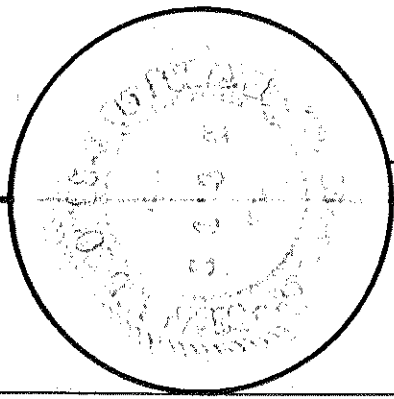
By: C.B. Malcolm & Son
VA. STATE CERT. ENGRS.

DATE: JANUARY 24, 1961

JAN. 24, 1961

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

C.B. Malcolm & Son
VIRGINIA STATE CERTIFIED ENGINEER
& SURVEYOR



Corporate
Seal