

RESERVATIONS AND RESTRICTIONS

THE FOLLOWING RESERVATIONS AND RESTRICTIONS ARE MADE COVENANTS RUNNING WITH THE TITLE TO THE LAND SHOWN HEREON, EXCEPT LOT 2-BLOCK 16, AND BINDING ON ALL PARTIES OWNING THE SAME FOR A PERIOD OF 25 YEARS FROM MAY 31, 1961. THE SUBDIVIDER RESERVES THE RIGHT TO WAIVE AND RELEASE ANY VIOLATIONS OF THE FOREGOING PROVISIONS NUMBERED 2 & 5A TO 5G, WHICH VIOLATIONS DO NOT VARY MORE THAN 5% FROM THE REQUIREMENTS THEREOF.

1. LOTS SHOWN HEREON ARE FOR RESIDENTIAL PURPOSES ONLY. 2. NO PART OF ANY BUILDING OTHER THAN PORCHES SHALL BE LOCATED NEARER TO THE FRONT OR SIDE STREET THAN THE MINIMUM BUILDING LINE SHOWN ON THIS MAP. 3. NO POOL, HOGS, GOATS OR OTHER ANIMALS SHALL BE PERMITTED ON LOTS SHOWN HEREON. 4. NO FENCE OR HEDGE SHALL BE PERMITTED ON ANY PORTION OF ANY LOT BETWEEN THE BUILDING LINE AND THE FRONT STREET OR ON THE FRONT 40 FEET OF THE DIVIDING LINE BETWEEN ANY LOTS. 5A. NO RESIDENCE SHALL BE CONSTRUCTED CONTAINING LESS THAN TWO COMPLETE BATHS. 5B. NO RESIDENCE SHALL BE CONSTRUCTED WITHOUT A CARPORT, GARAGE, OR PORCH NOT SMALLER IN SIZE THAN 12 X 25 FEET, UNLESS 100 SQ. FEET OF ENCLOSED LIVING AREA ABOVE THE FOLLOWING REQUIREMENTS ARE CONSTRUCTED IN THE DWELLING. 5C. NO ONE STORY RESIDENCE SHALL BE CONSTRUCTED ON LOTS 1 AND 2, BLOCK 13, OR ON LOTS 1 AND 2, BLOCK 14, HAVING AN ENCLOSED LIVABLE AREA (OUTSIDE MEASURE) OF LESS THAN 1700 SQ. FEET; OR ON OTHER LOTS HAVING AN ENCLOSED LIVABLE AREA OF LESS THAN 1600 SQ. FEET. 5D. NO 1 1/2 STORY RESIDENCE SHALL BE CONSTRUCTED ON LOTS 1 AND 2, BLOCK 13, OR ON LOTS 1 AND 2, BLOCK 14, HAVING AN ENCLOSED LIVABLE AREA OF LESS THAN 2000 SQ. FEET, 1000 SQ. FEET OF WHICH MUST BE ON THE FIRST FLOOR AND 600 SQ. FEET OF WHICH MUST BE ON THE SECOND FLOOR; OR ON OTHER LOTS HAVING AN ENCLOSED LIVABLE AREA OF LESS THAN 1800 SQ. FEET, 1000 SQ. FEET OF WHICH MUST BE ON THE FIRST FLOOR AND 600 SQ. FEET OF WHICH MUST BE ON THE SECOND FLOOR. 5E. NO TWO STORY RESIDENCE SHALL BE CONSTRUCTED ON LOTS 1 AND 2, BLOCK 13, OR ON LOTS 1 AND 2, BLOCK 14, HAVING AN ENCLOSED LIVABLE AREA OF LESS THAN 2000 SQ. FEET, 1100 SQ. FEET OF WHICH MUST BE ON THE FIRST FLOOR AND 600 SQ. FEET OF WHICH MUST BE ON THE SECOND FLOOR; OR ON OTHER LOTS HAVING AN ENCLOSED LIVABLE AREA OF LESS THAN 1900 SQ. FEET, 1000 SQ. FEET OF WHICH MUST BE ON THE FIRST FLOOR AND 600 SQ. FEET OF WHICH MUST BE ON THE SECOND FLOOR. 5F. NO SPLIT-LEVEL RESIDENCE SHALL BE CONSTRUCTED HAVING AN ENCLOSED LIVABLE AREA OF LESS THAN 2000 SQ. FEET, OF WHICH AT LEAST 1400 SQ. FEET SHALL BE ON THE UPPER LEVELS. 5G. NOT LESS THAN 1/2 OF THE EXTERIOR WALL BELOW THE FIRST FLOOR LEVEL OF HOUSES ENCLOSING SPACE BELOW THE FIRST FLOOR SHALL HAVE THE SAME EXTERIOR FINISH EXTENDING TO GRADE BELOW FIRST FLOOR LEVEL AS FIRST STORY EXTERIOR FINISH. 6. NO GARAGE SHALL BE USED AS LIVING QUARTERS EXCEPT THE SPACE ABOVE SAME IF ATTACHED TO MAIN BODY OF RESIDENCE, NOR SHALL ANY TEMPORARY LIVING QUARTERS OF ANY NATURE BE PERMITTED. 7. EASEMENTS ARE RESERVED FOR THE DRAINAGE OF SURFACE WATER, FOR SANITARY SEWERS AND OTHER PUBLIC UTILITIES AS SHOWN HEREON AND THE FINISHED GRADE OF EACH LOT SHALL BE MAINTAINED WITH THE OUTSIDE LOT LINES AS THE LOWEST POINTS INsofar AS POSSIBLE. EASEMENTS ARE ALSO RESERVED ALONG EACH DIVIDING LINE BETWEEN ALL OF THE LOTS SHOWN HEREON FOR THE DRAINAGE OF THE SURFACE WATER FROM THE SAME. 8. THE FOLLOWING EXTERIOR MATERIALS ARE PROHIBITED FROM USE ON THE EXTERIOR OF ANY DWELLING CONSTRUCTED ON ANY LOTS OR PORTION OF LOTS SHOWN HEREON: PERMA-STONE, ASBESTOS SHINGLE, GERMAN SIDING, ASPHALT SIDING, INSULROCK, OR LIKE MATERIALS.

BOUNDARY DATA 8.274 ± ACRES

COR. COR.	BEARING	DIST.	N.	CPS	S.	E.	SIN	W.
1-2	N.73°44'20"E.	149.47	41.85			143.49		
2-3	N.81°44'E.	199.99	28.15			197.91		
3-4	S.17°48'E.	48.01		45.11		14.68		
4-5	N.15°30'E.	273.15		68.39		264.45		
5-6	N.69°11'30"E.	182.92		64.98		170.99		
6-7	S.83°50'50"E.	114.69			12.29	114.03		
7-8	N.10°00'E.	70.00		23.94		65.78		
8-9	S.26°34'E.	350.00			313.04	156.53		
9-10	S.79°40'W.	403.61			72.40		397.06	
10-11	S.76°08'W.	505.00			121.03		470.28	
11-12	S.59°40'W.	151.52			76.52		130.78	
12-13	N.16°37'40"W.	141.18	135.28				40.40	
13-1	N.14°01'W.	286.35	277.82				69.35	
TOTALS		2875.89	641.01	640.99	1127.86	1127.87		

CURVE DATA

CURVE	LOT	BLK.	ANGLE	TAN.	RAD.	ARC	BEARING	CHORD	DIST.
13A	2	13	24°10'40"	32.13	150.00	63.30	S.71°45'20"W.	62.83	
13B	2	13	74°59'	23.01	30.00	39.26	S.22°10'30"W.	36.52	
14A	2	14	89°11'	29.57	30.00	46.70	N.59°54'30"W.	42.12	
14B	14		6°56'	41.37	682.97	82.64	S.78°58'W.	82.60	
14B	7	14	6°30'50"	38.86	682.97	77.64	S.78°45'25"W.	77.60	
14B	8	14	0°25'10"	2.50	682.97	5.00	S.82°13'25"W.	5.00	
14C	14		33°00'	103.67	350.00	201.58	S.65°56'W.	198.81	
14C	10	14	19°00'	58.57	350.00	116.06	S.72°56'W.	115.53	
14C	11		14°00'	42.97	350.00	85.52	S.56°26'W.	85.31	
15A	1	15	22°23'50"	39.60	200.00	78.18	S.70°51'55"W.	77.68	
15B	3	15	15°50'	37.65	270.75	74.82	N.67°35'E.	74.58	
15C	15		6°56'	38.34	632.97	76.59	N.78°58'E.	76.55	
15C	9	15	35°42'34"	21.60	632.97	43.19	N.77°27'17"E.	43.18	
15C	10	15	3°01'26"	16.71	632.97	33.40	N.80°55'17"E.	33.40	
15D	10	15	96°14'	33.45	30.00	50.39	S.49°27'E.	44.67	
16A	1	16	83°46'	26.61	29.67	43.38	N.40°33'E.	39.62	
16B	16		33°00'	118.48	400.00	230.38	N.65°56'E.	227.21	
16B	1	16	81°5'28"	28.87	400.00	57.65	N.78°18'16"E.	57.60	
16B	2	16	10°44'32"	37.61	400.00	75.00	N.68°48'16"E.	74.88	
16B	12		14°00'	44.11	400.00	97.73	N.56°26'E.	97.50	

KNOW ALL MEN BY THESE PRESENTS:

THAT SPRING VALLEY DEVELOPMENT CORPORATION IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED (EXCEPT A PORTION OF LOFTON ROAD AND SHARMAR ROAD AS SHOWN ON MAP OF SPRING VALLEY HIGHLANDS OF RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, IN PL. BK. 4-PG. 77) KNOWN AS MAP OF SECTION NO. 7- SPRING VALLEY, BOUNDED AS SHOWN HEREON IN DETAIL BY OUTSIDE CORNERS ① TO ③, INCLUSIVE, TO ⑦ AND THAT SAID LAND IS NOT SUBJECT TO ANY LIEN OR ENCUMBRANCE.

THE UNDERSIGNED OWNER AND PROPRIETOR CERTIFIES THAT THE 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, 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 DOth AS A CONDITION PRECEDENT TO THE APPROVAL OF THE FINAL PLAT AND SUBDIVISION AND THE ACCEPTANCE OF THE DEDICATION OF THE STREETS SHOWN HEREON BY THE BOARD OF SUPERVISORS OF ROANOKE COUNTY, ON THEIR OWN BEHALF AND FOR AND ON ACCOUNT OF THEIR HEIRS, 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 HEIRS, SUCCESSORS, DEVISEES, AND ASSIGNS, MAY OR MIGHT 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 STREET 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 OF SAID CORPORATION BY RICHARD R. QUICK, ITS PRESIDENT, WITH ITS CORPORATE SEAL HEREUNTO AFFIXED AND DULY ATTESTED BY ANITA K. QUICK, ITS SECRETARY THIS 31 DAY OF MAY, 1961.

ATTEST: *Anita K. Quick* SECRETARY
SPRING VALLEY DEV. CORP. BY: *Richard R. Quick* PRESIDENT

STATE OF VIRGINIA

CITY OF ROANOKE TO WIT:

I, MARY LINDA M. SMILEY, A NOTARY PUBLIC IN AND FOR THE CITY OF ROANOKE, IN THE STATE OF VIRGINIA, DO HEREBY CERTIFY THAT RICHARD R. QUICK AND ANITA K. QUICK, PRESIDENT AND SECRETARY, RESPECTIVELY, OF SPRING VALLEY DEVELOPMENT CORPORATION, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING BEARING DATE OF MAY 31, 1961, HAVE EACH PERSONALLY APPEARED BEFORE ME IN MY CITY AND STATE AFORESAID AND ACKNOWLEDGED THE SAME.

My Commission expires January 2, 1965.

Mary Linda M. Smiley
NOTARY PUBLIC

APPROVED:

Edwin L. Turner 6/10/61
CHAIRMAN BOARD OF SUPERVISORS DATE
OF ROANOKE COUNTY.

Wm. H. Broyles 6/1/61
CITY ENGINEER, ROANOKE, VA. DATE

Wm. H. Broyles 6/21/61
PLANNING COMMISSION DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF ROANOKE, VIRGINIA, THIS MAP IS PRESENTED ON THIS 26 DAY OF JUNE, 1961, AND WITH THE CERTIFICATES OF DEDICATION AND ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 3:40 O'CLOCK P. M.

Teste: *By K. Brown*
CLERK

BY: *By K. Brown*
DEPUTY CLERK

SKETCH SHOWING LOCATION OF MAP OF SECTION NO. 7 SPRING VALLEY - CROSSHATCHED.

SCALE: 1" = 800'

CAPTION LEGAL REFERENCE:

SEE DEED BOOK 634-PAGE 99 AND DEED BOOK 587-PAGE 483 FOR CONVEYANCE TO SPRING VALLEY DEVELOPMENT CORPORATION BY JAMES P. WOODS, JR., ET ALS, HEIRS OF JAMES P. WOODS. ALSO SEE D.B. PG. FOR RECENTLY ACQUIRED WEST PART LOT 1-BLK. 15 FROM WOODS HEIRS.

MAP OF SECTION NO. 7 SPRING VALLEY

PROPERTY OF
SPRING VALLEY DEVELOPMENT CORP.
ROANOKE CO, VIRGINIA.

By: *C. B. Malcolm & Son*
VA. STATE CERT. ENGRS.
DATE: MAY 31, 1961. SCALE: 1" = 100'