

BOUNDARY DATA 2.209 + ACRES RESERVATION AND RESTRICTIONS DISTANCE NORTH SOUTH EAST SIN WEST THE FOLLOWING ARE MADE COVENANTS, RUNNING WITH THE TITLE OF THE LAND SHOWN SUBDIVIDED HEREON AS MINTER SUBDIVISION, FOR A PERIOD OF 25 YEARS FROM DATE OF RECORDATION OF THIS PLAT. 1. ALL LOTS SHOWN HEREON SHALL BE USED FOR RESIDENTIAL PUR-235.14 POSES ONLY AND ONLY ONE RESIDENCE, OUT-BUILDINGS EXCEPTED, S 33-40E 284.85 189.73 342.25 SHALL BE ERECTED ON ANY LOT SHOWN HEREON. 556-20W 319.31 177.01 2. NO RESIDENCE SHALL BE ERECTED ON ANY LOT SHOWN HEREON COSTING LESS THAN \$12,000, BASED UPON THE COST OF LABOR AND MATERIALS IN THE YEAR 1961; HABITABLE AREA SHALL NOT BE LESS THAN 1000 SQ.FT. 3. NO RESIDENCE SHALL HAVE THE MAIN BODY ERECTED CLOSER TO THE STREET THAN THE BUILDING SET-BACK LINE SHOWN HEREON. 4. NO TEMPORARY BUILDING OR TRAILER, OR STRUCTURE OF ANY KIND SHALL BE USED AS LIVING QUARTERS ON ANY SAID LOT. 5. NO SWINE, GOATS, CHICKENS, OR OTHER OBNOXIOUS ANIMALS OR FOWLS SHALL BE KEPT UPON THE PREMISES OF ANY SAID LOT.

KNOW ALL MEN BY THESE PRESENTS, THAT RUTH J. MINTER AND WALTER M. MINTER ARE THE OWNERS OF THE TRACT OF LAND SHOWN. HEREON BOUNDED BY OUTSIDE CORNERS (B-B-@-D TO (B) AND KNOWN AS MINTER SUBDIVISION, AND WHICH SAID TRACT IS NOT SUBJECT TO ANY LIEN OR ENCUMBRANCE, AND WHICH SAID TRACT IS OWNED IN FEE SIMPLE BY THE SAID OWNER

THE UNDERSIGNED OWNER DOTH, BY VIRTUE OF THE RECORDATION OF THIS PLAT. PEDICATE TO THE TOWN OF SALEM IN FEE SIMPLE SUCH PORTION OF THE PREMISES PLATTED AS IS ON THIS PLAT SET APART FOR STREET PURPOSES, AND THE SAID OWNER FURTHER CERTIFIES THAT THEY HAVE SUB-DIVIDED THE LAND AS SHOWN HEREON ENTIRELY OF THEIR OWN FREE WILL AND ACCORD, PURSUANT TO AND IN COMPLIANCE WITH SECTIONS 15-779 THROUGH 15-794-3, OF THE CODE OF VIRGINIA, 1950, AS AMENDED TO DATE, AND FURTHER PURSANT TO AND IN COMPLIANCE WITH TITLE 15, CHAPTER TWO (2) -LAND SUBDIVISION REGULATIONS, AS AMENDED TO DATE, OF THE GENERAL ORDINANCES OF THE TOWN OF SALEM, VIRGINIA.

THE SAID OWNERS TO FURTHER CERTIFY THAT AS A CONDITION PRECEDENT TO THE PLACE OF THIS PLAT BY THE PLANNING COMMISSION OF THE

TOWN OF SALEM AND IT'S COUNCIL, AND THE ACCEPTANCE OF THE DEDICATION OF THE PREMISES PLATTED AS IS ON THIS PLAT SET APART FOR STREET PURPOSES, THE SAID OWNERS DO HEREBY RELEASE THE TOWN OF SALEM FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SAID OWNERS, THEIR SUCCESSORS OR ASSIGNS, MAY HAVE OR ACQUIRE AGAINST THE TOWN OF SALEM BY REASON OF ESTABLISHING PROPER GRADE LINES ON AND ALONG THE STREETS IN AND ABUTTING SAID SUBDIVISION AND BY REASON OF DOING THE NECESSARY GRADING AND FILLING FOR THE PURPOSE OF PLACING SAID STREETS UPON PROPER GRADE, AS MAY, FROM TIME TO TIME, BE ESTABLISHED BY SAID TOWN, AND THE TOWN SHALL NOT BE REQUIRED TO BUILD ANY RETAINING WALL OR WALLS ALONG SAID STREETS OR PROPERTY LINES.

MAY 4, 1961.

HEREBY CERTIFY THAT THIS

C.B. Maleolm Dr. VA. STATE CERT. SURVEYOR

PLAT OF SURVEY IS CORRECT.

WITHESS THE SIGNATURES OF RUTH J. MINTER, WIDOW OF T.O. MINTER, AND WALTER M. MINTER, SAID OWNERS, ON THE 4TH DAY OF MAY, 1961.

OWNER- RUTH J. MINTER

CITY OF ROANOKE

I, MARY LINDA M. SMILEY, A NOTARY PUBLIC IN THE CITY OF ROANOKE, IN THE STATE OF VIRGINIA, DO HEREBY CERTIFY THAT RUTH J. MINTER AND WALTER M. MINTER WHOSE NAMES ARE SIGNED TO THE FOREGOING INSTRUMENT BEARING DATE OF MAY 4 . 1961 HAVE PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY SAID CITY AND STATE AFORESAID.

My Commission expires JAN. 2, 1965,

APPROVED:

DATE 7-12-61.

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF ROANOKE, VIRGINIA, THIS MAP IS PRESENTED ON THE 14 DAY OF July 1961, AND WITH THE CERTIFICATE OF DEDICATION AND ACKNOWLEDGMENT THERETO ANNEXED IS AD-MITTED TO RECORD AT 11:20 O'CLOCK, A.M.

DEPUTY CLERK

NOTE: THE TRACT OF LAND SHOWN HEREON AND SUBDIVIDED INTO MINTER SUBDIVISION EMBRACES THE GREATER PORTION OF ORIGINAL LOT NO. 20 AS SHOWN ON THE ORIGINAL MAP OF FAIRFIELD RECORDED IN SALEM PLAT BOOK 1-PG. 318-319, AND REVISED AND RE-RECORDED IN SALEM PL. BK. 2- PAGE 115.

CAPTION LEGAL REFERENCE:

FOR CONVEYANCE OF 3.092 ACRES TO T. D. MINTER BY C.C. NELMS ET AND J.W.C. MILLER ET UX SEE DEED DATED AUGUST 9, 1929, AND OF RECORD IN THE CLERK'S OFFICE OF ROANOKE COUNTY, VIRGINIA, IN DEED BOOK 190, PAGE 220.

MAP OF

MINTER SUBDIVISION

PROPERTY OF

RUTH J. MINTER & WALTER M. MINTER SITUATE AT MIDLAND ROAD & EASTON ROAD

SALEM, ROANOKE CO., VIRGINIA.

By: C.B. Malcolm & Son

VA. STATE CERT. ENGRS.

DATE: MAY 4, 1961.

SCALE: 1 = 50.

PLAT BK: 4-PG. /