

KNOW ALL MEN BY THESE PRESENTS:

That EDGEHILL ESTATES INC. is the fee simple owner and proprietor of the land hereon shown to be subdivided, known as SECTION NO. 3, EDGEHILL ESTATES, bounded as shown hereon in detail by outside corners 1 to 7 inclusive, subject only to the lien of a certain deed of trust dated March 16, 1956, from EDGEHILL ESTATES INC. to ARNOLD SCHLOSSBERG, trustee, of record in the Clerk's Office of the Circuit Court for the County of Roanoke in Deed Book 549, Page 343, securing SOUTH HILL LAND CO., INC. the payment of a certain debt.

The undersigned Owner, Trustee, and Beneficiary, as aforesaid, certify that the said subdivision as appears on this plat is with the consent and in accordance with the desire of the undersigned parties.

The said owner, with the consent of the undersigned trustee and beneficiary, 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 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, by virtue of recordation of this plat, dedicates certain drainage easements of varying widths, as shown on the annexed plat, for drainage purposes, and the owner doth further, as a condition precedent to the approval of the final plat and subdivision and the acceptance of the dedication of the streets shown thereon by the Board of Supervisors of Roanoke County, on his own behalf and for and on account of his 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, his 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 as shown on the plat of the land subdivided (or such changed streets 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 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 property lines thereof.

In Testimony Whereof, Witness the following signatures and seals this 27 day of October, 1961.

EDGEHILL ESTATES INC.

[Signature] (Seal), Attest: [Signature] (Seal)
President Secretary

SOUTH HILL LAND CO. INC.

[Signature] (Seal), Attest: [Signature] (Seal)
President Secretary

[Signature] (Seal)
Arnold Schlossberg, Trustee

State of Virginia } To Wit:
City of Roanoke }

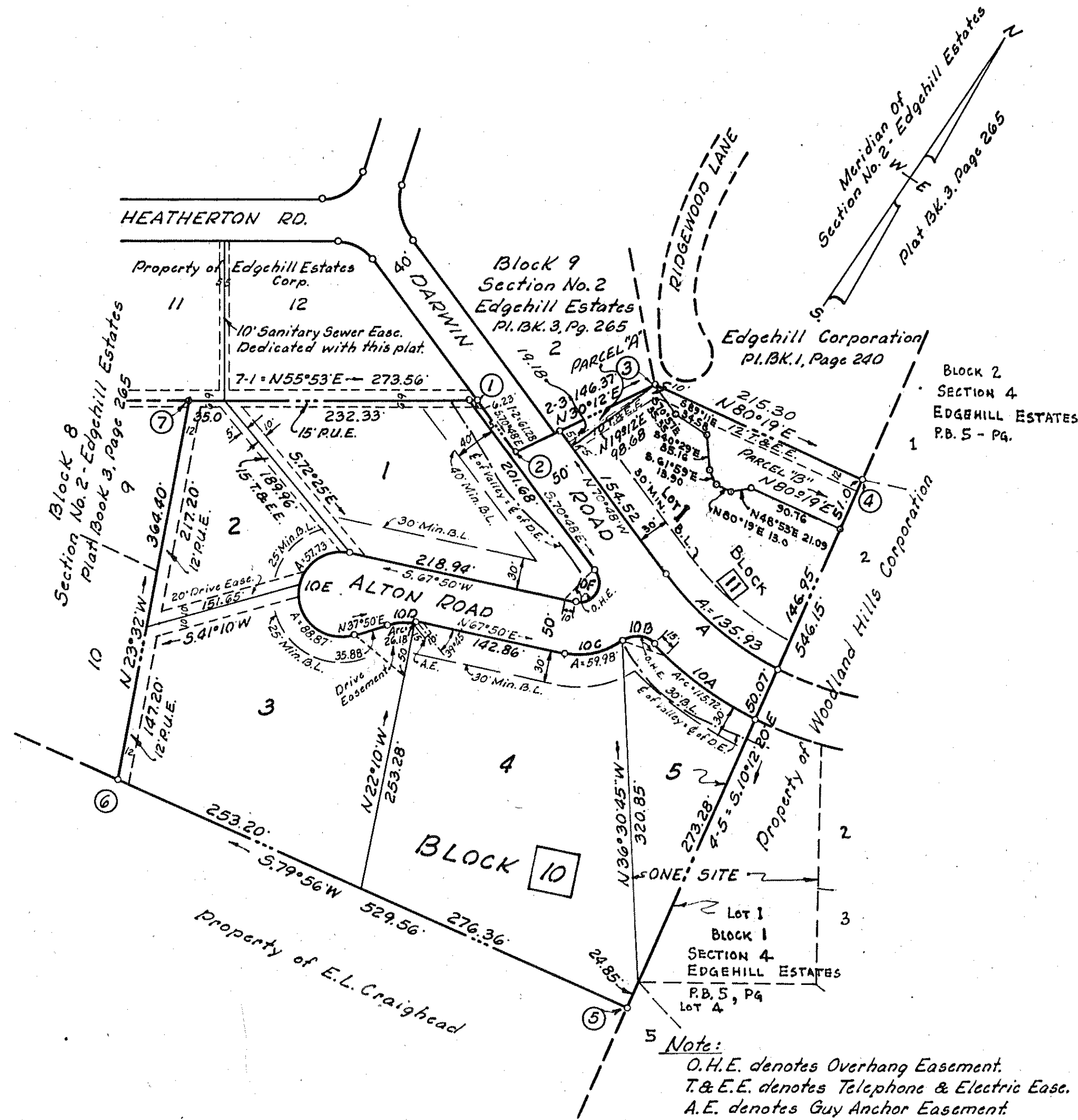
I, Mary Linda M. Smiley, a Notary Public in and for the aforesaid City and State, do hereby certify that E.R. Woolridge, President, and John C. Haislip, Secretary, of EDGEHILL ESTATES INC., and Arnold Schlossberg, President, N.W. Schlossberg, Secretary, and Arnold Schlossberg, Trustee for SOUTH HILL LAND CO., INC., whose names are signed to the annexed certificates dated October 27, 1961, have each personally appeared before me and acknowledged the same on October 27, 1961.
My Commission Expires: January 2, 1965

[Signature]
Notary Public

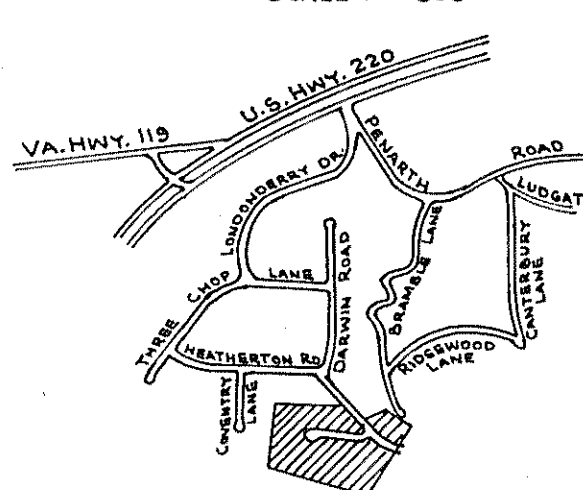
RESERVATIONS & RESTRICTIONS

The following shall be covenants running with the title to this land for a period of 25 years from the date of recordation of this map:

1. The lots shown hereon shall be used for residential purposes only.
2. No horses, cows, pigs, fowls or pigeons shall be kept on the premises nor shall any other animals or pets be kept upon premises which occasion noxious odors or are dangerous to the health or welfare of the other residents in this subdivision, no nuisances shall be maintained or permitted on said property.
3. No structure of a temporary character, trailer, barn, tent, shack or garage or other out buildings shall be used on any lot at any time as a residence either temporary or permanently.
4. The main body of any dwelling shall not be erected on any lot nearer to the street than indicated by the main building lines on this map.
5. No residences shall be erected with living area of less than 1,700 square feet calculated from enclosed dimensions for 1 story and split level, and not less than 2,000 square feet calculated from enclosed outside dimensions for two story residences not including recreation rooms in basements.
6. Lots are subject to easements shown hereon.
7. No residences erected on any lot shown hereon shall have exposed concrete cylinder or concrete masonry foundations that would extend above finished grades when such grades are visible from the street or streets adjoining the property line.
8. All driveways shall receive concrete or black top finish within nine months from the date of construction of such driveways as commenced.
9. All plans and specifications for proposed residences must be approved in writing by two officials of the EDGEHILL ESTATES CORP.
10. The developer reserves the right to change or modify the size or shape of any lot shown hereon and reserves the right to waive, modify or release any of the reservations or restrictions as set forth hereon



LOCATION MAP
SCALE 1" = 800'



In the Clerk's Office of the Circuit Court for the County of Roanoke, Virginia this map with the certificates of dedication and acknowledgment thereto annexed is admitted to record this 27 day of October, 1961, at 11:10 O'clock P.M.

Test: [Signature] Clerk By [Signature] Deputy Clerk

CAPTION LEGAL REFERENCE

See Deed Book 549-Page 337 for conveyance to EDGEHILL ESTATES INC. by SOUTH HILL LAND CO. INC., by Deed dated March 16, 1956 and recorded March 30, 1956.

MAP OF
SECTION No. 3
EDGEHILL ESTATES
PROPERTY OF EDGEHILL ESTATES INC.
ROANOKE COUNTY, VIRGINIA
By C.B. Malcolm & Son
State Cert. Engrs.

DATE: OCT. 25, 1961

SCALE: 1" = 100'

Comm. No. 9442

Roanoke County Sect. No 5

CURVE DATA							
Curve	Lot	B/K	Angle	Tangent	Radius	Arc	CHORD
							Bearing Dist.
10A	5	10	18°56'35"	58.39	350.0	115.72	S.87°47'02"E 115.19
10B	5	10	82°29'15"	20.94	23.88	34.38	N60°26'37"E 31.49
10C	4	10	48°38'00"	31.93	70.67	59.98	N43°31'00"E 58.20
10D	3	10	30°	13.40	50.0	26.18	N52°50'00"E 25.88
10E	10	10	210°00'	∞	40.0	146.60	
10E	3	10	127°18'	80.76	40.0	88.87	S.78°31'00"E 71.69
10E	2	10	82°42'	35.20	40.0	57.73	S.26°29'00"W 52.85
10F	1	10	138°38'00"	54.75	20.67	50.01	S.1°29'00"E 38.67
A	1	11	25°57'40"	69.15	300.0	135.93	N83°46'50"W 134.77

BOUNDARY DATA					
Corner	Bearing	Distance	North (Cos)	South	East (Sin) West
1-2	S.70°48'E	61.28		20.15	57.87
2-3	N30°12'E	146.37	126.50		73.63
3-4	N80°19'E	215.30	36.21		212.23
4-5	S.10°12'20"E	546.15		537.51	96.77
5-6	S.79°56'W	529.56		92.56	521.40
6-7	N23°32'W	364.40	334.09		145.50
7-1	N55°53'E	273.56	153.43	226.48	
Totals			650.23	650.22	666.98 666.90

Above Boundary Contains 6.339 Acres ±

APPROVALS

[Signature] 11/2/61
Chairman of Board of Supervisors of Roanoke County, Va. Date

[Signature] 2. Nov. 1961
Secretary of Roanoke County Planning Commission Date

[Signature] Nov. 21, 1961
City Engineer of Roanoke, Virginia Date

[Signature] 11.20.1961
Agent for Roanoke City Planning Commission Date