

SURVEY OF

**HEDGELAWN GARDENS**

PROPERTY OF F. F. &amp; K CORPORATION

ROANOKE COUNTY, VA.

JUNE 10, 1961

By: T. P. PARKER  
STATE CERTIFIED ENGINEER

The following restrictions are made covenants running with the title to the lots shown hereon for a period of thirty years from date of recordation of this map.

1. No structure shall be erected on any lot shown hereon other than private dwellings, with necessary outbuildings nor shall more than one dwelling be erected on any one lot shown hereon.
2. No part of any building shall be located nearer to the street line than the minimum building line as shown hereon except unenclosed porches.
3. No dwelling shall be erected on any lot shown hereon having less than 1,500 square feet in Blocks 1 & 2, and 1150 square feet in Blocks 3, 4, 5 & 6, of liveable floor space.
4. No trailer, basement, shack, garage, barn or other outbuilding shall be used at any time as a residence, either temporarily or permanently nor shall any residence of a temporary character be permitted on any lot shown hereon.
5. The lots shown hereon are subject to the utility easements as shown and also the necessary anchors or guys to electric or telephone poles.
6. No swine or hogs shall be kept on any lot shown hereon.
7. No lot shown hereon shall be used as a parking lot for Commercial Vehicles and no noxious or offensive trade or activity shall be carried on which may or might become a nuisance to the neighborhood.
8. It shall be lawful for any person or persons owning any real property in this subdivision to prosecute at law or in equity against any person or persons violating or attempting to violate any of these covenants and either to prevent him or them from so doing or to recover damages.

APPROVED: H. Clitus Boyles 2-16-62  
City Engineer - Roanoke, Va. Date  
Wm W. Sambach 2-15-62  
Agent for Roanoke City Planning Comm. Date  
John G. Smith 1-20-62  
Chairman - Board Supervisors - Roanoke County Date  
John G. Smith 1-20-62  
Sec'y of Roanoke County Planning Comm. Date

In the Clerks Office for the Circuit Court of Roanoke County, Va. this Map was presented and with the certificate of acknowledgment thereto annexed admitted to record at 1:30 P.M. o'clock P.M. on this 30 day of FEBRUARY 1961.

Teste: Ray H. Brown Clerk  
John F. Toney Deputy Clerk

Know all men by these presents, to wit:  
That F. F. and K. Corporation is the owner of the tracts of land shown hereon, bounded by corners 1 through 11 to 1, as shown hereon, which said property is a portion of the tract conveyed to said owner by deed dated July 25, 1960, from William Wise Boxley, Indenture Trustee and recorded in Deed Book 647, page 421, all of the property conveyed to said owner by deed dated Aug. 16, 1960, from Hedgelawn Nurseries, Inc. and recorded in Deed Book 647, page 545, and all of the property conveyed to said owner by deed dated Sept. 13, 1960, from Richard H. Painter and Morene D. Painter and recorded in Deed Book 651, page 213, all references being to the Clerks Office for the Circuit Court of Roanoke County, Va.  
The said owner hereby certifies that it has subdivided this land into lots as shown hereon entirely with its own free will and accord as required by Sections 15-779 through 15-794.3 of the 1950 Code of Virginia.  
The said owner does by virtue of the recordation of this map and as a condition precedent to the approval of this map and the acceptance of the dedication of Streets, alleys, public utility and drainage easements as shown hereon by the Board of Supervisors of Roanoke County, Va., on their own behalf and on account of its heirs, successors, devisees and assigns, may or might have against the County of Roanoke and Virginia Department of Highways by reason of establishing proper grades on and along the Streets and alleys as shown hereon, and by reason of doing necessary grading, cutting or filling for the purpose of placing said Streets upon the proper grade as may from time to time be established by the County of Roanoke or Virginia Department of Highways and said County and Virginia Department of Highways shall not be required to construct any retaining wall or walls along the streets and alleys and property lines.  
In witness whereof is hereby placed the signature of G. G. Fralin, President of F. F. and K. Corporation and duly attested by C. F. Kefauver, Secretary of said Corporation on this 25 day of Jan 1961.  
Signed: G. G. Fralin attested by C. F. Kefauver  
President of F. F. & K. Corp. Sec'y of F. F. & K. Corp.

State of Virginia  
City of Roanoke  
I, MR. Dillon, a Notary Public in and for the aforesaid State and City, do hereby certify that G. G. Fralin and C. F. Kefauver, President and Secretary, respectively of F. F. and K. Corporation, whose names are signed to the foregoing writing dated June 10 1961, have personally appeared before me in my State and City and acknowledged the same on this 25 day of Jan 1961.

My Commission Expires 2-15-65  
MR. Dillon  
Notary Public