

RESERVATIONS & RESTRICTIONS

The following restrictions are made covenants, running with the title to the lots shown hereon, for a period of 20 years from the date of recordation of this map.

1. Lots shown hereon are for residential purposes only.
2. The grade and drainage of improved yards, and along easements reserved for that purpose, shall not be altered, filled or obstructed by any lot owner, or owners unless said alteration is in accordance with a plan of a certified engineer, architect or landscape architect which provides adequate pipe or drainage structures as needed for the disposal of storm water, nor shall such alterations be allowed unless agreed to in writing by owner or owners of the adjoining lots or those directly affected in this subdivision.
3. No part of any building other than porches shall be located nearer to the front or side street than the building line shown on this map.
4. No swine, goats or other noxious animals and fowls are permitted on the lots shown hereon.
5. No residence with a livable area of less than 1250 sq. ft., calculated from enclosed outside dimensions, shall be erected on any lot shown hereon, except that a residence which has a livable area of not less than 1150 sq. ft. may be erected provided such residence has either a carport or a garage attached.
6. No lot or portion of a lot shall be used as a residential site whose frontage and average width is less than 75 ft.
7. These lots are subject to public utility easements, drainage easements and sewer easements and the easements for necessary power and telephone pole guys and anchors as shown hereon.
8. No temporary living quarters in tents, shacks, garages, or trailer living quarters, or temporary structures of any nature shall be allowed.
9. No lot shown hereon shall be used as a parking area for large commercial vehicles or equipment such as tractor-trailers, large trucks, and heavy equipment.
10. No residence shall be erected on any lot, exceeding two stories in height, and only one and two family houses shall be permitted.

The foregoing covenants and restrictions shall be automatically extended for successive periods of 10 years unless an instrument signed by a majority of the then owners of the lots has been recorded agreeing to change said covenants in whole or in part.

Enforcement of the foregoing covenants shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant, either to restrain violation or to recover damages.

Note:

The area in the 40 ft radius turnaround outside the right-of-way of Warwood Drive shall automatically revert to the adjoining owner or owners when Warwood Drive is continued.

KNOW ALL MEN BY THESE PRESENTS, To Wit:

That Reese O. Hankins and Mabel Elizabeth Hankins are the fee simple owners of the land shown subdivided hereon, known as Section No. 2, Hidden Valley Court, which is bounded as shown hereon in Detail by outside corners 3, 4, 5, 18 thru 28, 3, 29 thru 35, 7, 3 inclusive, and being a portion of the property conveyed to the owners by deed from C.A. Nienke and Lillian E. Nienke, his wife, dated May 28, 1949, and recorded in Deed Book 419, Page 53. This subdivision is subject only to a lien of a certain deed of Trust dated Nov. 25, 1959, from Reese O. Hankins and Mabel Elizabeth Hankins to John M. Wilson, Jr. and W.B. Baird, Jr., Trustees, securing First Federal Savings And Loan Association of Roanoke, Beneficiary, of record in the Clerk's Office of the County of Roanoke in Deed Book 631, Page 142.

The undersigned owners, trustees, 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 owners still certify that they have subdivided this land as shown hereon, entirely of their own free will and accord, pursuant to and in compliance with Sections 15-779 through 15-794, of the Virginia Code of 1960, as amended, and further pursuant to and in compliance with Title 15, Chapter 11, "Land Subdivision Regulations" of the General Ordinance of the Town of Salem.

The said owners, with the consent of the undersigned Trustees, and Beneficiary, hereby dedicate to and vest 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 provisions of the Land Subdivision Ordinance of the County of Roanoke, as amended, and the Virginia Land Subdivision Act. Witness the signatures of the aforesaid Owners, Trustees, and Beneficiary on this 14 day of February, 1962.

Reese O. Hankins (Seal) Mrs. Mabel Elizabeth Hankins (Seal)
Owner Owning

John M. Wilson, Jr. W.B. Baird, Jr.
Trustee Trustee

First Federal Savings And Loan Association of Roanoke, Beneficiary

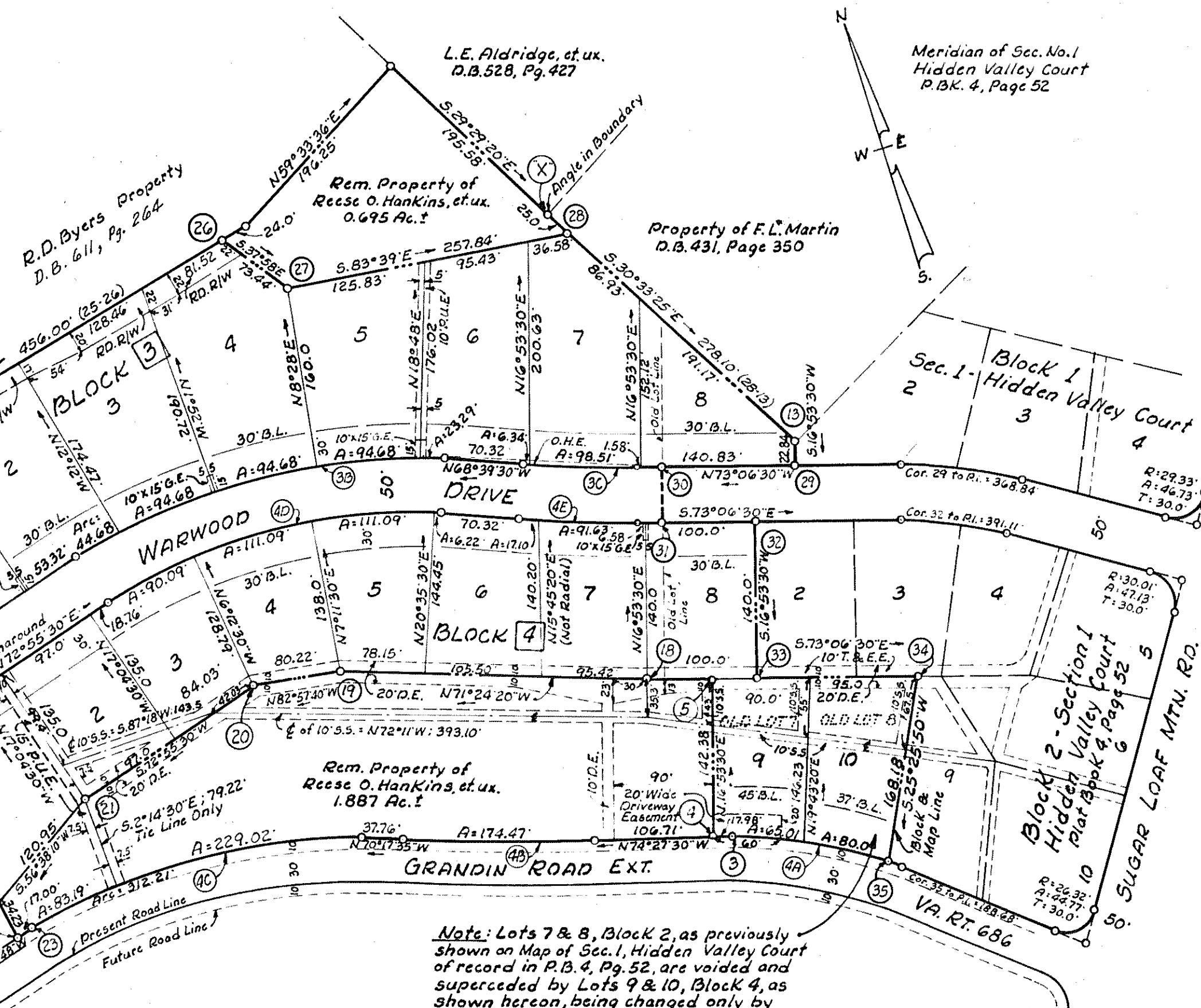
By Peyton R. Keller Secretary
President

State of Virginia } To Wit:
City of Roanoke }
I, Mabel M. Kenneth, a notary public in and for the City of Roanoke, in the State of Virginia, do hereby certify that Reese O. Hankins and Mabel Elizabeth Hankins, his wife, and John M. Wilson, Jr. and W.B. Baird, Jr., Trustees, and P.R. Keller, President and W.B. Baird, Jr., Secretary of First Federal Savings And Loan Association, whose names are signed to the foregoing writing dated the 14 day of February, 1962, have each personally appeared before me in my City and State aforesaid, and acknowledged the same.

Given under my hand this 14 day of February, 1962

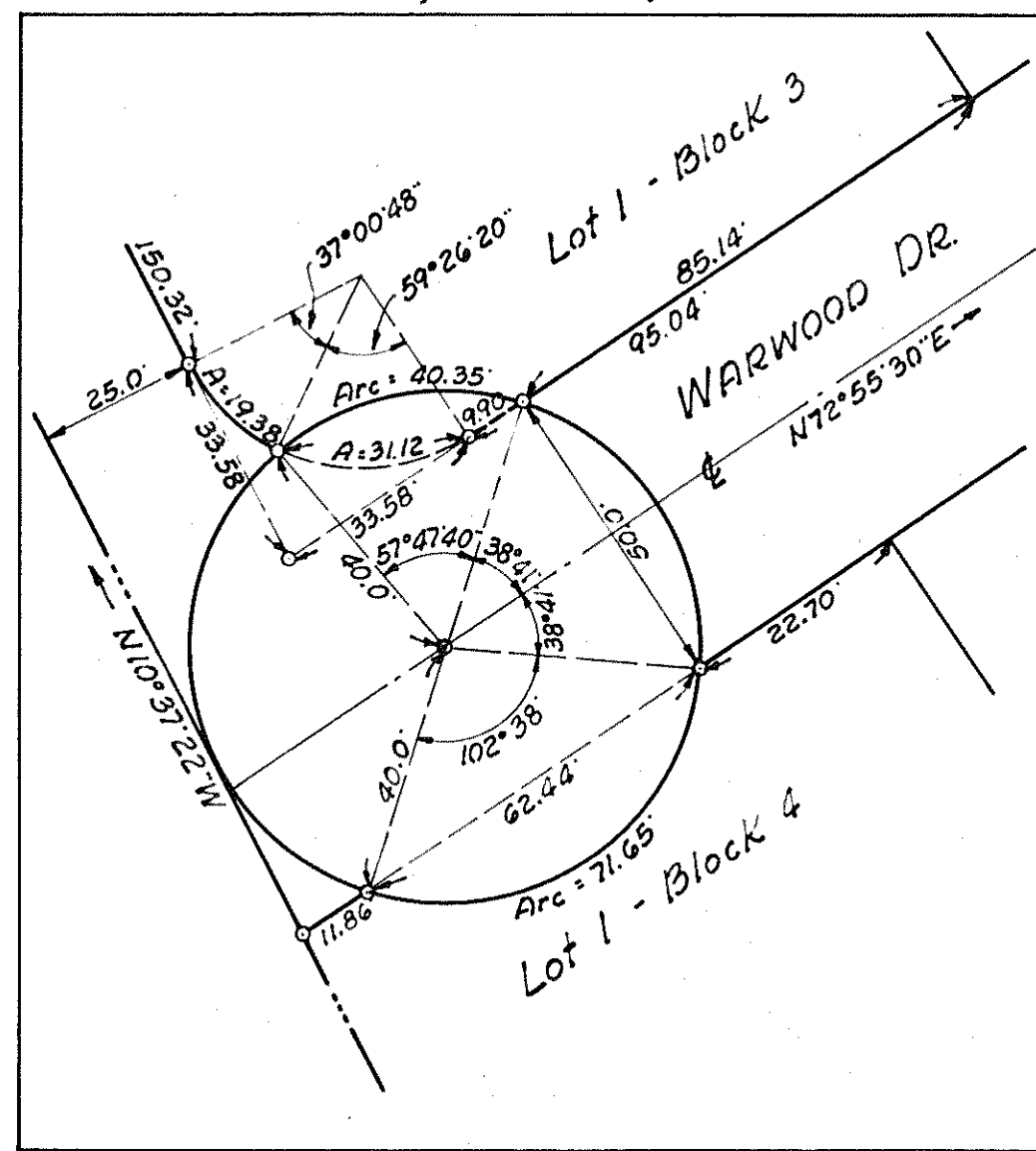
My Commission expires: December 30-1962

Mabel M. Kenneth
Notary Public



LEGEND

P.U.E. = Public Utility Easement
G.E. = Telephone & Elec. Pole Guy Anchor Easement
D.E. = Drainage Easement
O.H.E. = Over Head Wire Easement
S.S. = Sanitary Sewer Easement
T.E. = Telephone & Electric Easement
B.L. = Minimum Building Line Main Body



DETAIL OF TURNAROUND
Scale: 1" = 30'

APPROVED:

John Y. Jurell 3/7/62
Chairman of Board of Supervisors of Roanoke County Date

Tha M. Wilson 3/7/62
Secretary of Roanoke Co. Planning Commission Date

W. Baird, Jr. 3-8-62
Executive Secretary, Town of Salem Planning Comm. Date

F.A. Spangle 3-8-62
Town Engineer of Salem, Virginia Date

In the Clerk's Office of the Circuit Court for the County of Roanoke, Virginia, this map is presented on 7/22/62, 1962, and with the certificates of acknowledgment and dedication thereto annexed, is admitted to record at 4:15 o'clock P.M.

Teste by J. M. Mainby Deputy Clerk
Clerk

Feb. 14, 1962
I, hereby certify that this plat of survey is correct.
C. M. Malcom & Son
State Cert. Surveyor

BOUNDARY DATA			7.506 ACRES ±			
Corner	Bearing	Dist.	North (Pos.)	South	East (Pos.)	West
4-5	N16°53'30"E	142.38	136.24		41.37	
5-18	N73°06'30"W	60.00		17.43		57.41
18-19	N71°24'20"W	279.07		88.98		264.50
19-20	N82°57'40"W	80.03		9.83		79.62
20-21	S72°55'30"W	181.03			53.15	173.05
21-24A	S56°38'10"W	120.95			66.52	101.02
24A-25	N10°37'22"W	405.46	398.51			74.74
25-26	N75°43'38"E	456.00	112.42		441.92	
26-27	S37°58'E	73.44		57.90		45.18
27-28	S83°39'E	257.84		28.52		256.26
28-13	S30°33'25"E	278.10		239.48		141.38
13-29	S16°53'30"W	22.84		21.85		6.64
29-30	N73°06'30"W	120.83			35.11	115.62
30-31	S16°53'30"W	50.00			47.84	14.53
31-32	S73°06'30"E	85.00			24.70	81.33
32-33	S16°53'30"W	140.00			133.96	40.68
33-34	S73°06'30"E	145.00			42.13	138.74
34-35	S25°25'50"W	168.18			151.88	72.22
35-3	N63°22'48"W	144.11		64.57		128.83
3-4	N74°27'30"W	17.98		4.82		17.32
Totals			867.91	867.93	1146.18	1146.18

CURVE DATA						CHORD	
Curve	Lot	Block	Angle	Tangent	Radius	Bearing	Dist.
3A	1	3	37°00'48"	10.04	30	N29°07'46"W	19.04
3B	3	3	38°25'00"	182.91	525	N87°52'00"W	345.45
3B 2	3	3	4°52'30"	22.35	525	S75°21'45"W	44.66
3B 3	3	3	10°20'00"	47.47	525	S82°58'W	94.55
3B 4	3	3	10°20'00"	47.47	525	N86°42'W	94.55
3B 5	3	3	10°20'00"	47.47	525	N76°22'W	94.55
3B 6	3	3	2°32'30"	11.65	525	N69°55'45"W	23.29
3C	3	3	4°27'00"	52.45	1350	N70°53'W	104.81
3C 6	3	3	0°16'09"	3.17	1350	N68°47'35"W	6.34
3C 7	3	3	4°10'51"	49.27	1350	N71°01'05"W	98.48
4A	4	4	22°09'24"	73.42	375	N63°22'48"W	144.11
4A 10	4	4	12°13'24"	40.15	375	N58°24'48"W	79.86
4A 9	4	4	9°56'00"	32.59	375	N69°29'30"W	64.94
4B	4	4	4°09'55"	87.27	2400	N72°22'32"W	174.42
4C	4	4	35°46'37"	161.38	500	N88°10'53"W	307.16
4D	4	4	38°25'00"	165.49	475	S87°52'00"E	312.55
4D 3	4	4	10°52'00"	45.18	475	N78°21'30"E	89.96
4D 4	4	4	13°24'00"	55.80	475	N69°30'30"E	110.84
4D 5	4	4	13°24'00"	55.80	475	S76°06'30"E	110.84
4D 6	4	4	0°45'00"	3.11	475	S69°02'00"E	6.21
4E	4	4	4°27'00"	54.39	1400	S70°53'00"E	108.70
4E 6	4	4	0°42'00"	8.55	1400	S69°00'30"E	17.10
4E 7	4	4	3°45'00"	45.83	1400	S71°14'00"E	91.61

CAPTION LEGAL REFERENCE:
Portion of property conveyed to Reese O. Hankins, et ux. By C.A. Nienke, et ux., in Deed Book 419, Page 53.
Lot 1 in Block 1 and Lots 1, 7, 8, in Block 2, as shown on Map of Sec. No. 1, Hidden Valley Court, of record in Plat Book 4, Page 52 are superseded and rendered null and void by recordation of this map.

MAP OF
SECTION NO. 2
HIDDEN VALLEY COURT
PROPERTY OF
REESE O. & MABEL ELIZABETH HANKINS
SITUATE NORTHWEST OF INT. OF GRANDIN RD. EXT., RT. 686
AND SUGAR LOAF MOUNTAIN RD., RT. 692
ROANOKE COUNTY, VIRGINIA
By C.B. Malcom & Son
State Cert. Engrs.
DATE: FEB. 14, 1962 SCALE: 1" = 100'
Roanoke Co. Sect. No. 19