

Know all men by these presents to wit - That James C. Lester, and Jacqueline S. Lester, and William P. Wallace, and Jean O. Wallace are the owners of the tract of land shown hereon, bounded by corners 1 through 4 to 1, known as sec. No. 2 Windsor Park, being the same property conveyed to said owners by deed dated March 15, 1962 from Earl G. Robertson and Julia S. Robertson and recorded in Deed Book _____ page _____. The said owners hereby certify that they have subdivided this land into lots as shown hereon, entirely with their own free will and accord as required by sections 15-779 through 15-794.3 of the 1950 Code of Virginia. The owners hereby dedicate the streets as shown hereon to the County of Roanoke in fee simple and they do further as a condition precedent to the approval of this plat and subdivision and the acceptance of the dedication of the streets shown hereon by the board of Supervisors of Roanoke County, Va. on their own behalf and for and on account of their heirs, successors, and 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 said owners, their heirs, successors, devisees and assigns may or might have against the County of Roanoke or Virginia Department of Highways by reason of establishing proper grade lines on and along such streets as shown hereon, and by reason of doing the 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 witness whereof is hereby placed the signatures of said owners on this 24th day of April, 1962.

James C. Lester OWNER
Jacqueline S. Lester OWNER
William P. Wallace OWNER
Jean O. Wallace OWNER

State of Virginia.
City of Roanoke.
I, _____ a Notary Public in and for the aforesaid state and _____ do hereby certify that James C. Lester, and Jacqueline S. Lester, and William P. Wallace, and Jean O. Wallace, whose names are signed to the foregoing writing dated _____ 1962, have personally appeared before me in my state and _____ and acknowledged the same on this _____ day of _____ 1962.

My Commission Expires _____ 1964.

NOTARY PUBLIC

RESERVATIONS & RESTRICTIONS
The following restrictions are made covenants running with the title to the lots shown hereon for a period of 30 years from the 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, excepting unenclosed porches.
3. No dwelling shall be erected on any lot shown hereon having less than 1150 sq. ft. with carport, or 1200 sq. ft. without carport of livable floor space.
4. No trailer, basement, stock or garage, barn or other outbuilding shall be used at any time for a residence, either temporarily or permanently nor shall any residence of a temporary character be permitted.
5. The lots shown hereon are subject to the utility and drainage easement as shown and also the necessary anchors or guys to electric or telephone poles.
6. No swine or dogs shall be kept on any lot shown hereon.
7. No lot shown hereon shall be used as a parking area 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: E. G. J. Terrell 4-23-62
Chairman of Board of Supervisors Date
____ 4-23-62
Sec'y of Roanoke County Plan. Comm. Date
H. C. Broyles 4-30-62
City Engineer - Roanoke, Va. Date
Werner K. Samsbach 29-4-1962
Ag't. for Roanoke Planning Comm. Date

SURVEY OF WINDSOR PARK

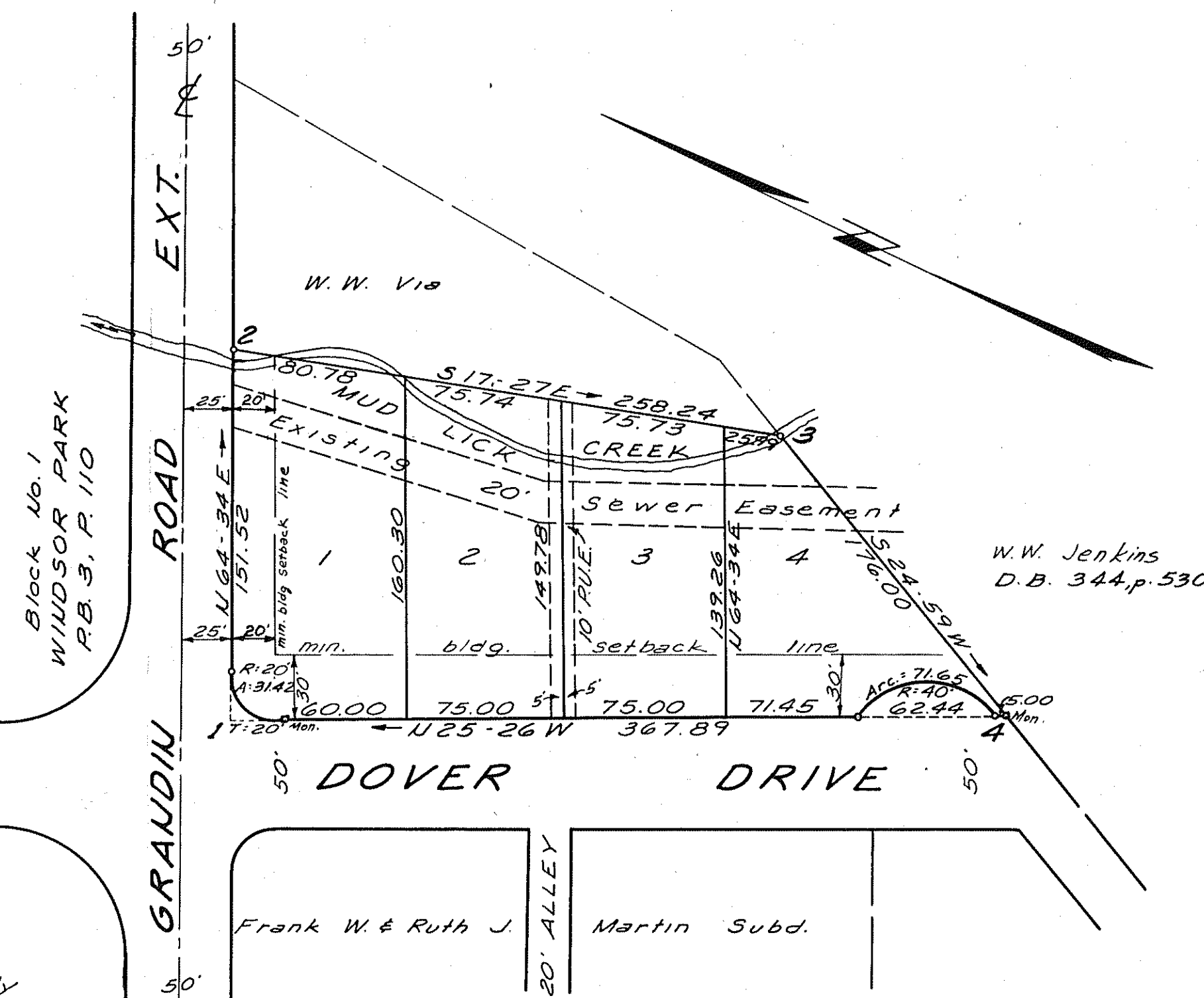
SECTION NO. 2

OWNED BY JAMES C. LESTER
& WILLIAM P. WALLACE
ROANOKE COUNTY, VA.

SCALE: 1" = 60'

APRIL 24, 1962

BY: T. P. PARKER
STATE CERTIFIED ENGINEER



BOUNDARY DATA						
COR	BEARING	DIST	N	S	E	W
1-2	N 64-31 E	171.52	73.80		154.83	
2-3	S 17-27 E	258.24		246.36	77.44	
3-4	S 24-59 W	176.00		159.53		74.33
4-1	N 25-26 W	367.89	332.23			157.99
TOTALS			406.03	405.89	232.27	232.32

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 12:00 Clock, P.M. on this _____ day of _____ 1962

Teste: _____
Clerk