

RESERVATIONS AND RESTRICTIONS

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

1. No lot shall be used or occupied for other than residential purposes, and no building shall be erected thereon, except a residence, and private garages and servants quarters, for use in connection with a residence.

2. No lots may be redivided, except to create lots of 100 ft. or greater width.

3. No house is to be built on lots 1 and 2, Block 2, with less than 1600 sq. ft. of living area. No house is to be built on lots 4, 5, 6 and 7, Block 2, with less than 1200 sq. ft. of living area. No house is to be built on lots 1, 2, 3 and 4, Block 1, with less than 1100 sq. ft. of living area. Living area shall be construed as heated area determined by outside measure of residence, or sq. ft. of ground covered, and shall not include garage, breezeway, porches, or semi detached buildings.

4. No horses, cows, pigs, swine, fowl or pigeons shall be kept on these premises, nor shall any other animals or pets be tolerated which occasion noxious odors, or are dangerous to the health or welfare of other residents in this subdivision, and no nuisance shall be maintained or permitted on this property.

5. The main body of a residence shall not be erected nearer the street line than the setback line shown hereon.

6. No structure of a temporary nature, such as trailer, basement, tent, shack, garage or barn, or other outbuilding, shall be used at any time as a residence, either temporarily or permanently.

7. Any excess dirt that is not needed for grading of the said lots, said excavated dirt will be put on other lots where needed for grading purposes.

8. The lots are subject to drain and utility easements as shown hereon as well as necessary anchors or guys to electric or telephone poles.

9. The owners of this subdivision, shall have the right to prevent a breach of any of the aforesaid covenants or conditions by the purchaser of any lot or lots in this subdivision, or his or her heirs or assigns, and in addition thereto the said owners shall have the right, upon any breach of any covenant, to be paid damages occasioned by the said violation.

KNOW ALL MEN BY THESE PRESENTS:

That T.M. Blair and Florence L. Blair, his wife, are the fee simple owners and proprietors of the land hereon shown to be subdivided, known as Blair Court, bounded as shown hereon in detail by corners 1 to 9, inclusive; subject only to the lien of a certain deed of trust dated June 13, 1962, from T.M. Blair and Florence L. Blair, his wife, to Robert E. Glenn and W.B. Baird, Jr., Trustees, securing First Federal Savings and Loan Association, Beneficiary, of record in the clerk's Office of the Circuit Court of Roanoke County in Deed Book 691, Page 589 - See insert.

The undersigned owners and proprietors, and Trustees and Beneficiary 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 and proprietors, with the consent of the undersigned Trustees, 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, easements or other public use, or for future street widening, in accordance with the provisions of the subdivision ordinance of the County of Roanoke, as amended, and the Virginia Land Subdivision Act.

The undersigned owners do hereby, by virtue of recordation of this plat, 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 their own behalf and for and on account of their heirs, 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 owners, their heirs, successors, devisees, and assigns, may have against the County of Roanoke, Virginia, and the Virginia Department of Highways by reason of establishing proper grade lines on and along such streets as shown on the plat of 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.

Witness the signatures of the aforesaid Owners, Trustees, and Beneficiary on this 12 day of July, 1962.

T.M. Blair Seal Florence L. Blair Seal
Owner Owner

Robert E. Glenn Seal
Trustee Trustee

First Federal Savings and Loan Association of Roanoke, Beneficiary

By Peyton R. Keller Seal
President Secretary

Robert E. Glenn Seal
Trustee Trustee

A.L. Holton, Jr. Seal
Beneficiary Beneficiary

State of Virginia To Wit:
City of Roanoke, I, Mary Linda M. Smiley, a notary public in and for the City of Roanoke, in the State of Virginia, do hereby certify that T.M. Blair and Florence L. Blair, his wife, and Robert E. Glenn and W.B. Baird, Jr., Trustees, and Peyton R. Keller, President and A.L. Holton, Jr., Secretary of First Federal Savings and Loan Association, whose names are signed to the foregoing writing dated the 12 day of July, 1962, have each personally appeared before me in my City and State aforesaid, and acknowledged the same.

Given under my hand this 13 day of July, 1962.

My Commission expires: January 2, 1965.

Mary Linda M. Smiley
Notary Public

Insert:
Also A.L. Holton, Jr. and R.E. Glenn,
Trustees, and G.E. and Truman B. M^cDaniel, Beneficiaries,

Insert:

and subject to the lien of a certain deed of trust dated April 5, 1962, from T.M. Blair and Florence L. Blair, his wife, to A.L. Holton, Jr. and R.E. Glenn, Trustees, securing G.E. and Truman B. M^cDaniel, Beneficiaries, of record in the clerk's Office of the Circuit Court of Roanoke County, in Deed Book 687, Pg. 194.

APPROVED:

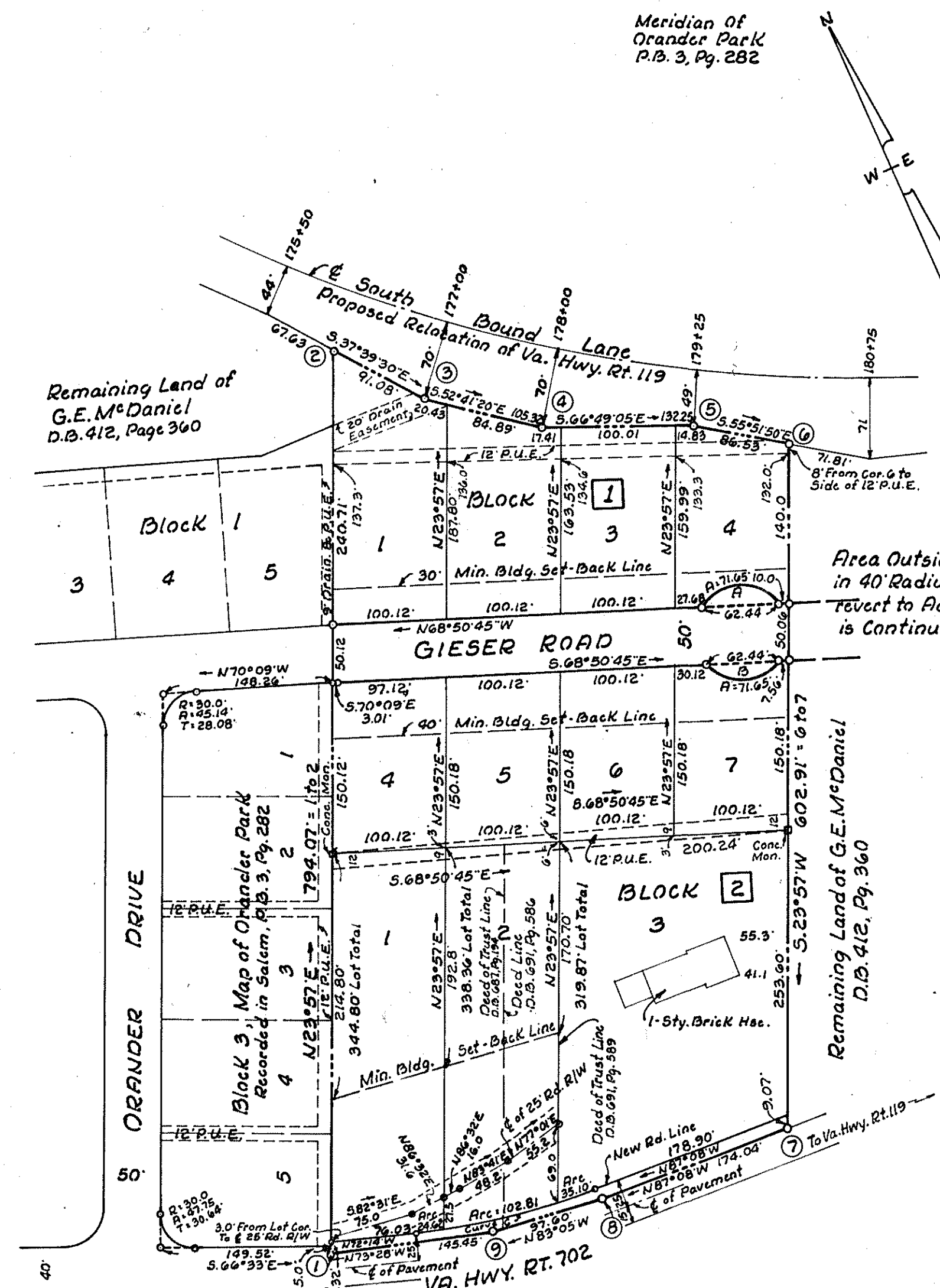
James M. Malcom
Secretary of Roanoke Co. Planning Commission 7/17/62
Date

Edwin J. Jones
Chairman Board of Supervisors, Roanoke County 7/17/62
Date

Wm. K. Samsback
Agent for Roanoke City Planning Commission 7-19-62
Date

H. Clatus Boyles
City Engineer of Roanoke, Virginia 8-1-62
Date

Meridian of
Grand Park
P.B. 3, Pg. 282



BOUNDARY DATA (6.379 Acres)					
Corner	Bearing	Dist.	North (Cos.)	South	East (Sin.) West
1-2	N23°57'E	794.07	725.70		322.34
2-3	S37°39'30"E	91.08		72.10	55.64
3-4	S52°41'20"E	105.32		63.84	89.77
4-5	S66°49'05"E	132.25		52.06	121.57
5-6	S55°31'50"E	86.53		48.56	71.62
6-7	S23°57'W	602.91		551.00	244.74
7-8	N87°08'W	174.04	8.70		173.82
8-9	N83°05'W	97.60	11.75		96.89
9-1	N79°28'W	145.45	41.39		139.44
Totals			787.54	787.56	654.94 654.89

CURVE DATA							
Curve/Lot	B/K	Angle	Tangent	Radius	Arc	CHORD	
						Bearing	Dist.
A 4	1	102°38'	49.96	40	71.65	N68°50'45"W	62.44
B 7	2	102°38'	49.96	40	71.65	S68°50'45"E	62.44
C	2	14°54'	81.72	625	162.53	N79°41'W	162.07
C 1	2	2°15'25"	12.31	625	24.62	N79°21'42"W	24.61
C 2	2	9°25'30"	51.52	625	102.81	N79°12'10"W	102.69
C 3	2	3°13'05"	17.55	625	35.10	N85°31'28"W	35.09

In the Circuit Court for the County of Roanoke, Virginia, this map is presented on July 1, 1962, and with the certificate of dedication and acknowledgment thereto annexed is admitted to record at 3:25 o'clock P.M.

Teste: Roy K. Brown, Clerk By Grace E. Ferguson, Deputy Clerk

Caption Legal Reference:
Being the land conveyed to T.M. & Florence L. Blair By G.E. and Truman B. M^cDaniel, in Deed BK. 687, Pg. 191.

MAP
OF
BLAIR COURT
PROPERTY OF
T.M. & FLORENCE L. BLAIR
ROANOKE CO., VIRGINIA
By G.B. Malcom & Son
State Cert. Engrs.
DATE: JUNE 19, 1962 SCALE: 1"=100'

June 19, 1962
I, hereby certify that this
plat of survey is correct.
G.B. Malcom
State Cert. Surveyor