

RESERVATIONS AND RESTRICTIONS

The following Reservations and Restrictions are made covenants, running with the title to the lots shown hereon, for a period of Twenty Years from the date of recordation of this map.

1. Lots shown hereon shall be used for Residential purposes only.
2. No temporary living quarters in tents, shacks, garages, or temporary structures of any nature shall be allowed on lots shown hereon.
3. No residence shall have an enclosed living area of less than 850 sq. ft. calculated from enclosed outside dimensions, said area not to include porches, carports, breezeways, or attached garages.
4. The lots are subject to Drainage Easements and Sewer Easements where shown hereon, as well as the easements for necessary power and telephone pole guys and anchors.

Know All Men By These Presents:

That, W.E. Cundiff, whose wife's name is Olney G. Cundiff, is the fee simple owner and proprietor of the land hereon shown to be subdivided, known as "Augusta Avenue Lots", bounded as shown hereon in detail by outside corners 1 to 5, inclusive; also 10' San. Sewer Easement between corms. 2 to 6, and that said land is not subject to any lien or encumbrance.

The undersigned owner and proprietor and his wife certify that the said subdivision as appears on this plat is with the consent and in accordance with the desire of the undersigned owners of same.

The said owner and proprietor and his wife hereby dedicate to and vest in the Town of Vinton, Va., wherein said land lies, such portions of the premises platted as are on this plat set apart for streets, easements, or other public uses, or for future street widening, in accordance with the provisions of the Subdivision Ordinance of the Town of Vinton, as amended, and the Virginia Land Subdivision Act.

Witness the following signatures and seals on this 31st day of JULY, 1962.

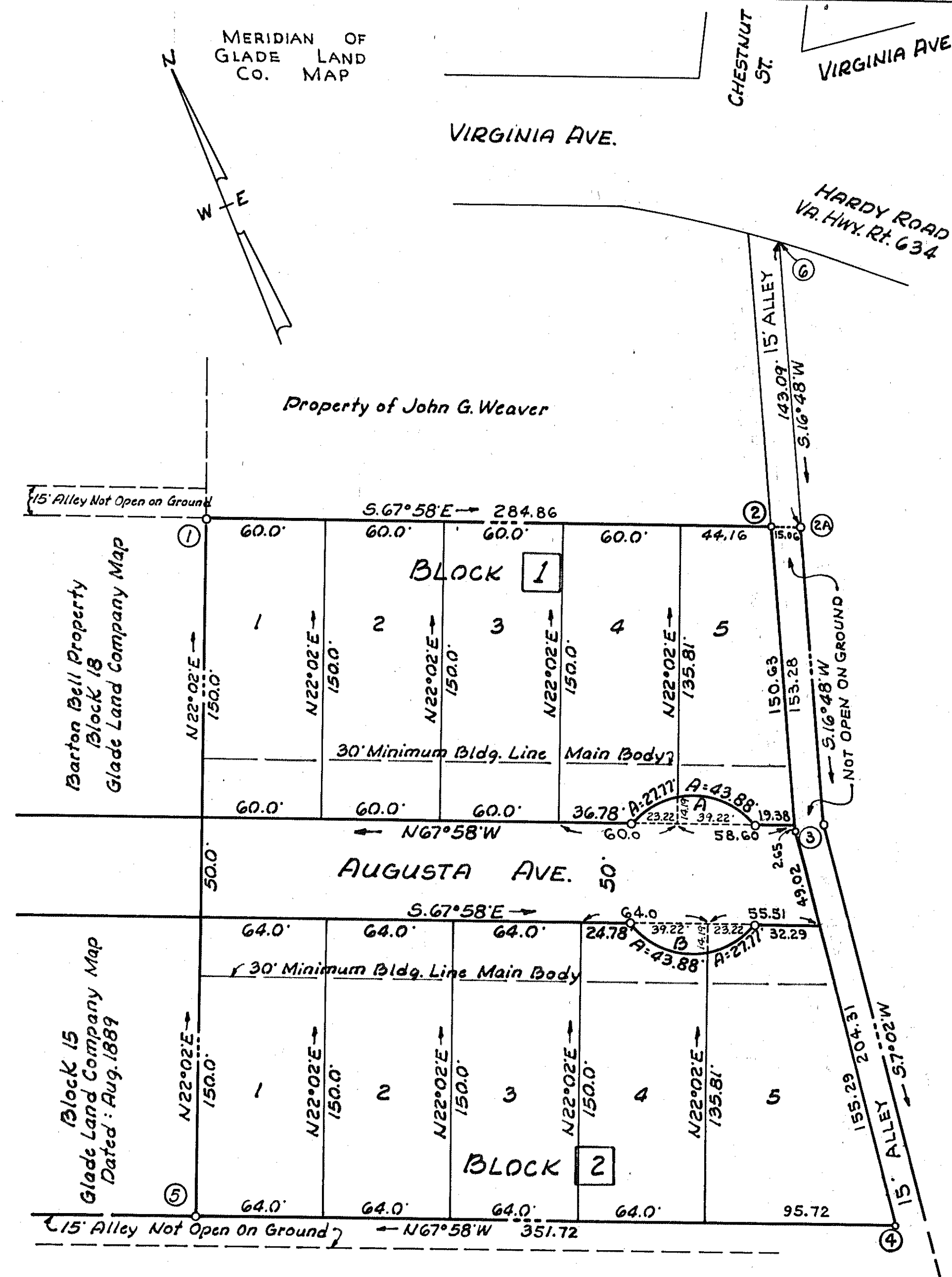
W.E. Cundiff Seal *Olney G. Cundiff* Seal
W.E. Cundiff Olney G. Cundiff

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 W.E. Cundiff, whose wife's name is Olney G. Cundiff, whose names are signed to the foregoing writing dated the 31st day of JULY, 1962, have each personally appeared before me in my City and State aforesaid, and acknowledged the same.

My Commission expires: JANUARY 2, 1965
Given under my hand this 31st day of JULY, 1962.

Mary Linda M. Smiley
Notary Public



CURVE DATA							
Curve	Lot	Blk	Angle	Tan.	Rad.	Arc	CHORD
							Bearing Dist.
A	1		102°38'	48.21'	40	71.65'	S.67°58'E 61.57'
A	4	1	39°47'	14.47'	40	27.77'	N.80°36'30"E 27.22'
A	5	1	62°51'	24.44'	40	43.88'	S.48°04'30"E 41.71'
B	2		102°38'	48.21'	40	71.65'	S.67°58'E 61.57'
B	4	2	62°51'	24.44'	40	43.88'	S.48°04'30"E 41.71'
B	5	2	39°47'	14.47'	40	27.77'	N.80°36'30"E 27.22'

BOUNDARY DATA						
Corner	Bearing	Distance	North (Cos.)	South	East (Sin.)	West
1-2	S.67°58'E	284.86		106.86	264.05	
2-3	S.16°48'W	153.28		146.74		44.30
3-4	S.7°02'W	204.31		202.78		25.02
4-5	N.67°58'W	351.72	131.94			326.03
5-1	N.22°02'E	350.00	324.44		131.30	
Totals			456.38	456.38	395.35	395.35

Above Boundary Contains 2.496 Acres±

APPROVED

H. L. Yeakel
TOWN MANAGER OF VINTON, VIRGINIA 8-17-62
Date

In the Clerk's Office for the Circuit Court of Roanoke County, Va., this map is presented and with the certificates of acknowledgment and dedication thereto annexed, is admitted to record at 11:00 o'clock, A.M., on this 22 day of August, 1962.

Teste: *Roy H. Brown* By *James E. Tobey*
Clerk Deputy Clerk

MAP OF
AUGUSTA AVE. LOTS
PROPERTY OF
W.E. CUNDIFF & OLNEY G. CUNDIFF
VINTON, VIRGINIA
By *C. B. Malcolm & Son*
State Cert. Engrs.
DATE: JULY 30, 1962 SCALE: 1"=50'

JULY 30, 1962
I hereby certify that this plat of survey is correct.
C. B. Malcolm
State Cert. Surveyor