

### RESERVATIONS & RESTRICTIONS

The following reservations and restrictions shall constitute 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. The lots shall be used for residential purposes only.
2. No residence shall be constructed closer to the street than the building line shown hereon.
3. Lots are subject to public utility easements.
4. No structure of a temporary character such as a trailer, basement, tent, shack, garage, barn, or other outbuildings shall be used on any lot, at anytime, as a residence, either temporarily or permanently.
5. No dwelling shall be constructed with less than 1200 square feet of livable space (determined by outside measure) for a one floor plan, or with less than 900 square feet of ground area covered by heated liveable space for split level or two story dwelling, livable floor space shall not include basements, attics, garages, porches, or breezeways.
6. Vertical exterior surfaces of dwellings shall be brick which shall extend to below finished grade.
7. No hogs, goats, or fowls shall be allowed or tolerated on any of the lots shown hereon.
8. No fences or hedge shall be permitted on the front portion of any lot or on the front 40 feet of the dividing line of any lot greater than 30 inches in height.

### KNOW ALL MEN BY THESE PRESENTS:

That F.E. Harrison, whose wife's name is Mary Lee Harrison, are fee simple owners and proprietors of the land hereon shown to be subdivided, known as Section No. 3, West View Terrace, bounded as shown hereon in detail by outside corners 1 to 8, inclusive, and that said land is not subject to any lien or encumbrance.

The undersigned owners and proprietors certify that the said subdivision as appears on this plat is with the consent and in accordance with the desires of the undersigned owners of same.

The said owners and proprietors 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 uses 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, by virtue of recordation of this plat, dedicate certain drainage easements of varying widths, as shown on the annexed plat, for drainage purposes, and the owners do further, as a condition precedent to the approval of 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 or might have against the County or Virginia Department of Highways by reason of establishing proper grade lines on and along such streets as shown on the plat of the 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 following signatures and seals on this the 7 day of Dec., 1962.

F.E. Harrison Seal  
F.E. Harrison, owner

Mary Lee Harrison Seal  
Mary Lee Harrison, owner

State of Virginia  
City of Roanoke To Wit:

I, Mary Linda M. Smiley, a notary public in and for the aforesaid City and State, do hereby certify that F.E. Harrison and Mary Lee Harrison, whose names are signed to the foregoing writing dated the 7 day of December, 1962, have each personally appeared before me, in my said City and State, and acknowledged the same on the 7 day of December, 1962.

My Commission expires: January 2, 1965.

Mary Linda M. Smiley  
Notary Public

Property of  
E. J. Hartman  
D.B. 53 Pg. 564

### PROPOSED FUTURE

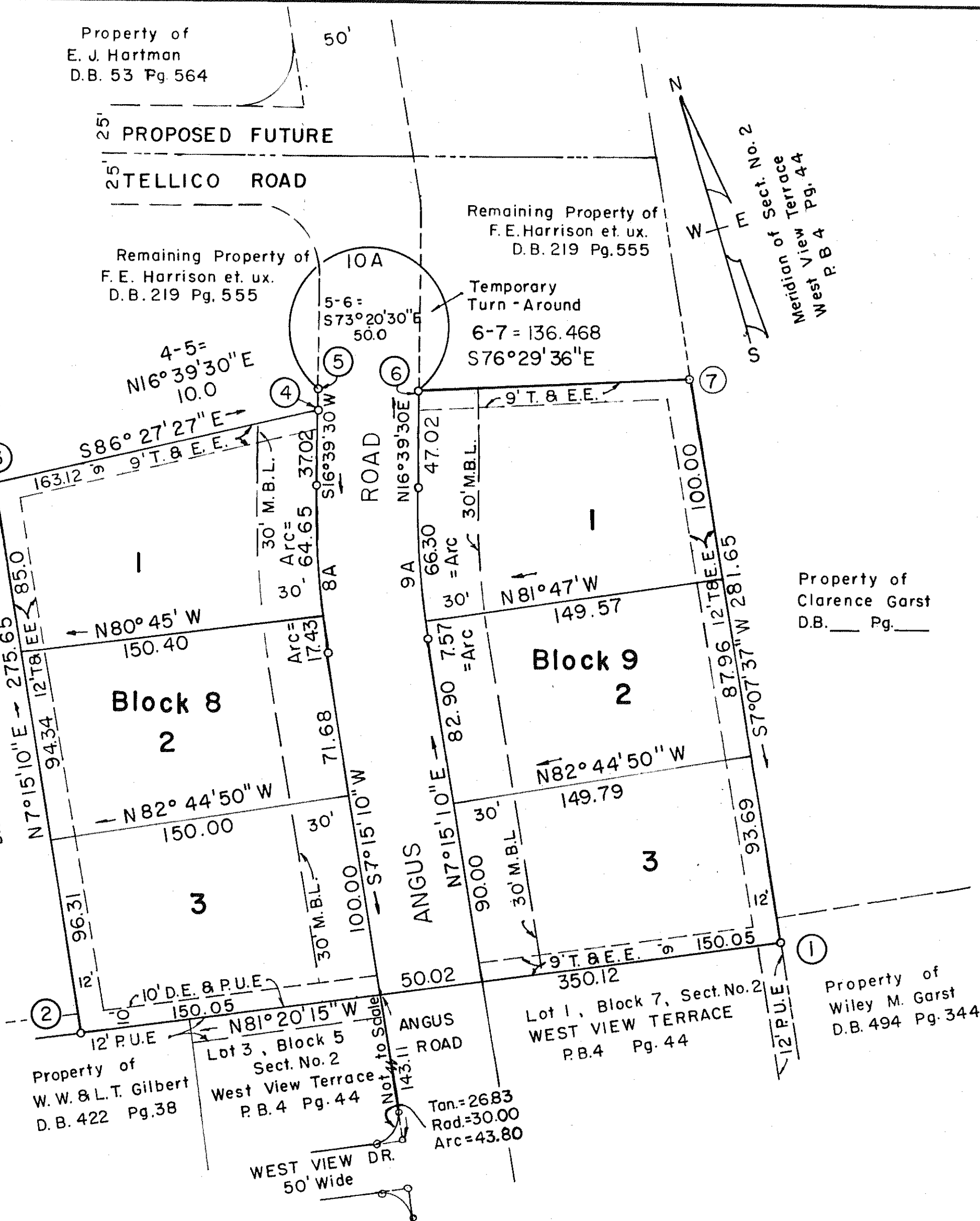
STELLICO ROAD

Remaining Property of  
F. E. Harrison et. ux.  
D.B. 219 Pg. 555

Remaining Property of  
F. E. Harrison et. ux.  
D.B. 219 Pg. 555

Temporary  
Turn-Around  
6-7 = 136.468  
S76°29'36"E

Remaining Property of F. E. Harrison et. ux.  
D.B. 219 Pg. 555



APPROVED:

W.C. Kellum 12/7/62  
Chairman of Board of Supervisors of Roanoke Co., Va. Date

Paul M. Madhupratna 12/7/62  
Secretary of Roanoke County Planning Commission Date

W. Mark S. Smith 1-10-63  
Agent Roanoke City Planning Commission Date

W. C. Broyles 1-11-63  
City Engineer of Roanoke, Virginia Date

In the Clerk's Office of the Circuit Court for the County of Roanoke, Va. this map is presented on Dec. 10, 1962, and with the certificates of acknowledgment and dedication thereto annexed, is admitted to record at 3:40 o'clock P. M.

Teste: Roy K. Brown  
Clerk

By James F. Taylor  
Deputy Clerk

Dec. 5, 1962

I, hereby, certify that this plat of Section No. 3, WEST VIEW Terrace is correct and the property embraced within this map consists of Southeast part of the property conveyed to F.E. Harrison by Annie L. and T.W. Hartman by deed of record in the Clerk's Office of the Circuit Court of Roanoke County, Virginia, in D.B. 219 Pg. 555.

C.B. Malcolm  
Va. State Cert. Surveyor

### CURVE DATA

Cur.	Lot	Blk	Angle	Tan.	Rad.	Arc	Bearing	Chord	Dist.
8A	1	8	9°24'20"	41.13	500.00	82.08	S11°57'20"W	81.99	
8A	1	8	7°24'30"	32.37	500.00	64.65	S12°57'15"W	64.60	
8A	2	8	1°59'50"	8.71	500.00	17.43	S8°15'05"W	17.43	
9A	1	9	9°24'20"	37.02	450.00	73.87	N11°57'20"E	73.79	
9A	1	9	8°26'30"	33.21	450.00	66.30	N12°26'15"E	66.24	
9A	2	9	0°57'50"	3.78	450.00	7.57	N7°44'05"E	7.57	
10A			282°38'08"	—	40.00	197.32	S73°20'30"E	50.00	

### Legend:

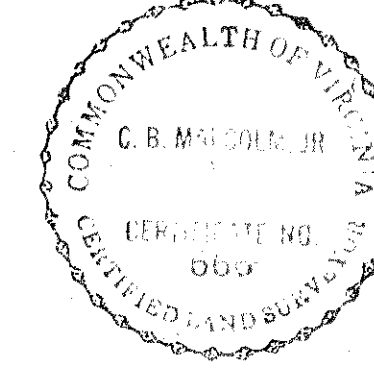
- T & E.E. denotes Telephone & Electric Easement
- M.B.L. denotes Minimum Building Lines
- P.U.E. denotes Public Utility Easement
- D.E. denotes Storm Drain Easements

Corner	Coordinates	
	East	North
1	4431.212	1494.932
2	4085.086	1547.665
3	4119.886	1821.109
4	4282.694	1811.030
5	4285.561	1820.611
6	4333.462	1806.278
7	4466.156	1774.406

Origin of Coordinates Assumed.  
Boundary Contains 2.410 Acres ±

### NOTE:

Re: Temporary Turn-Around.  
The area outside of the regular 50' width of Angus Road shall automatically revert to adjoining owners when road is extended.



### CAPTION LEGAL REFERENCE:

See Deed Book 219 Page 555 for conveyance from Annie L. and T.W. Hartman to F.E. Harrison.

MAP OF  
SECTION NO. 3  
WEST VIEW TERRACE  
PROPERTY OF  
F. E. Harrison & Mary Lee Harrison  
Situate East of Peters Creek Road About 2/3 Mile  
North of U.S. Hwy. Route 460  
ROANOKE CO., VIRGINIA

BY: C.B. Malcolm & Son  
State Cert. Engrs.

DATE: DECEMBER 5, 1962

SCALE: 1"=50'

COMM. NO. 12859