

RESERVATIONS & RESTRICTIONS

- The following shall be covenants running with the title to this land shown subdivided hereon for a period of 20 years following date of recordation of this map.
1. The lots shown hereon are to be used for residential purposes only.
 2. No residence to be permitted with enclosed living area (outside dimensions) of less than 800 square feet heated area.
 3. No temporary living quarters, such as basements, tents, shacks, trailers, or garages shall be allowed.
 4. No residence shall be erected with the main body closer to the street line than the building line shown hereon.
 5. No swine or hogs, chickens, goats, cattle or other nuisance shall be allowed, and nothing shall be done to disturb the peace and quietude of the neighborhood.
 6. All lots are subject to easements as shown on body of map.
 7. If the owners of this subdivision or anyone claiming under them shall violate or attempt to violate any of these covenants, it shall be lawful for any person or persons owning any real property situate in this subdivision to prosecute any proceedings at law, or in equity against person or persons violating or attempting to violate any such covenant, and either to prevent him or them from doing so, or to recover damages.

KNOW ALL MEN BY THESE PRESENTS: to wit

That Vinton Development Corporation is the fee simple owner and proprietor of the land hereon shown to be subdivided known as Section No. 2, Mecca Gardens, bounded as shown hereon in detail by outside corners 1 to 9, inclusive, and that the said land is not subject to any lien or encumbrance.

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

The said owner and proprietor hereby dedicate 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 owner 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 his behalf and on account of his 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 owner, his 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 signatures of said corporation by W.E. Cundiff its President, with its corporate seal hereunto affixed and duly attested by H.H. Pollard, its secretary this 28th day of JANUARY, 1963.

VINTON DEVELOPMENT CORP.

W.E. Cundiff
President

ATTEST:
H.H. Pollard
Secretary

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 and H.H. Pollard, President and Secretary respectively of Vinton Development Corp., whose names are signed to the foregoing writing dated January 28, 1963, have each personally appeared before me in my city and State aforesaid and acknowledged the same.

Given under my hand this 28 day of January, 1963.

My commission expires Jan. 2, 1965: *Mary Linda M. Smiley*
Notary Public

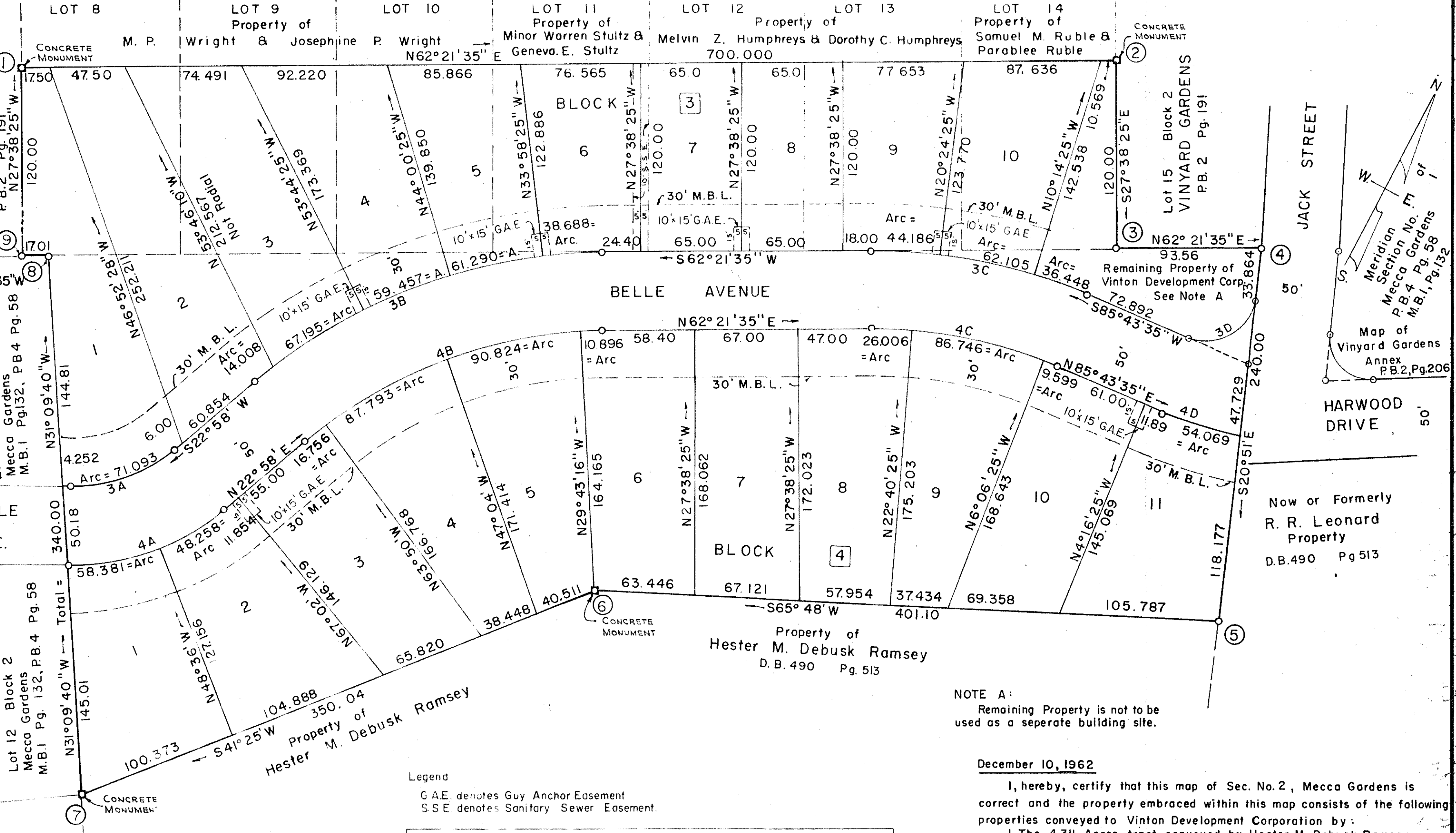
APPROVED:

Frank Y. Jurell 2/2/63
Chairman of Board of Supervisors, Roanoke Co., Va. Date

Shirley M. Wadsworth 2/1/63
Secretary of Roanoke County Planning Commission Date

Wm. K. Smadbeck 2/2/63
Agent for Roanoke City Planning Commission Date

H. Clifton Bragles 3-4-63
Director of Public Works of Roanoke, Va. Date



Legend
GAE denotes Guy Anchor Easement
SSE denotes Sanitary Sewer Easement.

CURVE DATA										
Cur.	Lot	Blk	ANGLE	Radius	Arc	Dist.	Chord	Bearing	Tangent	
3	3A	1	40°44'00"	100.00	71.093	69.605	S43°20'00"W		37.123	
3	3B		39°23'35"	350.00	240.638	235.925	S42°39'48"W		125.293	
3	3B	2	2°17'35"	350.00	14.008	14.005	S24°06'48"W		7.004	
3	3B	3	11°00'00"	350.00	67.195	67.092	S30°45'35"W		33.701	
3	3B	4	9°44'00"	350.00	59.457	59.386	S41°07'35"W		29.801	
3	3B	5	10°02'00"	350.00	61.290	61.212	S51°00'35"W		30.724	
3	3B	6	6°20'00"	350.00	38.688	38.668	S59°11'35"W		19.364	
3	3C		23°22'00"	350.00	142.739	141.752	S74°02'35"W		72.375	
3	3C	9	7°14'00"	350.00	44.186	44.156	S65°58'35"W		22.122	
3	3C	10	10°10'00"	350.00	62.105	62.023	S74°40'35"W		31.134	
3	3C	Rem	5°58'00"	350.00	36.448	36.432	S82°44'35"W		18.241	
3	3D	Rem	106°34'35"	30.00	55.80	48.10	S32°26'18"W		40.23	
4	4A		40°44'00"	150.00	106.639	104.411	N43°20'00"E		55.689	
4	4A	1	22°18'00"	150.00	58.381	58.012	N52°33'00"E		29.566	
4	4A	2	18°26'00"	150.00	48.258	48.050	N32°11'00"E		24.341	
4	4B		39°23'35"	300.00	206.268	202.225	N42°39'48"E		107.398	
4	4B	3	3°12'00"	300.00	16.756	16.753	N24°34'00"E		8.380	
4	4B	4	16°46'00"	300.00	87.793	87.478	N34°33'00"E		44.212	
4	4B	5	17°20'44"	300.00	90.824	90.475	N51°36'22"E		45.760	
4	4B	6	2°04'51"	300.00	10.896	10.893	N61°19'10"E		5.447	
4	4C		23°22'00"	300.00	122.351	121.503	N74°02'35"E		62.038	
4	4C	8	4°58'00"	300.00	26.006	25.997	N64°50'35"E		13.011	
4	4C	9	16°34'00"	300.00	86.746	86.442	N75°36'35"E		43.677	
4	4C	10	1°50'00"	300.00	9.599	9.599	N84°48'35"E		4.800	
4	4D	11	9°01'55"	343.00	54.069	54.012	N81°12'37"E		27.090	

Corner	Coordinates	
	East	North
1	929.260	389.356
2	1549.374	714.099
3	1605.044	607.794
4	1687.927	651.199
5	1773.348	426.914
6	1407.499	262.493
7	1175.935	000.000
8	1000.000	290.943
9	984.931	283.052

Origin of Coordinates Assumed.
Boundary Contains 6.239 Acres±

NOTE A:
Remaining Property is not to be used as a separate building site.

December 10, 1962

I, hereby, certify that this map of Sec. No. 2, Mecca Gardens is correct and the property embraced within this map consists of the following properties conveyed to Vinton Development Corporation by:

1. The 4.311 Acres tract conveyed by Hester M. Debusk Ramsey by deed of Record in the Clerk's Office of the Circuit Court of Roanoke County, Va., in D.B. Pg. _____.
2. Southeasterly Part of Lots 8, 9, 10, Block 2, Map of Vinyard Gardens by M.P. Wright et. ux. of Record in the aforesaid Clerk's Office in D.B. Pg. _____.
3. Southeasterly Part of Lot 11, Block 2, Map of Vinyard Gardens by Minor Warren Stultz et. ux. of Record in the aforesaid Clerk's Office in D.B. Pg. _____.
4. Southeasterly part of Lot 12, 13, Block 2, Map of Vinyard Gardens by Melvin Z. Humphreys et. ux. of Record in the aforesaid Clerk's Office in D.B. Pg. _____.
5. Southeasterly part of Lot 14, Block 2, Map of Vinyard Gardens by Samuel M. Ruble et. ux. of Record in the aforesaid Clerk's Office in D.B. Pg. _____.

C.B. Malcolm & Son
Virginia State Cert. Surveyor

MAP OF
SECTION NO. 2
MECCA GARDENS
PROPERTY OF
VINTON DEVELOPMENT CORPORATION
SITUATE NORTH OF TOWN OF VINTON
Roanoke Co., Virginia

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

Date: Jan. 28, 1963 Scale: 1"=50'
Comm. No. 13661

