

RESERVATIONS AND RESTRICTIONS

THE FOLLOWING RESERVATIONS AND RESTRICTIONS ARE MADE COVENANTS RUNNING WITH THE TITLE TO THE LAND SHOWN HEREON SUBDIVIDED, KNOWN AS RIDGEWOOD PARK, ADDITION NO. 4, AND SHALL BE BINDING UPON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM FOR A PERIOD OF TWENTY-FIVE YEARS FROM THE DATE OF RECORDATION OF THIS MAP.

1. ALL LOTS SHOWN HEREON SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY, AND NOT FOR COMMERCIAL PURPOSES, AND SAID PROPERTY SHALL NOT BE USED FOR ANY PURPOSE THAT WILL CREATE A NUISANCE OR ANNOYANCE IN THE NEIGHBORHOOD.
2. NO RESIDENCE LOT SHALL BE SUBDIVIDED INTO BUILDING LOTS EXCEPT THAT A LOT MAY BE DIVIDED AND ADDED TO THE ADJOINING LOTS.
3. NO DWELLING SHALL BE ERECTED OR PLACED ON ANY LOT NEARER TO THE STREET LINE THAN THE MINIMUM SETBACK LINE (S.L.) WHERE SHOWN HEREON.
4. EASEMENTS FOR INSTALLATION AND MAINTENANCE OF UTILITIES ARE RESERVED WHERE SHOWN HEREON.
5. NO STRUCTURE OF A TEMPORARY CHARACTER SUCH AS A TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN, OR OTHER OUTBUILDING, SHALL BE USED ON ANY LOT AT ANY TIME, AS A RESIDENCE, EITHER TEMPORARILY OR PERMANENTLY.
6. NO LOT SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR RUBBISH, TRASH, GARBAGE, OR OTHER WASTE EXCEPT IN SANITARY CONTAINERS.
7. NO RESIDENCE MAY BE ERECTED ON ANY LOT SHOWN HEREON HAVING AN ENCLOSED LIVING AREA OF LESS THAN 950 SQ. FT., EXCLUSIVE OF PORCHES, PORCHES, BREEZEWAY AND GARAGE.
8. ENFORCEMENT OF THE COVENANTS SHALL BE BY PROCEEDINGS AT LAW OR IN EQUITY AGAINST ANY PERSON OR PERSONS, VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANT, EITHER TO RESTRAIN VIOLATION, OR TO RECOVER DAMAGES.
9. VIOLATION OR INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGEMENT OR COURT ORDER, SHALL IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.
10. THE SUBDIVIDERS RESERVE THE RIGHT TO CHANGE ANY OR ALL OF THE FOREGOING RESTRICTIONS.

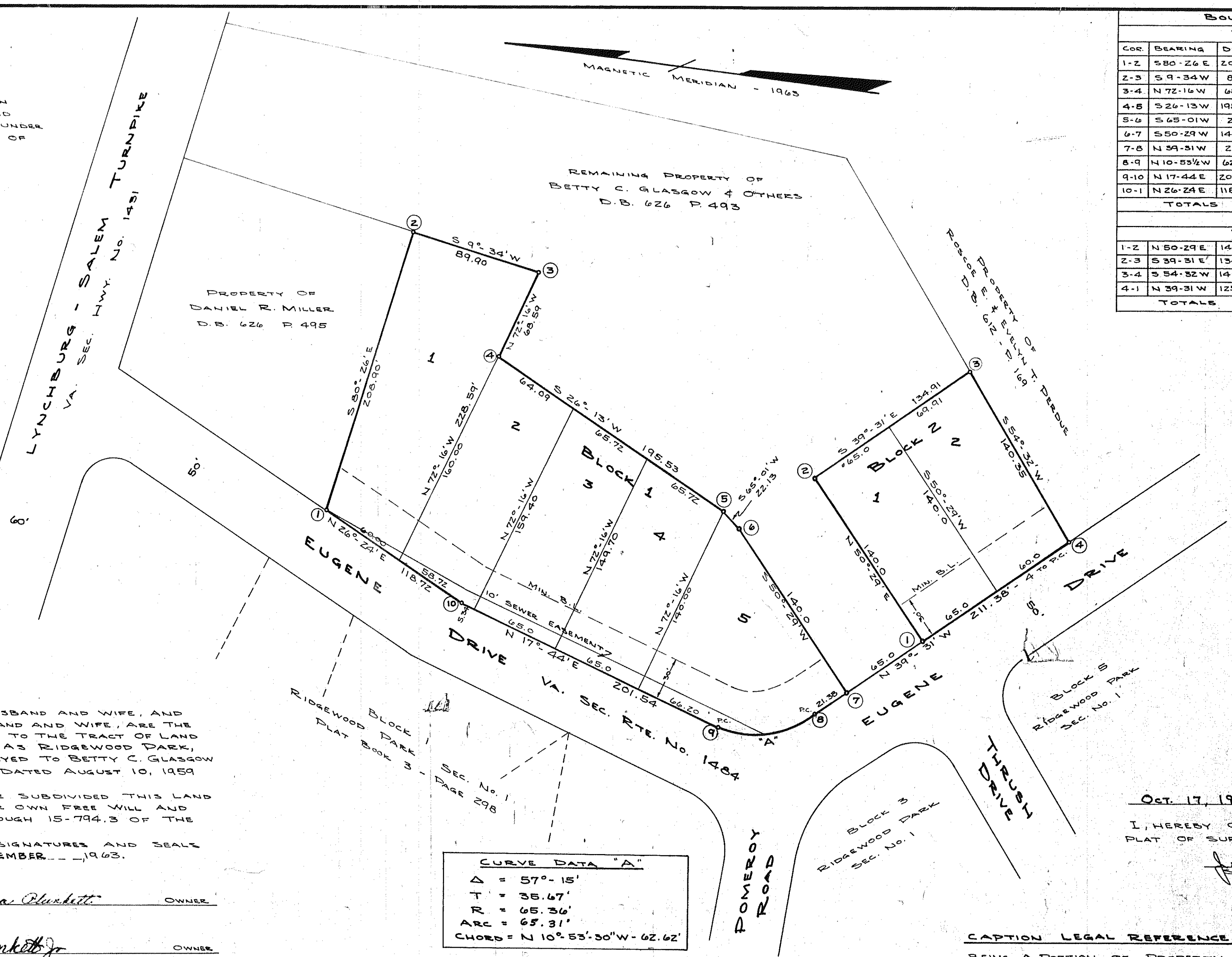
KNOW ALL MEN BY THESE PRESENTS, TO WIT: THAT BETTY C. GLASGOW AND JOHN C. GLASGOW, HUSBAND AND WIFE, AND ROSE INA PLUNKETT AND T.L. PLUNKETT, JR., HUSBAND AND WIFE, ARE THE OWNERS OF THE FEE SIMPLE UNENCUMBERED TITLE TO THE TRACT OF LAND SHOWN HEREON, SUBDIVIDED INTO LOTS, AND KNOWN AS RIDGEWOOD PARK, ADDITION NO. 4, WHICH SAID PROPERTY WAS CONVEYED TO BETTY C. GLASGOW BY DEED FROM FINANCE COMPANY OF ROANOKE, DATED AUGUST 10, 1959 AND RECORDED IN DEED BOOK 626, PAGE 493. 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, AS AMENDED TO DATE. IN WITNESS WHEREOF I HAVE PLACED THE SIGNATURES AND SEALS OF SAID OWNERS ON THIS 4TH DAY OF NOVEMBER, 1963.

Betty C. Glasgow OWNER
John C. Glasgow OWNER
Rose, Ina Plunkett, OWNER
T.L. Plunkett, Jr. OWNER

STATE OF VIRGINIA, County OF ROANOKE
I, Ray L. Martin, Jr., A NOTARY PUBLIC IN AND FOR THE FORESAID STATE AND DO HEREBY CERTIFY THAT BETTY C. GLASGOW AND JOHN C. GLASGOW, HUSBAND AND WIFE, AND ROSE INA PLUNKETT AND T.L. PLUNKETT, JR., HUSBAND AND WIFE, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING BEARING DATE OF Oct 17, 1963, HAVE PERSONALLY APPEARED BEFORE ME IN MY STATE AND ACKNOWLEDGED THE SAME ON THE 17th DAY OF OCTOBER, 1963.
MY COMMISSION EXPIRES Sept. 4, 1967
Ray L. Martin, Jr. NOTARY PUBLIC

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 2:16 O'CLOCK P.M. ON THIS 10th DAY OF DECEMBER, 1963.

TESTE: Roy K. Brown CLERK



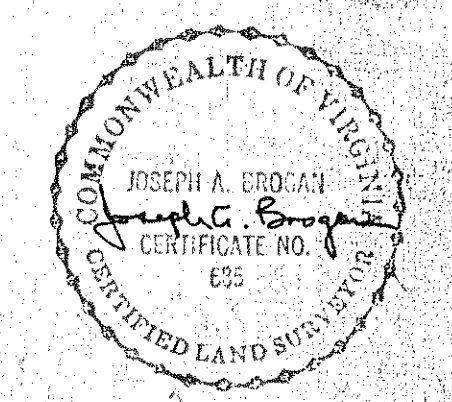
CURVE DATA "A"

Δ	= 57° 15'
T	= 35.47'
R	= 65.36'
ARC	= 65.31'
CHORD	= N 10° 55' 30" W - 62.62'

BOUNDARY DATA

BLOCK 1						
COR.	BEARING	DIST.	N	S	E	W
1-2	S 80° 24' E	208.90		34.72	205.99	
2-3	S 9° 34' W	89.90		88.65		14.94
3-4	N 72° 16' W	68.89	20.89			65.33
4-5	S 26° 13' W	195.53		175.42		86.58
5-6	S 65° 01' W	22.13		9.85		20.06
6-7	S 50° 29' W	140.00		89.08		108.00
7-8	N 59° 31' W	21.35	16.49			13.60
8-9	N 10° 55' 30" W	62.62	61.49			11.83
9-10	N 17° 44' E	201.54	191.96		61.39	
10-1	N 26° 24' E	118.72	106.34		52.79	
TOTALS			397.17	397.22	320.17	320.14

BLOCK 2				
1-2	N 50° 29' E	140.00	89.08	108.00
2-3	S 39° 31' E	134.91	104.07	85.84
3-4	S 54° 32' W	140.35	81.44	114.51
4-1	N 39° 31' W	125.00	96.43	79.54
TOTALS			185.51	185.51



OCT. 17, 1963
I, HEREBY CERTIFY THAT THIS PLAT OF SURVEY IS CORRECT.
Joseph A. Brogan
STATE CERT. SURVEYOR

CAPTION LEGAL REFERENCE
BEING A PORTION OF PROPERTY CONVEYED TO BETTY C. GLASGOW BY FINANCE COMPANY OF ROANOKE IN DEED BOOK 626 - PAGE 493

MAP OF
RIDGEWOOD PARK
ADDITION NO. 4
PROPERTY OF
JOHN C. & BETTY C. GLASGOW, AND
T.L., JR. & ROSE, INA PLUNKETT
ROANOKE COUNTY, VIRGINIA
BY: JOSEPH A. BROGAN
STATE CERT. SURVEYOR
DATE: OCT. 17, 1963
SCALE: 1" = 50'

APPROVED: Edwin J. Jarrell
CHAIRMAN OF ROANOKE COUNTY BOARD OF SUPERVISORS
DATE: 11/30/63
APPROVED: Paul Matthews
SECRETARY OF ROANOKE COUNTY PLANNING COMM.
DATE: 11/30/63
APPROVED: H. Clitus Boyles
DIRECTOR OF PUBLIC WORKS, ROANOKE, VA.
DATE: 12-6-63
APPROVED: Wm. K. Samsbach
AGENT FOR ROANOKE CITY PLANNING COMM.
DATE: 11-6-63