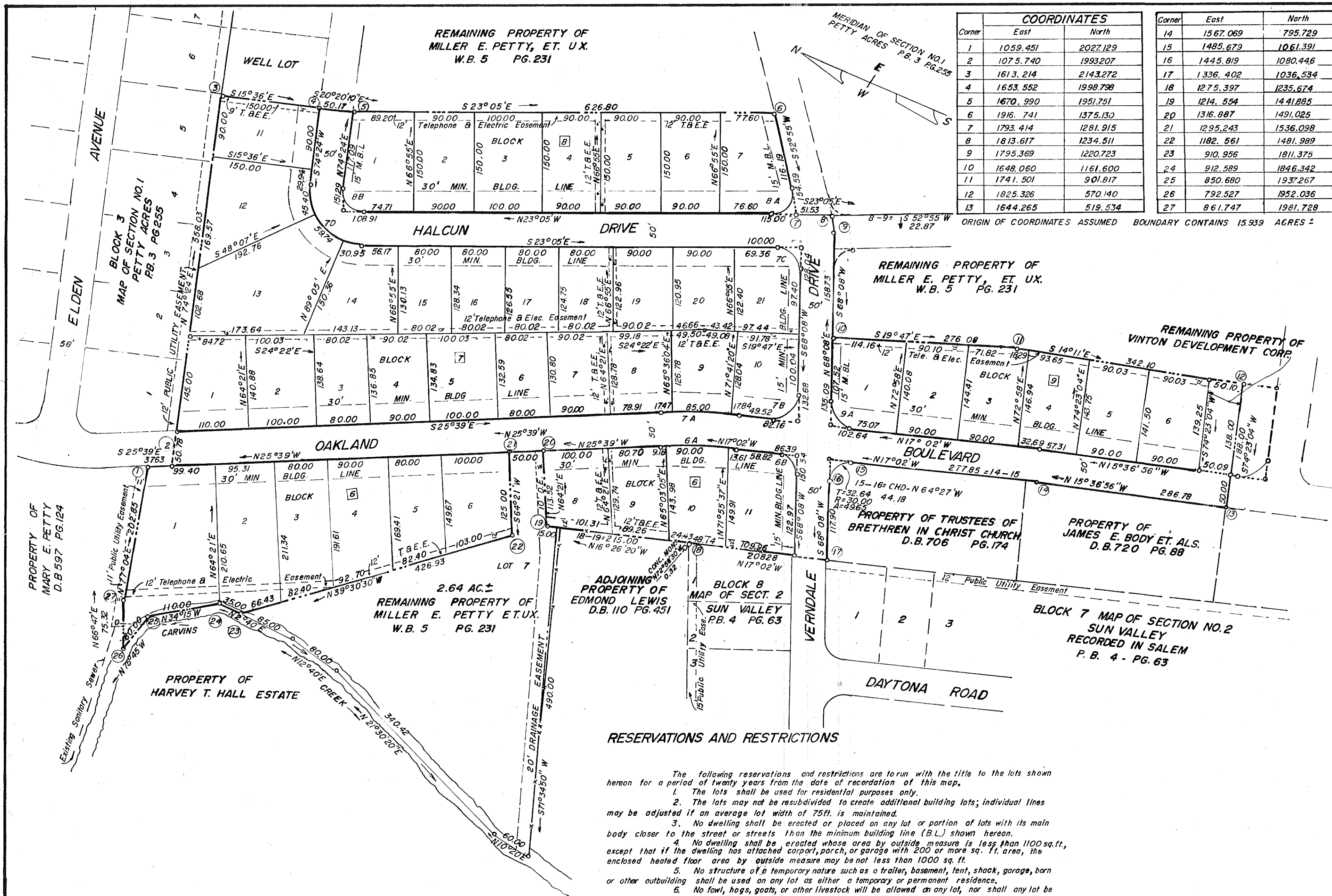




COORDINATES	
Corner	East North
1	1059.451 2027.129
2	1075.740 1933.207
3	1613.214 2143.272
4	1653.552 1998.790
5	1670.990 1951.751
6	1916.741 1375.130
7	1793.414 1281.915
8	1813.617 1234.511
9	1795.369 1220.723
10	1648.060 1161.600
11	1741.501 901.817
12	1825.326 570.140
13	1644.265 519.534

KNOW ALL MEN BY THESE PRESENTS	
That Vinton Development Corporation is the fee simple owner and proprietor of the land hereon shown to be subdivided known as Section No. 3, Petty Acres, bounded as shown hereon in detail by outside corners 1 to 27, 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 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 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 M.H. Pollard, its secretary, this 18th day of October, 1963.	
VINTON DEVELOPMENT CORP	
President	Secretary

State of Virginia To Whom It May Come:
I, Mary Linda M. Smiley, a notary public in and for the City of Roanoke, in the State of Virginia, hereby certify that W.E. Cundiff, President and Secretary respectively of Vinton Development Corp., whose names are signed to the foregoing writing dated October 18, 1963, have each personally appeared before me in my city and state aforesaid and acknowledged the same. Given under my hand this 22nd day of October, 1963.
My commission expires Jan. 2, 1965: *Mary Linda M. Smiley*
Notary Public

APPROVED:
Edwin J. Russell 10-28-63
Chairman of Board of Supervisors, Roanoke Co., Virginia
Paul W. ... 10-24-63
Secretary of Roanoke County Planning Commission
Wm. K. ... 10-22-63
Agent for Roanoke City Planning Commission
H. Clifton Broyles 10-25-63
Director of Public Works

NOTE: Oakland Boulevard north of line 136 ft. south of intersection with Verndale Drive and Verndale Drive west of line 153 ft. east of intersection with Oakland Boulevard, was dedicated to County of Roanoke, Virginia by deed recorded in D.B. 704 Pg. 590.

CARTON LEGAL REFERENCE:
For conveyance to Vinton Development Corporation by Miller E. Petty and Helen B. Petty see deed dated _____ and recorded in D.B. _____ Pg. _____

CURVE DATA							
Block	Curve	Lot	Angle	Radius	Arc	Tangent	Chord
6	A	8	8°37'	750.00	112.79	56.50	S21°20'30"E 112.69
6	A	11	1°02'23"	750.00	13.61	6.81	S17°33'12"E 13.61
6	A	10	6°52'32"	750.00	90.00	45.05	S21°30'40"E 89.95
6	A	9	0°42'05"	750.00	9.18	4.59	S25°17'58"E 9.18
6	B	11	85°10'	30.00	44.59	27.57	S25°33'3"W 40.60
7	A	8	8°37'	800.00	120.31	60.27	S21°20'30"E 120.20
7	A	8	1°15'04"	800.00	17.47	8.74	S25°01'26"E 17.47
7	A	9	6°05'16"	800.00	85.00	42.54	S21°21'18"E 84.96
7	A	10	1°16'40"	800.00	17.84	8.92	S17°40'20"E 17.84
7	B	10	94°50'	30.00	49.65	32.64	S64°27'E 44.18
7	C	21	91°13'	30.00	47.76	30.64	N22°31'30"E 42.87
7	D	1	97°29'	80.00	136.11	91.20	N25°39'30"E 120.28
7	D	14	22°10'	80.00	30.95	15.67	N12°00'W 30.76
7	D	13	42°48'	80.00	59.76	31.35	N20°29'E 58.39
7	D	12	32°31'	80.00	45.40	23.33	N58°08'30"E 44.79
8	A	7	104°00'	30.00	54.45	38.40	S75°05'E 47.28
8	B	1	97°29'	30.00	51.04	34.20	N25°39'30"E 45.10
9	A	1	85°10'	30.00	44.59	27.57	S25°33'W 40.60

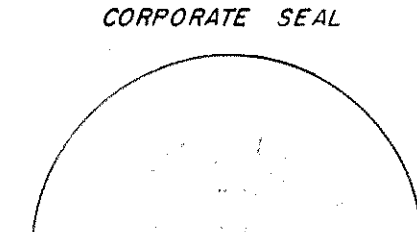
RESERVATIONS AND RESTRICTIONS

The following reservations and restrictions are to run 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. The lots may not be resubdivided to create additional building lots; individual lines may be adjusted if an average lot width of 75 ft. is maintained.
3. No dwelling shall be erected or placed on any lot or portion of lots with its main body closer to the street or streets than the minimum building line (B.L.) shown hereon.
4. No dwelling shall be erected whose area by outside measure is less than 1100 sq. ft., except that if the dwelling has attached carport, porch, or garage with 200 or more sq. ft. area, the enclosed heated floor area by outside measure may be not less than 1000 sq. ft.
5. No structure of a temporary nature such as a trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot as either a temporary or permanent residence.
6. No fowl, hogs, goats, or other livestock will be allowed on any lot, nor shall any lot be used for any purpose which creates a nuisance or annoyance in the neighborhood.
7. Lots are subject to easements for installation and maintenance of utilities and drainage as well as guy anchors, which are reserved where shown hereon.
8. No fences shall be permitted on any lot extending in front of houses except with written permission of adjoining owner or owners.
9. Violation of any of these covenants by judgement or court order shall in no wise affect any of the other reservations or restrictions which shall remain in full force and effect.
10. Enforcement 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.
11. No residence shall be constructed in the area bounded by corners 19-20-21-22-19. No residence shall be constructed on the remaining property of Vinton Development Corp. situate south of Lot 6, Block 9 until 25 ft. or more width is added to said remaining property.

In the Clerk's Office of the Circuit Court for the County of Roanoke, Virginia, this map is presented on October 19, 1963, and with the certificates of acknowledgment and dedication thereto annexed, is admitted to record at 10:00 o'clock A.M.

Teste: Roy K. Brown Clerk By: Deputy Clerk



SEPTEMBER 20, 1963
I, hereby certify that this plat of survey is correct.
C.B. Malcolm & Son
VA. STATE CERT. ENGRS.

MAP OF
SECTION NO. 3
PETTY ACRES
PROPERTY OF
VINTON DEVELOPMENT CORPORATION
ROANOKE COUNTY, VIRGINIA
BY C.B. MALCOLM & SON
VA. STATE CERT. ENGRS.
DATE: SEPT. 20, 1963 SCALE: 1"=100'
COMM. NO. 14690 CQ. SECT. NO. 24