

- 1. THE LOTS SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY.
- 2. THE LOTS MAY NOT BE RESUBDIVIDED TO CREATE ADDITIONAL BUILDING LOTS.

3. NO DWELLING SHALL BE ERECTED OR PLACED ON ANY LOT OR PORTION OF LOTS WITH ITS MAIN BODY CLOSER TO THE STREET 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 SO. 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 OUT-BUILDING SHALL BE USED ON ANY LOT AS EITHER A TEMPORARY OR PERMANENT RESIDENCE.

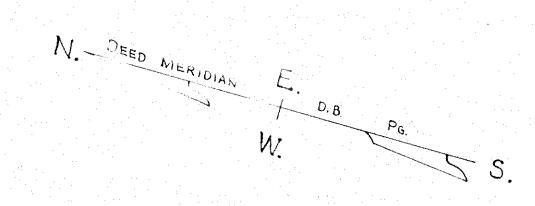
6. NO FOWL, HOGS, GOATS, OR OTHER LIVESTOCK WILL BE ALLOWED ON ANY LOT, NOR SHALL ANY LOT BE USED FOR ANY PURPOSE WHICH CREATES A NUISANCE OR ANNOYANCE IN THE NEIGHBORHOOD.

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. INVALIDATION 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.



		17 Page 1997			the second secon	the second secon		•
		ВО	JNDARY	DATA	1.00 A	HCRE		<b>*</b>
•	CORNERS 13A-13B	BEARING 5,74928-34"W.	DISTANCE 142,94	NORTH (	COS SOUTH   38.26	EAST SIN	WEST 137.73	
	13B-13C	N.16:56-30"W.	295.33	282.51			86,06	
	13C-13D	N.73:03-30"E.	150.00	43.71		14-3.49		
	13D-14A	S.16: 56-30"E.	12.18		11.65	3.55		
	14A-13A	5.15:31-26 E.	286.78		276.33	76.75		
		TOTALS	887.23	326.22	326.24	223,79	223.79	
		The state of the s	Barrier and the contract of th	Barrer and the second s				

KNOW ALL MEN BY THESE PRESENTS

THAT DONALD G. SINK AND EVELYN J. SINK ARE THE FEE SIMPLE OWNERS AND PROPRIETORS OF THE LAND HEREON SHOWN SUBDIVIDED KNOWN AS SECTION Nº 4, PETTY ACRES, BOUNDED AS SHOWN HEREON IN DETAIL BY OUTSIDE CORNERS 13A, 13B, 13C, 13D, AND 14A, AND THAT THE 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 DESIRE OF THE UNDERSIGNED

WITNESS THE SIGNATURES AND SEALS OF THE OWNERS ON THIS 16 DAY OF May , 1964.

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 DONALD G. SINK AND EVELYN J. SINK.

WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED 16 MAY, 1964, HAVE EACH PERSONALLY APPEARED BEFORE ME IN MY CITY AND STATE AFORESAID AND ACKNOWLEDGED THE SAME.

GIVEN UNDER MY HAND THIS 16 DAY OF MAY , 1964.

MY COMMISSION EXPIRES JANUARY 2, 1965.

APPROVED:

CHAIRMAN OF BOARD OF SUPERVISORS, DATE SECRETARY OF ROANOKE COUNTY PLANNING COMM. DATE ROAHOKE COUNTY, VIRGINIA

MAP OF SECTION NO. 4 PETTY ACRES

FOR CONVEYANCE OF 1.00 ACRE TO DONALD G. SINK

ET. UX. BY JAMES E. BODY ET. ALS. SEE DEED DATED MAY 5, 1964

AND OF RECORD IN DEED BK. -PG. .

PROPERTY OF

CAPTION LEGAL REFERENCE :

DONALD G. SINK & EVELYN J. SINK

ROANOKE, VA.

E/9/64 ROANOKE COUNTY, BY: C.B. MALCOLM & SON STATE CERT. ENGRS.

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF ROANOKE, VIRGINIA, DATE: MAY 6
THIS MAP IS PRESENTED ON JUNE 10 , 1964, AND WITH THE CERTIFICATE OF ACKNOW-LEDGMENT THERETO ANNEXED, IS ADMITTED TO RECORD AT 2:30 O'CLOCK P. M ...

TESTE: N. C. LOGAN DEPUTY CLERK CLERK

,1964. SCALE:1":100'

MAY 6 , 1964. I, HEREBY, CERTIFY THAT THIS PLAT OF SURVEY IS CORRECT.

STATE CERT. SURVEYOR