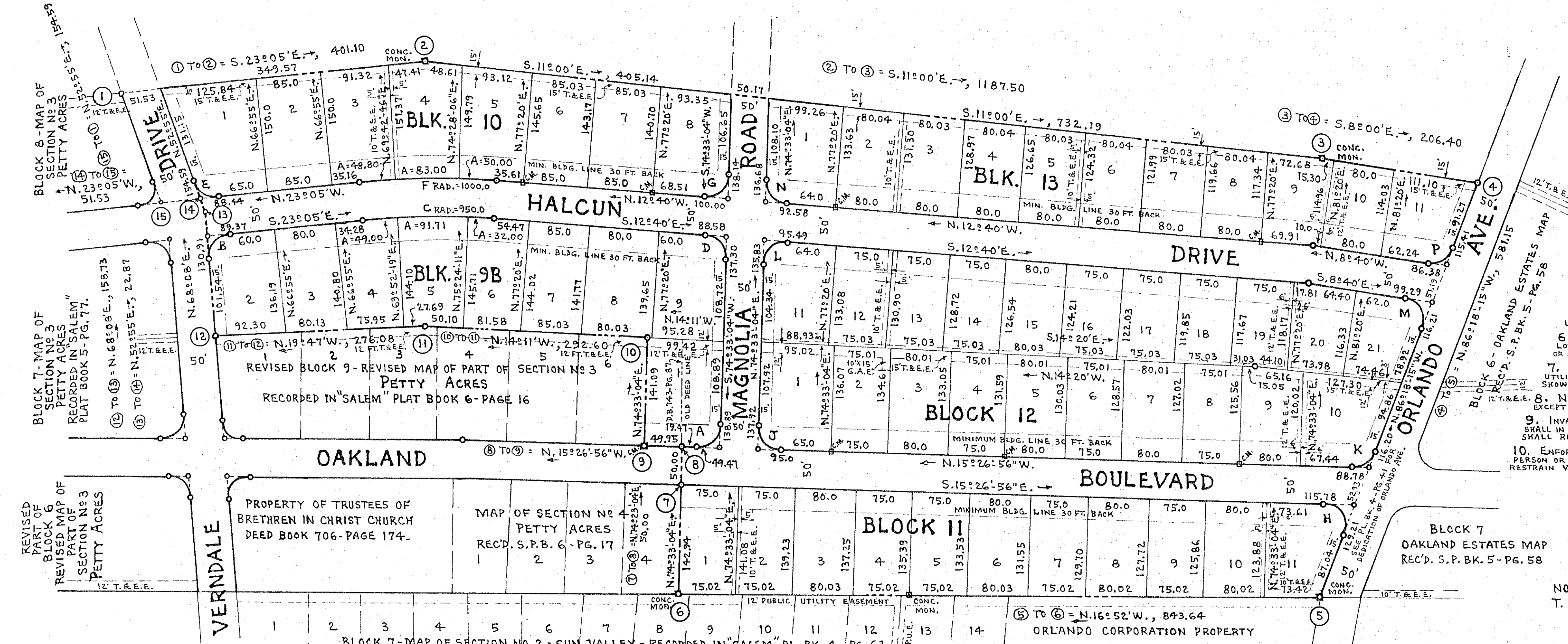


COMM. NO. 16227
F.W. = P.W., N.B. = 12911
CK'D. BY: M.S.

REMAINING PROPERTY OF MILLER E. PETTY AND HELEN B. PETTY - WILL BOOK 5-PG. 231.

MERIDIAN OF MAP OF
SECTION N-1-PETTY ACRES
REC'D. IN PL. BK. 3-PG. 255
ROANOKE COUNTY



RESERVATIONS AND RESTRICTIONS

- THE LOTS SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY.
- 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.
- 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 SHOWN HEREON.
- NO DWELLING SHALL BE ERECTED WHOSE AREA, BY OUTSIDE MEASURE, IS LESS THAN 1,000 SQ. FT. EXCEPT THAT IF THE DWELLING HAS ATTACHED CARPORT OR GARAGE WITH 200 OR MORE SQ. FT. AREA, THE ENCLOSED HEATED FLOOR AREA BY OUTSIDE MEASURE MAY NOT BE LESS THAN 1,000 SQ. FT.
- 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.
- 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.
- LOTS ARE SUBJECT TO EASEMENTS FOR INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE AS WELL AS GUY ANCHORS, WHICH ARE RESERVED WHERE SHOWN HEREON.
- NO FENCES SHALL BE PERMITTED ON ANY LOT EXTENDING IN FRONT OF HOUSES EXCEPT WITH WRITTEN PERMISSION OF ADJOINING OWNER OR OWNERS.
- 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.
- 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.

NOTE:
T. & E. = TELEPHONE AND ELECTRIC EASEMENT.
C.M. = PROPOSED CONCRETE MONUMENT

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. 5, PETTY ACRES, BOUNDED AS SHOWN HEREON IN DETAIL BY OUTSIDE CORNERS 1 TO 15, 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 DOETH 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 OWN BEHALF AND FOR AND ON ACCOUNT OF HIS SUCCESSORS, DEVISEES, AND ASSIGNS, SPECIALLY 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 DAY OF MARCH 15, 1965.

VINTON DEVELOPMENT CORPORATION

W.E. Cundiff
W.E. CUNDIFF, PRESIDENT.

ATTEST

H.H. Pollard
H.H. POLLARD, SECRETARY.

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF ROANOKE, VA., THIS MAP IS PRESENTED ON APRIL 22, 1965, AND WITH THE CERTIFICATES OF DEDICATION AND ACKNOWLEDGMENT THEREON ANNEXED IS ADMITTED TO RECORD AT 3:50 O'CLOCK A.M.

TESTE: N.C. LOGAN, CLERK.

BY: *Mary K. Sensbach*
DEPUTY CLERK.

STATE OF VIRGINIA
CITY OF ROANOKE TO WIT:

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 CORPORATION, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED MARCH 15, 1965, HAVE EACH PERSONALLY APPEARED BEFORE ME IN MY CITY AND STATE AFORESAID AND ACKNOWLEDGED THE SAME.

GIVEN UNDER MY HAND THIS 15 DAY OF MARCH 1965.
MY COMMISSION EXPIRES DEC. 13, 1968.

Mary Linda M. Smiley
NOTARY PUBLIC

APPROVED:

Misses B. Kiffin 4/7/65
CHAIRMAN OF BOARD OF SUPERVISORS OF ROANOKE COUNTY

James B. Madhawa 4/7/65
SECRETARY OF ROANOKE COUNTY PLANNING COMMISSION

William F. Clark 4-15-65
CITY ENGINEER OF ROANOKE, VA.

Mary K. Sensbach 4-16-65
AGENT FOR CITY OF ROANOKE PLANNING COMMISSION

CURVE	LOT	BLK	ANGLE	CURVE DATA			CHORD	DIST.
				TAN.	RAD.	ARO		
A	1	9B	90°00'	30.00	30.00	47.12	N.60°26'56"W.	42.43
B	2	9B	88°47'	29.37	30.00	46.49	S.67°28'30"E.	41.97
C	3	9B	10°25'	86.60	950.00	172.71	S.17°52'30"E.	172.48
C	4	9B	2°57'19"	24.50	950.00	49.00	S.21°36'21"E.	48.99
C	5	9B	5°31'52"	45.89	950.00	91.71	S.17°21'45"E.	91.67
C	6	9B	1°55'49"	16.00	950.00	32.00	S.13°37'55"E.	32.00
D	9	9B	87°13'04"	28.58	30.00	45.67	S.30°56'32"W.	41.38
E	1	10	76°00'	23.44	30.00	39.79	N.14°55'00"E.	36.94
F	1	10	10°25'	91.15	1000.00	181.80	N.17°52'30"W.	181.55
F	3	10	2°47'46"	24.40	1000.00	48.80	N.21°41'07"W.	48.79
F	4	10	4°45'20"	41.52	1000.00	93.00	N.17°54'34"W.	82.97
F	5	10	2°51'54"	25.01	1000.00	50.00	N.14°05'57"W.	50.00
G	8	10	92°46'56"	31.49	30.00	48.58	N.59°03'28"W.	43.44
H	11	11	109°08'41"	42.17	30.00	57.15	S.39°07'24"W.	48.89
J	1	12	90°00'	30.00	30.00	47.12	N.29°33'04"E.	42.43
K	10	12	70°51'19"	21.34	30.00	37.10	N.50°52'36"W.	34.78
L	11	12	92°46'56"	31.49	30.00	48.58	S.59°03'28"E.	43.44
M	21	12	102°21'45"	37.29	30.00	53.60	S.42°30'52"W.	46.75
N	1	13	87°13'04"	28.58	30.00	45.67	N.30°56'32"E.	41.38
P	11	13	77°38'15"	24.14	30.00	40.65	N.47°29'08"W.	37.61

BOUNDARY DATA 18.608± ACRES				COORDINATES	
LINE	BEARING	DISTANCE	CORNER	NORTH	EAST
1-2	S.23°05'E.	401.10	1	1375.13	1916.74
2-3	S.11°00'E.	1187.50	2	1006.14	2074.00
3-4	S.8°00'E.	206.40	3	-159.54	2300.58
4-5	N.86°18'15"W.	581.15	4	-363.93	2329.31
5-6	N.16°52'W.	843.64	5	-326.47	1749.37
6-7	N.74°33'04"E.	142.94	6	480.88	1504.59
7-8	N.74°23'04"E.	50.00	7	518.95	1642.36
8-9	N.15°26'56"W.	49.95	8	532.41	1690.52
9-10	N.74°33'04"E.	141.09	9	580.56	1677.21
10-11	N.14°11'W.	292.60	10	618.14	1813.20
11-12	N.19°47'W.	276.08	11	901.82	1741.51
12-13	N.68°08'E.	158.73	12	1161.61	1648.07
13-14	N.52°55'E.	22.87	13	1220.73	1795.38
14-15	N.23°05'W.	51.53	14	1234.52	1813.62
15-1	N.52°55'E.	154.59	15	1281.92	1793.42
TOTAL					

MARCH 15, 1965.
I, HEREBY, CERTIFY THAT THIS
PLAT OF SURVEY IS CORRECT.

C.B. Malcolm Jr.
STATE CERT. SURVEYOR.

CAPTION LEGAL REFERENCES:

FOR CONVEYANCES TO VINTON DEVELOPMENT CORPORATION BY MILLER E. PETTY AND HELEN B. PETTY SEE DEEDS OF RECORD IN D.B. 143 - PG. 81 AND D.B. - PG. AND DATED MAY 28, 1964, AND MARCH 26, 1965, RESPECTIVELY.

MAP OF SECTION N° 5
PETTY ACRES
PROPERTY OF
VINTON DEVELOPMENT CORPORATION
ROANOKE COUNTY, VIRGINIA.

By: C.B. Malcolm & Son
STATE CERT. ENGINEERS
ROANOKE, VIRGINIA.

DATE: MARCH 15, 1965. SCALE: 1"=100'

COMM. NO. 16227