

Know all men by these presents to wit:

That Brandon Construction Corporation is the fee simple owner and proprietor of the land hereon shown subdivided, the same having been conveyed to said corporation by Ellison A. Smyth, et al, by deed and power of attorney dated March 12, 1965 and known as Section 3- Southside Hills bounded, as shown hereon in detail, by outside corners 1 to 8, inclusive, to 1. See Deed Book 772, Page 161.

The undersigned owner, hereby, certifies that the subdivision as appears on this plat is with its own free will and consent and in accordance with the desire of the undersigned as required by section 15-779 through 15-794.3 of the 1950 Code of Virginia, as amended to date and as required pursuant to and in compliance with title 15, chapter 11 "Land Subdivision Regulations" of the General Ordinances of the Town of Salem. The said owner, hereby, dedicates to & vests in the Board of Supervisors of Roanoke County, 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 said Subdivision Ordinance of the County of Roanoke, as amended, and the Virginia Land Subdivision Act, and said owner, does further, as a condition precedent to the approval of this plat and subdivision, and the acceptance of the dedication of the said streets shown hereon by the Board of Supervisors, Roanoke County, Virginia, on its own behalf and for and on account of its successors, devisees, and assigns, specifically release the County of Roanoke and The Virginia Dept. of Highways from any and all claim or claims for damages which said owner, its successors, devisees, and assigns may or might have against the said county or Virginia Dept. of Highways by reason of establishing proper grade lines on and along such streets as shown hereon, 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 Dept. of Highways and the said county or Virginia Dept. of Highways shall not be required to construct any retaining wall or walls along said streets and property lines thereof.

In witness whereof is hereby placed the signature of Brandon Construction Corporation by its president, with the Corporation seal of Brandon Construction Corporation duly affixed and attested by its secretary this 11 day of June, 1965.

Corporate Seal Attested: [Signature] Signed: [Signature]
PRES. OF BRANDON CONST. CORP. SECTY. OF BRANDON CONST. CORP.

State of Virginia
____ of Roanoke

I, Marvin G. Fairport, a notary public in and for the aforesaid state and VA do hereby certify that T.A. CARTER, JR. and Tom Stockton Fox, whose names are signed to the foregoing writing respectively as president and secretary of Brandon Construction Corporation, have personally appeared before me in my _____ and state aforesaid and acknowledged the same this 11 day of _____, 1965.

My Commission Expires _____

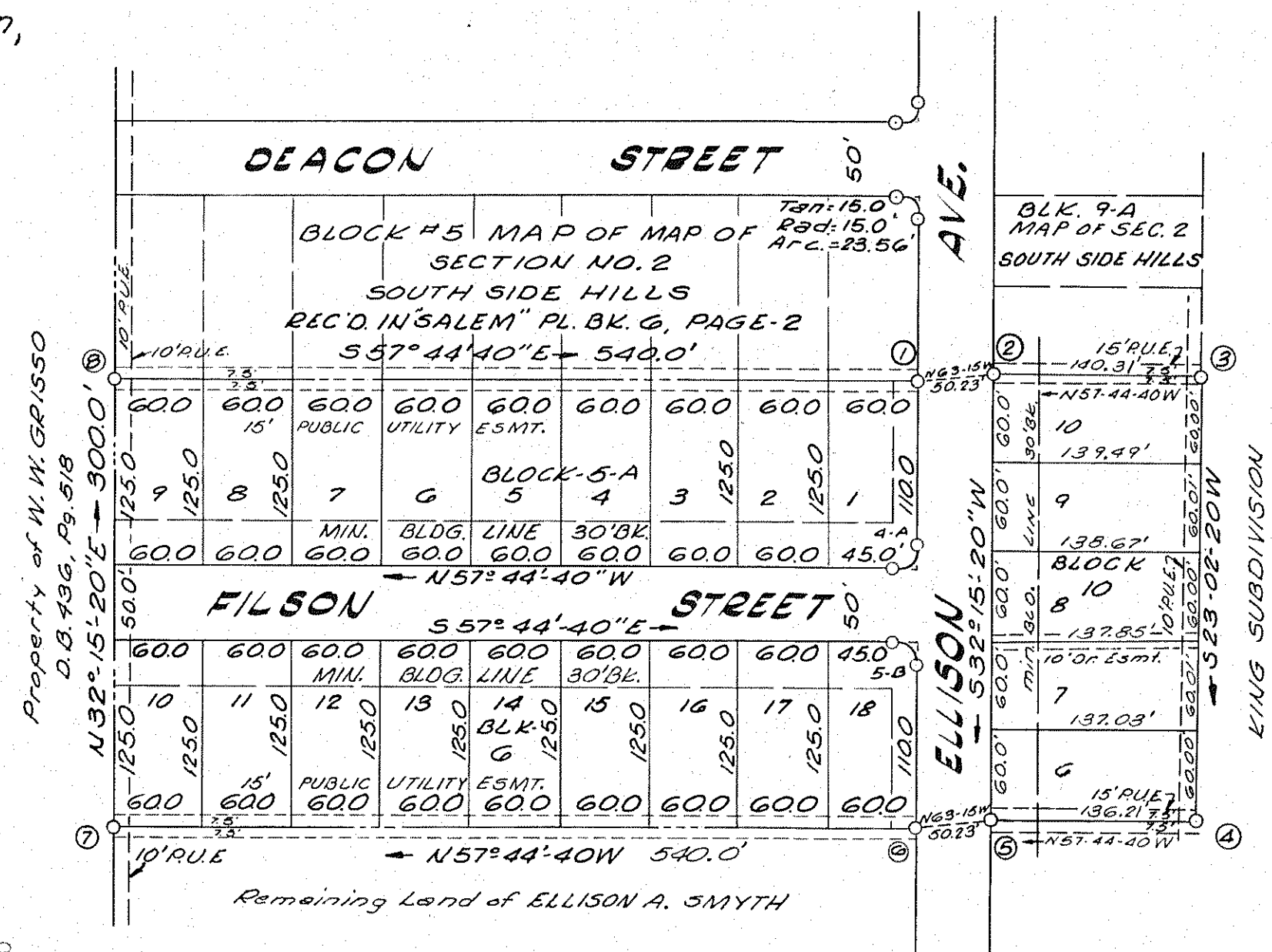
[Signature]

[Signature]
NOTARY PUBLIC

RESERVATIONS AND RESTRICTIONS

The land shown hereon subdivided as section no. 3 Southside Hills is subject to the following conditions, restrictions and reservations for a period of twenty five (25) years from the date of recordation of this plat which shall be covenants running with the title to the said land and binding upon the owner thereof and its assigns and which are as follows:

1. No residence shall be erected upon any lot shown hereon which residence shall contain less than 900 Sq. Ft. Such area shall be measured on the exterior of the building and shall be exclusive of open porches and garages. Said lots shall be used for residential purposes only and only one residence shall be erected upon each lot. 2. No temporary buildings, or trailers, or base-ments of any kind shall be used as living quarters upon any lot. 3. No swine, goats or chickens or other obnoxious animals or foul shall be kept upon the premises. 4. The main body of any building shall not be located on any lot nearer to the front lot line than the minimum building line shown hereon for the applicable lot. No building shall be erected on any lot nearer to the side lot line than a distance equal to ten percent (10%) of the lot width, measured along the front building line. 5. Easements for the installation and maintenance of utilities and drainage facilities are dedicated as shown hereon. 6. If the owners hereof or anyone claiming under it shall violate or attempt to violate any of these covenants, it shall be lawful for any person or persons owning real property situate in the said subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any of such covenants, and either to prevent them or him from further doing, or to recover damages for such violation.



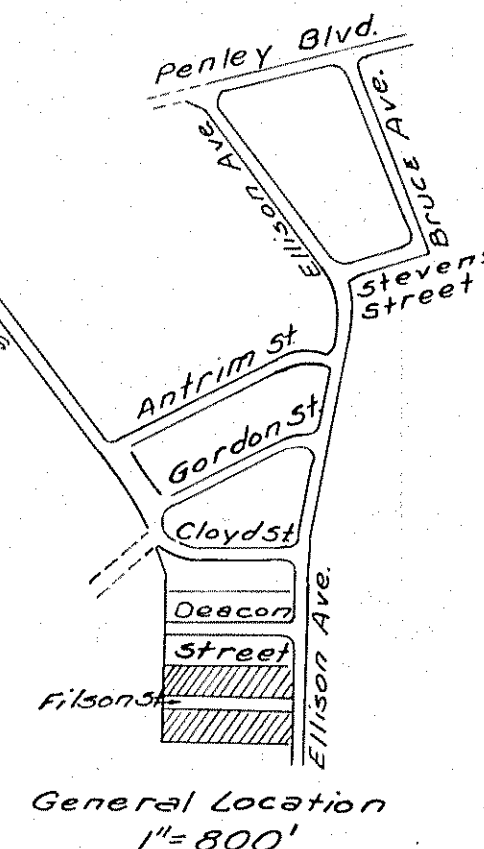
CURVE DATA:

Curve	Lot	Blk.	Angle	Tan.	Rad.	Arc	Bearing	Dist.
4-A	1	5A	90°00'	15.00'	15.0'	23.56'	S77-15-20W	21.21'
5-B	18	G	90°00'	15.00'	15.0'	23.56'	S12-44-40E	21.21'

BOUNDARY DATA:

Line					
Cor. to Cor.	Bearing	Dist.	N cos. S	E sin. W	
1-2	S63-15E	50.23	22.608	44.854	
2-3	S57-44-40E	140.31	74.883	118.657	
3-4	S33-02-20W	300.02			163.573
4-5	N57-44-40W	136.21	72.695	251.507	115.190
5-6	N63-15W	50.23	22.608		44.854
6-7	N57-44-40W	540.00	288.196		456.665
7-8	N32-15-20E	300.00	253.703	160.109	
8-1	S57-44-40E	540.00	288.196	456.665	
TOTALS			637.202	637.194	780.285
			637.194	780.285	780.282

1965
I, Hereby, Certify That
This Plat of Subdivision
is correct
[Signature]
State Certified Land Surveyor



MAP OF SECTION NO. 3 SOUTH SIDE HILLS

PROPERTY OF
BRANDON CONSTRUCTION
CORPORATION
SITUATE S.E. OF VA. HWY. RTE. NO. 636
& S.W. OF ALTA VIEW & SOUTH OF TOWN
OF SALEM
ROANOKE COUNTY VIRGINIA

BY: RAYMOND E. ROBERTSON
STATE CERT. LAND SURVEYOR

DATE: FEBRUARY 26, 1965 SCALE: 1"= 100'

MERIDIAN MAP OF
SECTION NO. 1
SOUTH SIDE HILLS
REC'D. PL. BK. 4, PG. 92
ROANOKE COUNTY

APPROVED

[Signature] 6/4/65
CHAIRMAN OF BOARD OF SUPERVISORS DATE
OF ROANOKE CO., VA.

[Signature] 6-4-65
TOWN ENGINEER OF SALEM, VIRGINIA DATE

[Signature] 6/4/65
EXECUTIVE SECY. ROANOKE COUNTY DATE
PLANNING COMMISSION

[Signature] 6-4-65
EXECUTIVE SECY. TOWN OF SALEM DATE
PLANNING COMMISSION

In the Clerk's Office of the Circuit Court for
the County of Roanoke, Virginia, This map is
presented on this 11 day of JUNE, 1965, and with the certificates of dedi-
cation and acknowledgment thereto
annexed is admitted to record at 11:00
O'clock A. M.

Teste: N. C. Logan BY: [Signature]
CLERK DEPUTY CLERK