

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT FRALIN AND WALDRON, INC., IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED KNOWN AS "BOULEVARD ESTATES," BOUNDED AS SHOWN HEREON IN DETAIL BY OUTSIDE CORNERS 1 THRU 16 TO 1, INCLUSIVE, WHICH COMPRISES ALL THE LAND CONVEYED TO SAID OWNER BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY IN DEED BOOK 783 PAGE 360.

THE SAID OWNER CERTIFIES THAT THE SUBDIVISION OF THE FORESAID PARCEL OF LAND AS SHOWN HEREON IS ENTIRELY WITH THE FEE WILL AND CONSENT OF THE SAID OWNER CORPORATION PURSUANT TO AND IN COMPLIANCE WITH SECTIONS 15-779 THROUGH 15-794.3 OF THE VIRGINIA CODE OF 1950, AS AMENDED TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH TITLE 15, CHAPTER II, "LAND SUBDIVISION REGULATIONS," AS AMENDED TO DATE, OF THE GENERAL ORDINANCES OF THE TOWN OF SALEM. THE SAID OWNER DOES BY VIRTUE OF THE RECORDED OF THIS PLAT DEDICATE IN FEE SIMPLE TO THE TOWN OF SALEM ALL OF THE LAND EMBRACED WITHIN THE STREETS OF THIS SUBDIVISION.

THE SAID OWNER DOES, AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT AND SUBDIVISION AND ACCEPTANCE OF THE DEDICATION OF THE STREETS SHOWN HEREON BY THE COUNCIL OF THE TOWN OF SALEM ON ITS OWN BEHALF AND FOR AND ON ACCOUNT OF ITS SUCCESSORS, AND ASSIGNS, SPECIFICALLY RE-LEASE THE TOWN OF SALEM

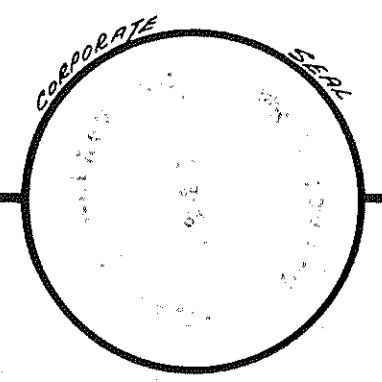
FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SUCH OWNERS, ITS SUCCESSORS AND ASSIGNS, MAY OR MIGHT HAVE AGAINST THE TOWN OF SALEM BY REASON OF ESTABLISHING PROPER GRADE LINES ON AND ALONG SUCH STREETS AS SHOWN ON THE PLAT OF THE LAND SUBDIVIDED (OR SUCH CHANGED STREETS AS MAY BE AGREED UPON IN 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 TOWN OF SALEM AND SAID TOWN OF SALEM SHALL NOT BE REQUIRED TO CONSTRUCT ANY RETAINING WALL OR WALLS ALONG THE STREETS AND PROPERTY LINES THEREOF.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON AUG. 16, 1965.

FRALIN AND WALDRON, INCORPORATED

By: Edward H. Halden
PRESIDENT

Attest: Harold G. Baker
SECRETARY & TREASURER



RESERVATIONS & RESTRICTIONS

THE FOLLOWING RESERVATIONS AND RESTRICTIONS ARE MADE COVENANTS RUNNING WITH THE TITLE TO THE LOTS SHOWN HEREON FOR A PERIOD OF TWENTY (20) YEARS FROM THE DATE OF RECORDED OF THIS MAP

1. LOTS SHOWN HEREON ARE FOR RESIDENTIAL PURPOSES ONLY.
2. THE GRADE AND DRAINAGE OF IMPROVED YARDS & LONG EASEMENTS RESERVED FOR THAT PURPOSE SHALL NOT BE ALTERED OR OBSTRUCTED BY LOT OWNER OR OWNERS UNLESS SAID ALTERATION IS IN ACCORDANCE WITH A PLAN OF A CERTIFIED ENGINEER, ARCHITECT OR LANDSCAPE ARCHITECT WHICH PROVIDES ADEQUATE FIRE OR DRAINAGE STRUCTURE AS NEEDED FOR THE DISPOSITION OF STORM WATER. NO SUCH SUCH ALTERATIONS BE ALLOWED UNLESS AGREED TO IN WRITING BY THE OWNER OR OWNERS OF THE ADJOINING LOTS OR THOSE DIRECTLY AFFECTED IN THIS SUBDIVISION.
3. NO PART OF ANY BUILDING SHALL BE CONSTRUCTED NEARER THE FRONT OR SIDE STREET LINE THAN TWENTY-FIVE (25) FEET.
4. NO COWS, HOGS, GOATS OR OTHER OBNOXIOUS ANIMALS SHALL BE PERMITTED ON ANY LOT SHOWN HEREON.
5. NO FENCE OR HEDGE SHALL BE PERMITTED ON THE FRONT PORTION OF ANY LOT OR THE FRONT 40 FEET OF THE DIVIDING LINE OF ANY LOT GREATER THAN 30 INCHES IN HEIGHT, SAID FENCE MATERIAL AND CONSTRUCTION TO BE AGREED TO BY ADJOINING OWNERS IN WRITING BEFORE INSTALLATION.
6. NO RESIDENCE SHALL BE CONSTRUCTED ON ANY LOT OR PORTIONS OF LOTS WHOSE LIVABLE AREA FOR A 1 STORY HOUSE IS LESS THAN 850 SQUARE FEET, EXCLUSIVE OF PORCHES AND CARPORTS.
7. NO GRASSES SHALL BE USED AS LIVING QUARTERS NOR SHALL ANY TEMPORARY LIVING QUARTERS OF ANY NATURE BE PERMITTED.
8. THE FOREGOING BUILDING RESTRICTIONS AND CONDITIONS ARE SUBORDINATED TO AND THE VIOLATION OF THE SAME ARE SUBORDINATED TO ANY LOAN NOW OR HEREAFTER PLACED ON ANY LOT IN THIS SUBDIVISION.

STATE OF VIRGINIA }
COUNTY OF ROANOKE } TO WIT:
I, JAMES WILLIAM MUTTER
A NOTARY PUBLIC IN AND FOR THE ABOVE-
SAID COUNTY AND STATE DO HEREBY
CERTIFY THAT EUGENE H. WALDRON AND
VANCE G. FRALIN, PRESIDENT AND
SECRETARY & TREASURER, RESPECTIVELY,
OF FRALIN AND WALDRON, INC., WHOSE
NAMES AS SUCH ARE SIGNED TO THE
FOREGOING WRITING DATED AUG. 16,
1965, HAVE EACH PERSONALLY APPEARED
BEFORE ME IN MY FORESAID
COUNTY AND STATE AND ACKNOWLEDGED
THE SAME ON AUG. 16, 1965.

DEC. 4, 1965
MY COMMISSION EXPIRES

James William Mutter
NOTARY PUBLIC

IN THE CLERK'S OFFICE OF THE
CIRCUIT COURT FOR ROANOKE
COUNTY, VIRGINIA, THIS PLAT
IS PRESENTED ON OCTOBER 16,
1965, AND WITH THE CERTIFICATES
OF ACKNOWLEDGEMENT AND
DEDICATION THEREOF ANNEXED
IS ADMITTED TO RECORD AT 10:30
O'CLOCK A.M.
TEST: MISS N.C. LOGAN

By: Mary D. Hollands
CLERK

JULY 12, 1965
I, HEREBY, CERTIFY THAT THIS
PLAT OF SURVEY IS CORRECT.

David Dick
STATE CEN. ENG. & SURVEYOR

APPROVED:

David M. Lewis DATE: 10-15-65
CHAIRMAN, BOARD OF SUPERVISORS OF ROANOKE COUNTY

Paul M. Martin DATE: 10-15-65
SECRETARY, ROANOKE COUNTY PLANNING COMMISSION

W. Grant Chapman DATE: 10-14-65
EXECUTIVE SECRETARY, TOWN OF SALEM PLANNING COMM.

F. A. Spiggle DATE: 10-14-65
TOWN ENGINEER, SALEM, VIRGINIA

SHEET N° 1 OF 2 SHEETS

PLAT
of
BOULEVARD ESTATES
PROPERTY OF
FRALIN AND WALDRON, INC.
TOWN OF SALEM
ROANOKE CO., VIRGINIA
BY: DAVID DICK & HARRY A. WALL
CIVIL ENGINEERS & SURVEYORS
DATE: JULY 12, 1965 SCALE: 1"=100'