

KNOW all men by these presents, To wit:
That Howard L. St. Clair and Kathleen C. St. Clair are the owners of the tract of land shown hereon bounded by corners 1 through 15, inclusive, which said land is all of the property conveyed to said owners by deed dated April 7, 1966 from The Virginia Baptist Children's Home and recorded in Deed Book 799, page 533, which said tract of land containing 8.12 Acres is subject to the lien of a certain Deed of Trust dated April 7, 1966, from said owners to S. S. McGee, Jr. and Robert E. Glenn, Trustees, recorded in Deed Book 799, page 536, in the Clerk's Office for the Circuit Court of Roanoke County, Va., which said Deed of Trust secures The Colonial American National Bank of Roanoke, Va. hereinafter designated "Beneficiary" the payment of a certain debt.

The said owners with the consent of the undersigned Trustees and Beneficiary, as is evidenced by their signing this plat, hereby dedicates to the Town of Salem in fee simple, a portion of the land shown hereon within the Corporation Limits of the Town of Salem for street purposes, and further dedicates to the Town of Salem, certain easements for public utilities and drainage purposes as shown hereon within the Town of Salem Corporation Limits, and do further dedicate to the County of Roanoke and the Virginia Department of Highways the remaining portion of land shown hereon outside of the Town of Salem Corporation Limits for street purposes and further dedicates to the County of Roanoke and Virginia Dept. of Highways certain easements for public utilities and drainage purposes as shown hereon outside the Town of Salem Corporation Limits, and said owners certify that they have subdivided this land into lots as shown hereon, entirely with their own free will and accord, pursuant to and in compliance with Sections 15-174 through 174-3 of the 1950 Code of Virginia as amended to date and further pursuant to and in compliance with Title 15, Chapter Two Land Subdivision Regulations as amended to date, of the General Ordinances of the Town of Salem, Va.

The said owners, trustees and Beneficiary, further certify that as a condition precedent to the approval of this plat by the Council and Planning Commission of the Town of Salem and the Board of Supervisors of Roanoke County, Va., they do hereby release said Town of Salem, County of Roanoke and Virginia Dept. of Highways from any and all claim or claims for damages which said owners, trustees and Beneficiary, their heirs, successors, devisees and assigns may have or acquire against said Town, County or Va. Dept. of Highways by reason of establishing proper grade lines on and along the streets shown hereon and by reason of doing the necessary grading, cutting or filling for the purpose of placing said streets upon the proper grade as may from time to time be established by said Town, County or Va. Dept. of Highways and said Town, County and Va. Dept. of Highways shall not be required to construct any retaining wall or walls along the streets and property lines thereof.

Witness the following signatures and seals, on this 18th day of May, 1966.

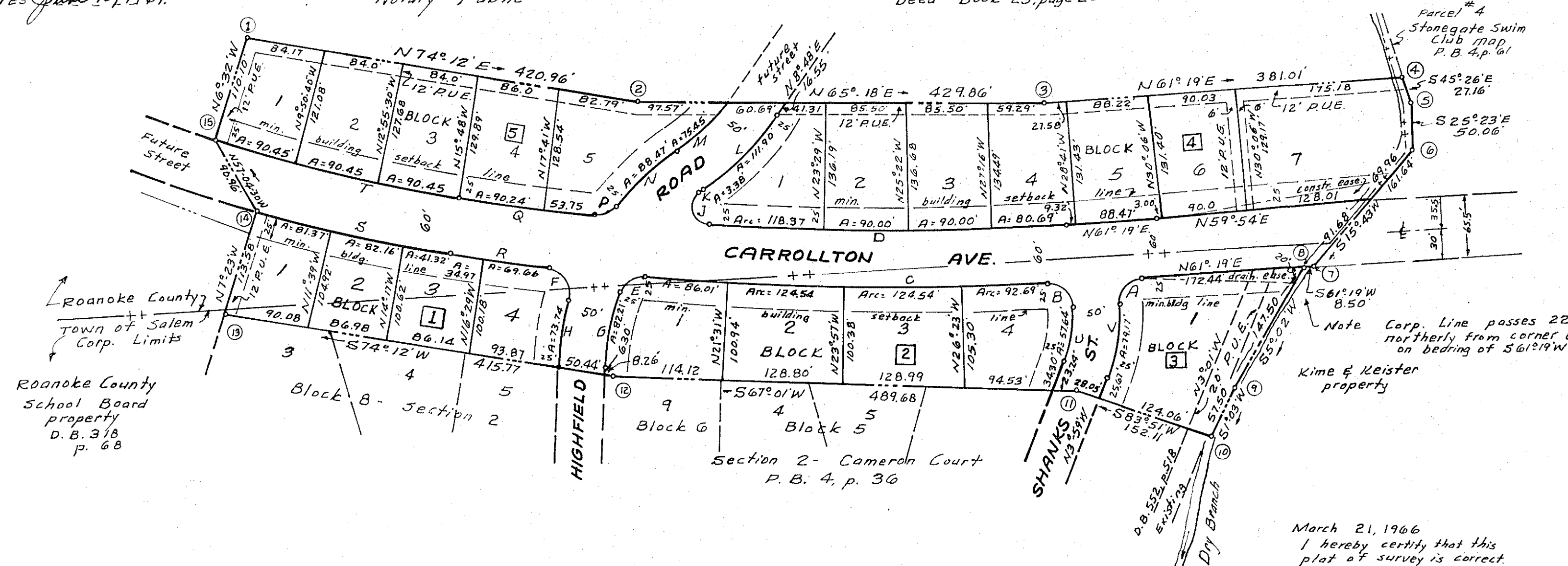
Howard L. St. Clair (Seal) owner
S. S. McGee, Jr. Trustee
Attest: R. E. Glenn Cashier
City of Roanoke
State of Virginia

Doris D. Bant Notary Public in and for the aforesaid City and State, do hereby certify that Howard L. St. Clair, Kathleen C. St. Clair, S. S. McGee, Jr., Robert E. Glenn, Roy C. Herentich, and R. E. Journal, whose names are signed to the foregoing writing dated May 18, 1966, have personally appeared before me in my City and State and acknowledged the same on this 18th day of May, 1966.

My Commission
Expires June 10, 1967.

Doris D. Bant
Notary Public

Remaining property of Virginia Baptist Children's Home
Deed Book 23, page 20



The following shall be covenants running with the title to this land for a period of twenty five (25) years from the date of recordation of this map.

1. These lots shall not be used or occupied for other than residential purposes, and no building shall be erected thereon except for residential use and garages for use in connection with with residences.
2. No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other outbuildings shall be used on any lot at any time as a residence either temporarily or permanently.
3. The main body of any dwelling shall not be erected on any lot closer to the front street line than the minimum building lines as shown on this map. The minimum distance from adjacent property lines to the main body of dwelling shall not be less than 10% of lot width at the minimum setback line.
4. The ground floor area of the main structure exclusive of open porches and garages, shall not be less than 1300 sq. ft. for a one story building, not less than 1600 sq. ft. for the top three levels of a split-level dwelling, not less than 900 sq. ft. for the first floor and 600 sq. ft. for the second floor of a two story dwelling, and not less than 1100 sq. ft. for the first floor and 400 sq. ft. for the second floor of a one and one-half story dwelling.
5. No structure shall be erected of any exterior material other than brick or stone which must extend down to finish grade, one half of the exterior may be composed of wood or equivalent laminated material.
6. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on recorded plat.
7. No horses, cows, pigs, swine or fowl shall be kept on the premises, nor shall any other animal or pets be kept upon the premises, which occasions obnoxious odors, or are dangerous to the health or welfare of other residents in the subdivision, and no nuisance shall be maintained or permitted on said property.

Boundary			Data			
Corner	Bearing	Dist.	N	S	E	W
1-2	N74°12'E	420.96	114.62		405.06	
2-3	N65°18'E	429.86	179.63		390.53	
3-4	N61°19'E	381.01	182.87		334.26	
4-5	S45°26'E	27.16		19.06	19.35	
5-6	S25°23'E	50.06		45.23	21.46	
6-7	S15°43'W	161.64		155.60		43.78
7-8	S61°19'W	8.50		4.08		7.46
8-9	S5°02'W	147.50		146.93		12.94
9-10	S1°03'W	57.50		57.49		1.05
10-11	S83°51'W	152.11		16.30		151.23
11-12	S67°01'W	489.68		191.20		450.81
12-13	S74°12'W	415.77		113.21		400.06
13-14	N7°23'W	113.58	112.64			14.60
14-15	N57°04.30'W	90.96	49.94			76.35
15-1	N6°32'W	110.10	109.39			12.52
Totals			749.09	749.10	1170.66	1170.80

CURVE DATA									
Curve	Lot	Blk	Angle	Tan	Radius	Arc	Bearing	Dist.	
A	1	3	90°00'	25.00	25.00	39.27	N16°19'00"E	35.35	
B	5	2	89°30'40"	24.07	24.28	37.93	S73°26'20"E	34.19	
C	2	2	8°21'30"	216.09	2932.40	42.178	N65°59'05"E	427.40	
C	1	2	1°40'50"	43.02	2932.40	86.01	N69°19'25"E	85.98	
C	2	2	2°26'00"	62.28	2932.40	124.54	N67°16'E	124.53	
C	3	2	2°26'00"	62.28	2932.40	124.54	N64°50'E	124.53	
C	4	2	1°48'40"	46.35	2932.40	92.69	N62°42'40"E	92.69	
D	4	4	7°33'40"	189.81	2872.40	379.06	S65°05'50"W	378.78	
D	1	4	2°21'40"	59.19	2872.40	118.37	S67°41'50"W	118.36	
D	2	4	1°41'40"	45.01	2872.40	90.00	N65°37'10"E	89.98	
D	3	4	1°41'40"	45.01	2872.40	90.00	N63°49'30"E	89.98	
D	4	4	1°36'40"	40.35	2872.40	80.69	N62°07'20"E	80.68	
E	1	2	73°16'50"	18.59	25.00	31.97	N33°31'25"E	29.84	
F	4	1	99°34'40"	29.57	25.00	43.45	S58°03'20"E	38.18	
G	1	2	19°52'	41.52	237.09	82.21	N13°03'W	81.80	
H	4	1	14°43'	37.07	287.09	73.74	N15°37'30"W	73.58	
J	1	4	141°26'20"	57.17	20.00	49.37	N40°24'10"W	37.76	
K	1	4	0°49'	1.69	237.09	3.38	N30°43'30"E	3.38	
L	1	4	22°20'	56.67	287.09	111.90	N19°58'E	111.19	
M	5	5	18°14'	38.04	237.09	75.45	S22°01'W	75.13	
N	5	5	17°39'20"	44.59	287.09	88.47	S22°18'20"W	88.12	
P	5	5	57°51'	13.81	25.00	25.24	S42°24'10"W	24.18	
Q	5	5	2°52'20"	72.01	2872.40	143.99	S72°45'50"W	143.98	
Q	4	5	1°48'00"	45.12	2872.40	90.24	N73°18'E	90.23	
Q	5	5	1°04'20"	26.88	2872.40	53.75	N71°51'50"E	53.75	
R	1	2	2°02'40"	52.32	2932.40	104.63	N73°16'40"E	104.63	
R	4	1	1°21'40"	34.83	2932.40	69.66	N72°50'10"E	69.66	
R	3	1	0°41'00"	17.49	2932.40	34.97	N73°51'30"E	34.97	
S	1	6	6°45'30"	105.55	1787.54	210.85	N77°34'45"E	210.73	
S	1	1	2°36'30"	40.68	1787.54	81.37	N79°39'15"E	81.37	
S	2	1	2°38'00"	41.08	1787.54	82.16	N77°02'00"E	82.15	
S	3	1	1°31'00"	23.66	1787.54	47.32	N74°57'30"E	47.32	
T	5	5	9°00'00"	13.596	1727.54	271.35	N78°42'00"E	271.08	
T	1	5	3°00'00"	45.24	1727.54	90.45	N81°42'00"E	90.44	
T	2	5	3°00'00"	45.24	1727.54	90.45	N78°42'00"E	90.44	
T	3	5	3°00'00"	45.24	1727.54	90.45	N75°42'00"E	90.44	
U	4	2	24°42'00"	29.27	133.70	57.64	N16°20'00"W	57.00	
V	1	3	24°42'00"	40.22	183.70	79.19	N16°20'00"W	78.58	

In the Clerk's Office for the Circuit Court of Roanoke County, Va., this map was presented and with the certificate of acknowledgment thereon annexed, admitted to record at 2:10 O'Clock, P.M., on this 25th day of May, 1966.

Teste: W. C. Chapman Clerk
D. P. Clerk

APPROVED:
Paul W. Lewis 5/20/66
Chairman Roanoke County Board of Supervisors date
Paul W. Lewis 5/23/66
Secretary Roanoke County Planning Commission date
W. C. Chapman 5-24-66
Exec. Secy. Town of Salem Planning Commission date
F. A. Siggle 5-24-66
Town Engineer Town of Salem, Va. date

MAP OF
ST. CLAIR COURT
PROPERTY OF
HOWARD L. & KATHLEEN C. ST. CLAIR
TOWN OF SALEM & ROANOKE COUNTY
VIRGINIA

Scale: 1"=100'

By: J. P. Parker
State Certified Engineer
& Land Surveyor

March 21, 1966
I hereby certify that this plat of survey is correct.
By: J. P. Parker
State Cert. Engineer & Surveyor