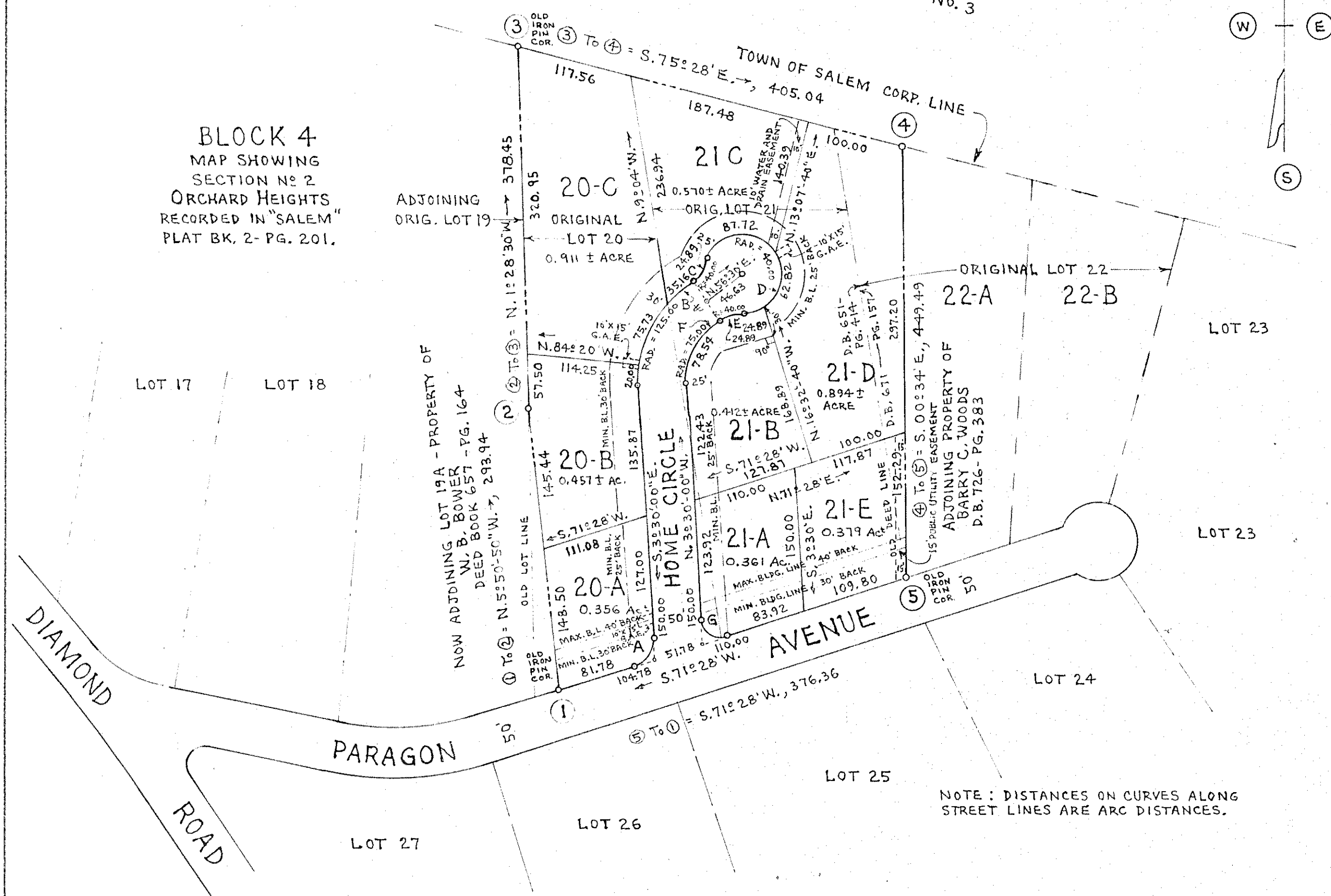


COMM. NO. 17154
F.W. = W.H.L., Bu
CK'D. BY: M.S.

MERIDIAN OF MAP
SHOWING SECTION NO. 2
ORCHARD HEIGHTS
RECORDED IN "SALEM"
PL. BK. 2 - PG. 201.

BLOCK 4
MAP SHOWING
SECTION NO. 2
ORCHARD HEIGHTS
RECORDED IN "SALEM"
PLAT BK. 2 - PG. 201.



RESERVATIONS AND RESTRICTIONS

- THE FOLLOWING SHALL BE COVENANTS RUNNING WITH THE TITLE TO THIS LAND FOR A PERIOD OF 25 YEARS FROM DATE OF THE RECORDATION OF THIS MAP.
- UNLESS OTHERWISE INDICATED HEREON, THESE LOTS SHALL NOT BE USED OR OCCUPIED FOR OTHER THAN SINGLE FAMILY RESIDENTIAL PURPOSES AND NO BUILDING SHALL BE ERECTED THEREON EXCEPT A RESIDENCE AND PRIVATE GARAGE, AND SERVANT QUARTERS FOR USE IN CONNECTION WITH THE RESIDENCE.
 - NO HORSES, COWS, PIGS, SWINE, FOUL OR PIGEONS 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.
 - NO STRUCTURE OF A TEMPORARY CHARACTER, TRAILER, BASEMENT, TENT, SHACK, GARAGE, OR BARN, OR OTHER OUTBUILDINGS SHALL BE USED ON ANY LOT AT ANY TIME AS A RESIDENCE, EITHER TEMPORARILY OR PERMANENTLY.
 - NO SINGLE STORY RESIDENCE OR SPLIT LEVEL RESIDENCE SHALL BE CONSTRUCTED ON ANY LOTS WHICH SHALL HAVE LESS THAN 1400 SQ. FT. OF LIVABLE FLOOR AREA, AND NO TWO STORY OR ONE AND ONE HALF STORY RESIDENCE SHALL BE CONSTRUCTED ON ANY LOT WHICH SHALL HAVE LESS THAN 1900 SQ. FT. OF LIVABLE FLOOR SPACE. THE FOLLOWING FLOOR AREA SHALL NOT BE INCLUDED IN THE TABULATION OF THE AFORESAID FLOOR AREAS: BREEZEWAYS, UNATTACHED BUILDINGS, PORCHES, SEMI-DETACHED BUILDING ERECTED IN CONNECTION WITH A RESIDENCE, UNFINISHED BASEMENT AREAS OR FINISHED BASEMENT AREAS WHEN THE AVERAGE DEPTH OF THE FLOOR LEVEL IS TWO FEET OR MORE BELOW FINISHED GRADE.
 - THE FOLLOWING ARE APPLICABLE TO THE CONSTRUCTION OF ANY RESIDENCE, PRIVATE GARAGE, OR SERVANTS QUARTERS:
 - IMITATION STONE OR BRICK, WIRE CUT BRICK, CINDER OR CONCRETE MASONRY BLOCK, CONCRETE BRICK, STUCCO, ASBESTOS SHINGLE, COMPOSITION SHINGLES, WOOD DROP SIDING, OR STAINED PLYWOOD SHALL NOT BE USED AS AN EXTERIOR WALL FINISH, EXCEPT THAT CINDER CONCRETE BRICK MAY BE USED IF PAINTED.
 - NO EXPOSED CONCRETE, CINDER OR CONCRETE MASONRY FOUNDATIONS SHALL EXTEND ABOVE FINISH GRADES WHEN SUCH GRADES ARE VISIBLE FROM THE STREET OR STREETS ADJOINING THE PROPERTY LINES.
 - CONTINUED:
 - NO STONE QUOINS SHALL BE USED IN CONJUNCTION WITH BRICK WORK AT DOORS, WINDOWS, AND CORNERS.
 - THE MINIMUM ROOF PITCH FOR ROOFS OF ANY STRUCTURES SHALL BE 3 INCHES IN 12 INCHES.
 - NO RESIDENCE SHALL BE CONSTRUCTED WITHIN THE SUBDIVISION DUPLICATING THE DESIGN OF ANOTHER RESIDENCE ALREADY CONSTRUCTED, OR UNDER CONSTRUCTION WITHIN THE SUBDIVISION.
 - NO WIRE FENCES SHALL BE CONSTRUCTED, WHEN VISIBLE FROM THE STREET OR STREETS ADJOINING THE PROPERTY LINES.
 - ALL DRIVEWAYS SHALL RECEIVE CONCRETE OR BLACKTOP FINISH WITHIN NINE MONTHS FROM DATE CONSTRUCTION OF SUCH DRIVEWAYS IS COMMENCED.
 - ALL FUEL STORAGE TANKS, TRASH AND GARBAGE RECEPTACLES SHALL BE BURIED IN THE GROUND.
 - NO EXPOSED CONCRETE, CINDER OR CONCRETE MASONRY BLOCK, OR CINDER CONCRETE BRICK RETAINING WALLS SHALL BE CONSTRUCTED WHEN SUCH WALLS ARE VISIBLE FROM STREETS ADJOINING THE PROPERTY LINES, EXCEPT THAT CINDER CONCRETE BRICK MAY BE USED IF PAINTED.
 - NO LOT SHOWN HEREON MAY BE RESUBDIVIDED EXCEPT THAT A LOT MAY BE DIVIDED AND ADDED TO ADJOINING LOTS.

		CURVE DATA		CHORD		DIST.
CURVE	LOT	DELTA	TAN.	RAD.	ARC	
A	20A	74°58'00"	23.00	30.00	39.25	N.33°59'00"E. 36.51
B	20B	92°10'03"	10.02	125.00	20.00	N.1°05'01"E. 19.98
B	20C	34°42'59"	39.07	125.00	75.73	N.23°01'32"E. 74.58
B	21C	16°06'58"	17.69	125.00	35.16	N.48°26'31"E. 35.04
B		60°00'00"	72.16	125.00	130.89	N.26°30'00"E. 124.99
C	21C	35°39'34"	12.86	40.00	24.89	N.38°40'13"E. 24.49
D	21C	125°39'34"	77.91	40.00	87.72	N.83°40'13"E. 71.16
D	21D	90°00'00"	39.99	40.00	62.82	S.11°30'00"W. 56.56
D	21B	35°39'34"	12.86	40.00	24.89	S.74°19'47"W. 24.49
D		25°19'08"	—	40.00	175.43	S.33°30'00"E. 65.00
E	21B	35°39'34"	12.86	40.00	24.89	S.74°19'47"W. 24.49
F	21B	60°00'00"	43.30	75.00	78.54	S.26°30'00"W. 75.00
G	21A	105°02'00"	26.08	20.00	36.66	S.56°01'00"E. 31.74

BOUNDARY DATA - 4.916± ACRES				
COR.	BEARING	DIST.	NORTH COORDINATES	EAST COORDINATES
1	N.52°50'50"W.	293.94	1000.00	1000.00
2	N.1°28'30"W.	378.45	1292.41	970.05
3	S.75°28'00"E.	405.04	1670.74	960.31
4	S.00°34'00"E.	449.49	1569.10	1352.39
5	S.71°28'00"W.	376.36	1119.63	1356.84

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT KENNETH L. MOWLES AND NANCY H. MOWLES, HUSBAND AND WIFE, ARE THE FEE SIMPLE OWNERS AND PROPRIETORS OF THE LAND HEREON SHOWN SUBDIVIDED AND KNOWN AS EAST HOMEPLACE AND BOUNDED AS SHOWN HEREON IN DETAIL BY OUTSIDE CORNERS ①, ②, ③, ④, & ⑤ AND SAID PROPERTY IS OWNED FREE AND CLEAR OF LIENS, SAVE AND EXCEPT THE LIEN OF THAT CERTAIN DEED OF TRUST DATED OCTOBER 12, 1960, FROM KENNETH L. MOWLES AND NANCY H. MOWLES, HUSBAND AND WIFE, TO JOHN M. WILSON, JR., AND W.B. BAIRD, JR., TRUSTEES, SECURING FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, BENEFICIARY, OF RECORD IN THE CIRCUIT COURT FOR THE COUNTY OF ROANOKE, VIRGINIA, IN DEED BOOK 651 - PAGE 416, BEING THE AGENT AND ATTORNEY IN FACT FOR SAID BENEFICIARY.

THE SAID OWNERS, TRUSTEES, AND AGENT IN FACT FOR THE BENEFICIARY CERTIFY THAT THE SAID SUBDIVISION AS APPEARS ON THIS PLAT IS WITH THE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED PARTIES.

THE SAID OWNERS, WITH THE CONSENT OF THE UNDERSIGNED TRUSTEES AND AGENT IN FACT FOR THE BENEFICIARY, HEREBY DEDICATE TO AND VEST IN THE COUNTY OF ROANOKE SUCH PORTIONS OF THE PREMISES PLATTED AS ARE ON THIS PLAT SET APART FOR STREETS, EASEMENTS, OR OTHER PUBLIC USE.

THE SAID OWNERS, WITH THE CONSENT OF THE UNDERSIGNED TRUSTEES AND AGENT IN FACT FOR THE BENEFICIARY, DO AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT AND SUBDIVISION AND ACCEPTANCE OF THE DEDICATION OF THE STREET SHOWN HEREON BY THE BOARD OF SUPERVISORS OF ROANOKE COUNTY ON ITS OWN BEHALF AND FOR AND ON ACCOUNT OF ITS SUCCESSORS AND ASSIGNS, SPECIFICALLY RELEASES THE COUNTY OF ROANOKE AND THE VIRGINIA DEPARTMENT OF HIGHWAYS FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SAID OWNER, ITS SUCCESSORS AND ASSIGNS, MAY OR MIGHT HAVE AGAINST THE COUNTY OR VIRGINIA DEPT. 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 AND ALLEYS UPON THE PROPER GRADE AS MAY, FROM TIME TO TIME, BE ESTABLISHED BY SAID COUNTY OR VIRGINIA DEPT. OF HIGHWAYS AND SAID COUNTY OR VIRGINIA DEPT. OF HIGHWAYS 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 SEPTEMBER 7, 1965.

Kenneth L. Mowles OWNER
Nancy H. Mowles OWNER
John M. Wilson, Jr. TRUSTEE
W.B. Baird, Jr. TRUSTEE
Robert R. Keller AGENT FOR BENEFICIARY
Attorney: [Signature] ATTORNEY IN FACT FOR BENEFICIARY

APPROVED:

John M. Wilson, Jr. 6/13/66
CHAIRMAN, BOARD OF SUPERVISORS OF ROANOKE COUNTY.
[Signature] 6/13/66
SECRETARY, ROANOKE COUNTY PLANNING COMMISSION.
F. A. Spiggle 6-24-66
TOWN ENGINEER OF SALEM, VA.
[Signature] 6-24-66
EXEC. SECRETARY, TOWN OF SALEM PLANNING COMMISSION.

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 KENNETH L. MOWLES AND NANCY H. MOWLES, OWNERS, AND JOHN M. WILSON, JR., AND W.B. BAIRD, JR., TRUSTEES, AND AGENT AND ATTORNEY IN FACT FOR THE BENEFICIARY, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED SEPTEMBER 7, 1965, HAVE EACH PERSONALLY APPEARED BEFORE ME IN MY CITY AND STATE AFORESAID AND ACKNOWLEDGED THE SAME.

GIVEN UNDER MY HAND THIS 7TH DAY OF SEPTEMBER, 1965.

MY COMMISSION EXPIRES
DECEMBER 13, 1968
Mary Linda M. Smiley
NOTARY PUBLIC

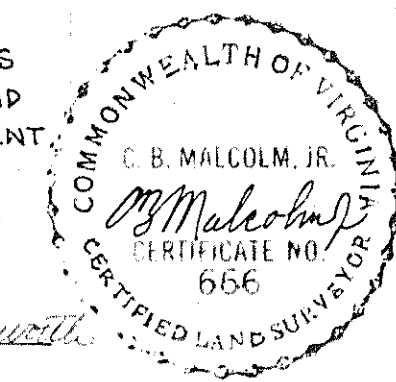
CAPTION LEGAL REFERENCES:

- DEED DATED OCTOBER 5, 1960, FROM BENJAMIN F. WOOD ET UX TO KENNETH L. MOWLES ET UX AND RECORDED IN DEED BOOK 651 - PG. 414.
- DEED FROM BENJAMIN FRANKLIN WOOD AND LEONE M. WOOD TO KENNETH L. MOWLES ET UX AND RECORDED IN DEED BOOK 671 - PG. 157.

IN IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CIRCUIT COURT FOR THE COUNTY OF ROANOKE, VIRGINIA, THIS MAP IS PRESENTED ON July 7, 1965, AND WITH THE CERTIFICATES OF ACKNOWLEDGMENT AND DEDICATION, THERETO ANNEXED IS ADMITTED TO RECORD AT 1:10 O'CLOCK P.M.

TESTE: N.C. LOGAN
CLERK

BY: *Nancy P. Hollander*
DEPUTY CLERK



NOTE: IRON PINS MARK ALL LOT CORNERS IN THIS SUBDIVISION.
DISTANCES ON CURVES ALONG STREET LINES ARE ARC DISTANCES.

PLAT OF EAST HOMEPLACE

PROPERTY OF
KENNETH L. MOWLES AND NANCY H. MOWLES
BEING PART LOT 20, ALL LOT 21, & PT. LOT 22
BLOCK 4 - MAP SHOWING SECTION NO. 2 OF
ORCHARD HEIGHTS
ROANOKE COUNTY, (SALEM DIST.) VIRGINIA.

By: C.B. MALCOLM & SON
STATE CERT. ENGRS.
DATE: SEPTEMBER 7, 1965. SCALE: 1"=100'
17154