

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 RECORDATION OF THIS PLAT.

1. LOTS SHOWN HEREON ARE FOR RESIDENTIAL PURPOSES ONLY.
2. THE GRADE AND DRAINAGE FOR IMPROVED YARDS AND ALONG EASEMENT 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 PIPE OR DRAINAGE STRUCTURES AS NEEDED FOR THE DISPOSITION OF STORM WATER, NOR SHALL 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 OTHER THAN PORCHES SHALL BE LOCATED NEARER TO THE FRONT OR SIDE STREET THAN THE BUILDING LINE SHOWN ON THIS PLAT.
4. NO FOWL, 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 IS LESS THAN 1450 SQ. FT. EXCLUSIVE OF PORCHES AND CARPORTS.
7. NO GARAGES 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.
9. REGION PROPERTIES, INC., HEREBY EXPRESSLY RESERVES UNTO ITSELF THE RIGHT TO SUBORDINATE, WAIVE, RELEASE OR MODIFY BY ITS SOLE ACT AND DEED ANY OF THE FOREGOING RESTRICTIONS AND FURTHER RESERVES UNTO ITSELF THE RIGHT BY ITS SAID SOLE ACT AND DEED TO CHANGE, RELOCATE OR MODIFY ANY MINIMUM BUILDING SETBACK LINE SHOWN ON THE AFORESAID PLAT OF SECTION N°3 "PENN FOREST" EXCEPT THAT THE MINIMUM BUILDING SET BACK LINES MAY NOT BE REDUCED BELOW THE STANDARDS REQUIRED BY ROANOKE COUNTY AND THE CITY OF ROANOKE.

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT REGION PROPERTIES, INC. IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, KNOWN AS SECTION N°3, "PENN FOREST," BOUNDED AS SHOWN HEREON IN DETAIL BY OUTSIDE CORNERS 1 THRU 33 TO 1, INCLUSIVE, WHICH COMPRISES A PORTION OF THE LAND CONVEYED TO SAID OWNER BY DEED FROM THE D. M. TAYLOR ESTATE RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY IN DEED BOOK 789 PAGE 314 AND WHICH LAND IS SUBJECT TO THE LIEN OF A CERTAIN DEED OF TRUST TO ALLEN W. STAPLES AND T. D. TAYLOR, TRUSTEES, SECURING FREDERICK ELWOOD TAYLOR AND RUTH E. SHEEHAN, TRUSTEES OF THE D. M. TAYLOR ESTATE, AND RECORDED IN DEED BOOK 789 PAGE 320 IN THE AFORESAID CLERK'S OFFICE.

THE SAID OWNER CERTIFIES THAT IT HAS SUBDIVIDED THIS LAND, AS SHOWN HEREON, ENTIRELY WITH ITS OWN FREE WILL AND CONSENT AND 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 THE COUNTY OF ROANOKE "LAND SUBDIVISION ORDINANCES." THE SAID OWNER WITH THE CONSENT OF THE UNDERSIGNED TRUSTEES, DOES, BY VIRTUE OF THE RECORDATION OF THIS PLAT, DEDICATE IN FEE SIMPLE TO THE COUNTY OF ROANOKE ALL THE LAND EMBRACED WITHIN THE STREETS OF THIS SUBDIVISION AND ALL THE EASEMENTS ARE HEREBY DEDICATED FOR PUBLIC USE.

THE SAID OWNER DOES AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT AND SUBDIVISION AND THE ACCEPTANCE OF THE DEDICATION OF THE STREETS, SHOWN HEREON, BY THE BOARD OF SUPERVISORS OF ROANOKE COUNTY, ON ITS OWN BEHALF AND FOR AND ON ACCOUNT OF ITS HEIRS, SUCCESSORS, DEVISEES AND ASSIGNS, SPECIFICALLY RELEASES THE COUNTY AND THE VIRGINIA DEPARTMENT OF HIGHWAYS FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SUCH OWNER, ITS HEIRS, 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 THIS 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.

IN WITNESS WHEREOF IS HEREBY PLACED THE SIGNATURE OF THE SAID CORPORATION BY M. L. STRAUSS, ITS PRESIDENT, WITH ITS CORPORATE SEAL HEREUNTO AFFIXED AND DULY ATTESTED BY HORACE G. FRALIN, ITS SECRETARY, AND THE SIGNATURE OF THE AFORESAID TRUSTEES, THIS THE 24 DAY OF JANUARY, 1967.

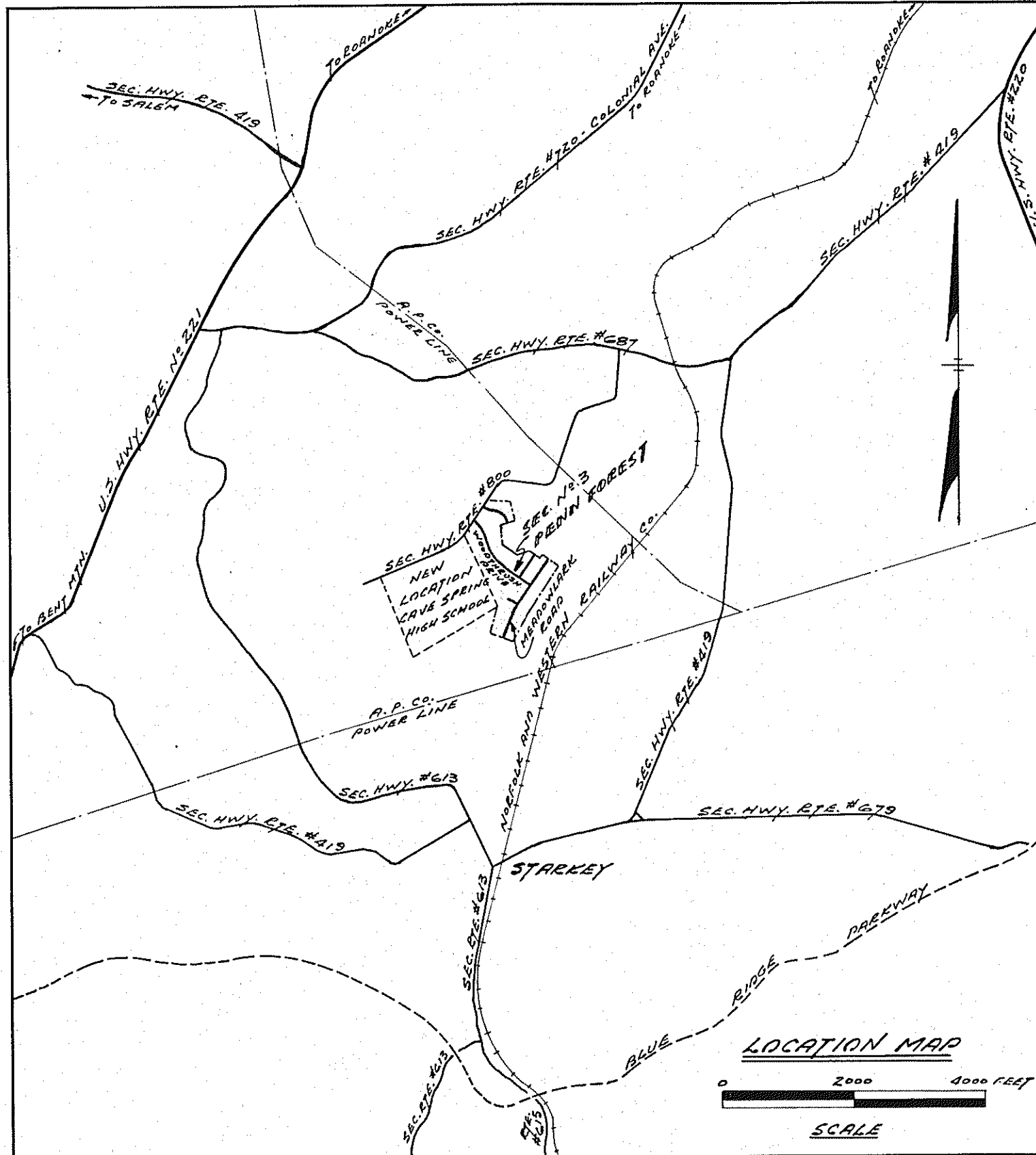
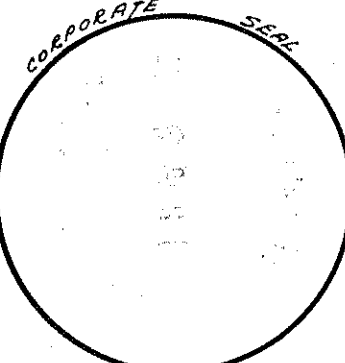
REGION PROPERTIES, INC.

BY: M. L. Strauss
PRESIDENT

Allen W. Staples
TRUSTEE

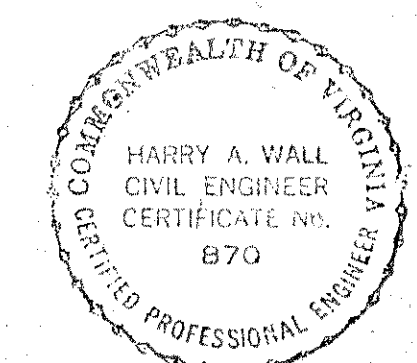
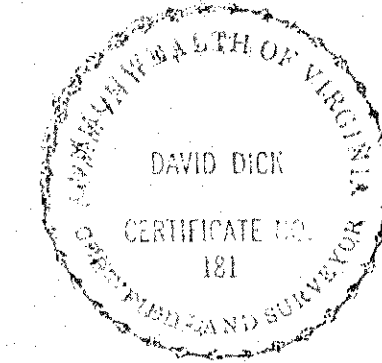
ATTEST: Frank S. Staples
SECRETARY

T. D. Taylor
TRUSTEE



BOUNDARY LINE CALCULATIONS							
COR.	BEARING	DIST.	N.	S.	E.	W.	
1-2	N. 43° 58' 30" E.	74.82	53.84		51.95		
2-3	N. 88° 17' 30" E.	207.96	169.22		128.86		
3-4	N. 32° 52' 30" E.	393.42	331.41		212.01		
4-5	S. 87° 19' 20" E.	305.00		14.25	304.67		
5-6	S. 1° 50' 30" E.	203.26		203.14	6.89		
6-7	S. 72° 21' 30" W.	126.00		37.88		119.12	
7-8	S. 37° 02' 20" W.	69.38		56.38		41.79	
8-9	S. 71° 50' 30" W.	183.90		57.31		174.74	
9-10	S. 11° 50' 05" E.	206.07		201.69	42.26		
10-11	S. 18° 10' 20" E.	146.26		138.00	46.30		
11-12	S. 56° 12' 45" E.	304.50		173.73	260.08		
12-13	N. 8° 13' 15" E.	27.95	27.66		4.00		
13-14	N. 67° 48' 45" E.	119.27	46.04		110.44		
14-15	S. 56° 12' 45" E.	100.00		57.06	82.13		
15-16	S. 43° 54' 05" E.	50.99		36.74	38.36		
16-17	S. 55° 12' 45" E.	131.92		75.26	108.34		
17-18	N. 34° 47' 15" E.	50.00	41.06		28.53		
18-19	S. 56° 12' 45" E.	125.00		71.32	102.66		
19-20	N. 34° 47' 15" E.	23.40	19.22		13.35		
20-21	S. 56° 12' 45" E.	174.81		99.73	143.57		
21-22	S. 30° 48' 20" W.	762.40		617.79		429.46	
TOTALS			2212.69	2212.69	1777.35	1777.48	

TOTAL AREA IN BOUNDARY = 25.225 ACRES



APPROVED:

Paul M. Raine DATE: 1/14/67
CHAIRMAN - BOARD OF SUPERVISORS OF ROANOKE COUNTY

James M. Hall DATE: 1/16/67
SECRETARY - ROANOKE COUNTY PLANNING COMMISSION

Dexter N. Smith DATE: 3-3-67
AGENT - ROANOKE CITY PLANNING COMMISSION

William F. Clark DATE: 3-3-67
CITY ENGINEER - ROANOKE, VIRGINIA

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THEREON ANNEXED IS ADMITTED TO RECORD ON MARCH 6, 1967, AT 10:30 O'CLOCK A. M.

TESTER MISS N. C. LOGAN

BY: Manly P. Hallandworth
DEPUTY CLERK

PLAT
of
SECTION N°3
PENN FOREST
PROPERTY OF
REGION PROPERTIES, INC.
ROANOKE CO., VIRGINIA

DAVID DICK & HARRY A. WALL
BY: CIVIL ENGINEERS & SURVEYORS
DATE: JAN. 3, 1967 SCALE: 1"=100'