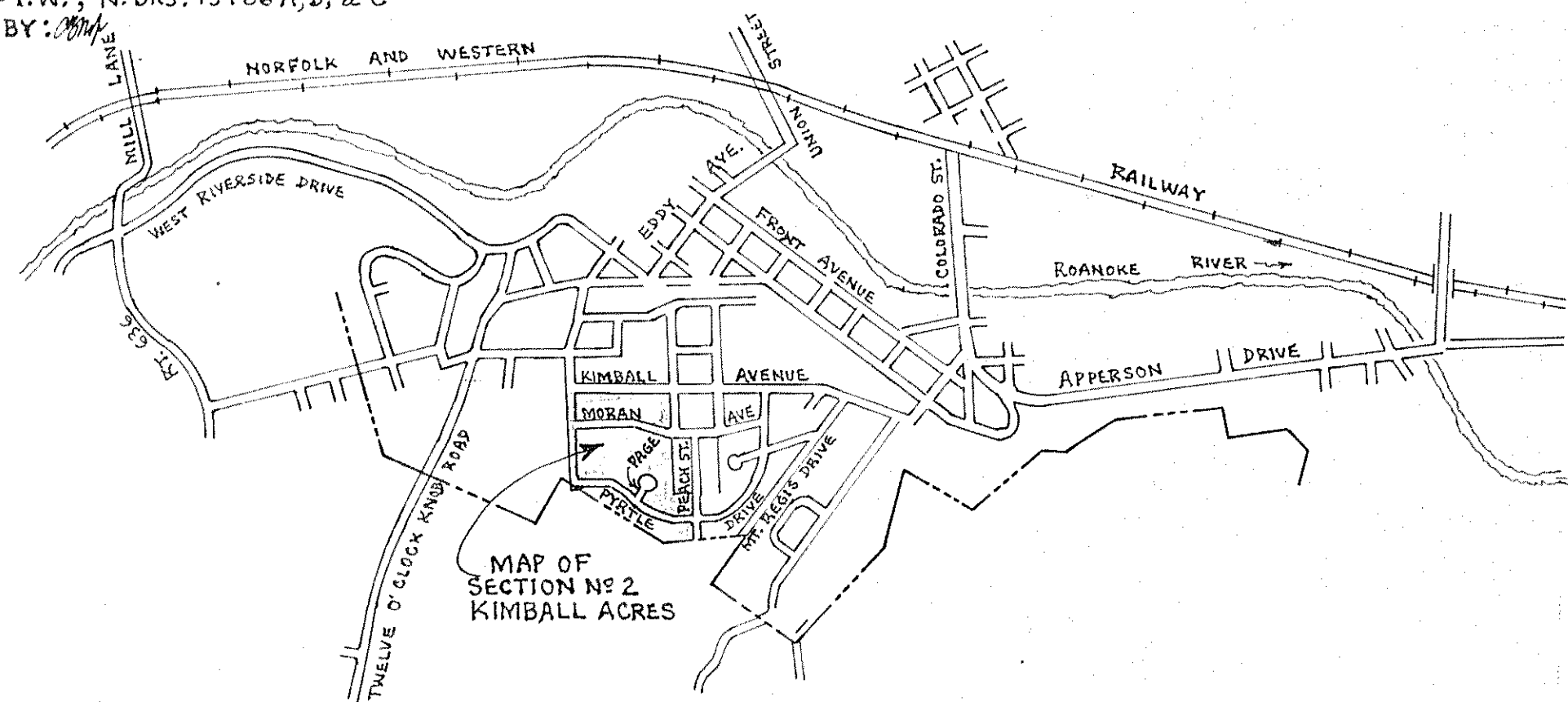


COMM. NO. 15486
F.W. = P.W., N.BKS. 15486 A, B, & C
CK'D. BY: *[Signature]*



GENERAL LOCATION MAP

RESERVATIONS AND RESTRICTIONS: THE FOLLOWING SHALL BE COVENANTS RUNNING WITH THE TITLE TO THIS LAND SHOWN HEREON SUBDIVIDED FOR A PERIOD OF 30YRS. FOLLOWING THE RECORDATION OF THIS MAP.

1. THE LOTS SHOWN HEREON ARE TO BE USED FOR RESIDENTIAL PURPOSES ONLY.
2. NO RESIDENCE TO BE PERMITTED ON ANY LOT WITH ENCLOSED LIVING AREA (OUTSIDE DIMENSIONS) OF LESS THAN 1000 SQ. FT., AND HOUSES WITH MORE THAN ONE FLOOR LEVEL SHALL HAVE NOT LESS THAN 1500 SQ. FT.
3. ALL HOUSE PLANS AND SPECIFICATIONS MUST BE APPROVED IN WRITING BY THE DEVELOPER PRIOR TO CONSTRUCTION. COMPLETION OF CONSTRUCTION SHALL AUTOMATICALLY RELEASE THIS RESERVATION AND RESTRICTION.
4. NO TEMPORARY LIVING QUARTERS, SUCH AS BASEMENTS, TENTS, SHACKS, TRAILERS, OR GARAGES SHALL BE ALLOWED.
5. NO RESIDENCE SHALL BE ERECTED WITH THE MAIN BODY CLOSER TO THE STREET LINE THAN THE SET-BACK LINE SHOWN HEREON.
6. NO SWINE OR HOGS, CHICKENS, GOATS, CATTLE, OR OTHER NUISANCE SHALL BE ALLOWED, AND NOTHING SHALL BE DONE TO DISTURB THE PEACE AND QUIETUDE OF THE NEIGHBORHOOD.
7. ALL LOTS ARE SUBJECT TO EASEMENTS AS SHOWN ON BODY OF MAP AS WELL AS NECESSARY GUY AND ANCHOR EASEMENTS FOR ELECTRIC AND TELEPHONE POLES AND EASEMENTS FOR INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES ARE RESERVED AS SHOWN ON THE RECORDED PLAT. WITHIN THESE EASEMENTS NO STRUCTURE, PLANTING, OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY DAMAGE OR INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF UTILITIES, OR WHICH MAY CHANGE THE DIRECTION OF FLOW OF DRAINAGE CHANNELS IN THE EASEMENTS, OR WHICH MAY OBSTRUCT OR RETARD THE FLOW OF WATER THROUGH DRAINAGE CHANNELS IN THE EASEMENTS. THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS IN IT SHALL BE MAINTAINED CONTINUOUSLY BY THE OWNER OF THE LOT, EXCEPT FOR THOSE IMPROVEMENTS FOR WHICH A PUBLIC AUTHORITY OR UTILITY COMPANY IS RESPONSIBLE.
8. IF THE OWNERS OF THIS SUBDIVISION OR ANYONE CLAIMING UNDER THEM SHALL VIOLATE OR ATTEMPT TO VIOLATE ANY OF THESE COVENANTS, IT SHALL BE LAWFUL FOR ANY PERSON OR PERSONS OWNING ANY REAL PROPERTY SITUATE IN THIS SUBDIVISION TO PROSECUTE ANY PROCEEDINGS AT LAW, OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT AND EITHER TO PREVENT HIM OR THEM FROM DOING SO, OR TO RECOVER DAMAGES.
9. NO FENCES SHALL BE BUILT WHICH ARE MORE THAN 2 FT. IN HEIGHT IN FRONT OF THE BUILDING LINE SHOWN HEREON.
10. ALL LOTS ARE SUBJECT TO PRIVATE DRAIN EASEMENTS FIVE FT. WIDE ALONG ALL SIDE LINES (10 FT. WIDTH TOTAL) AND THE AREAS SHOWN ON MAP AS PUBLIC UTILITY EASEMENTS (P.U.E.) SHALL ALSO BE CONSTRUED AS PRIVATE DRAIN EASEMENTS. ALL PRIVATE DRAIN EASEMENTS ARE FULLY AFFECTED BY THE CONDITIONS AND REQUIREMENTS OF ABOVE RESERVATION & RESTRICTION NO. 7 PERTINENT TO DRAINAGE, EXCEPT THAT THIS COVENANT SHALL NOT BE CONSTRUED AS PREVENTING THE USE OF THE SIDE FIVE FT. WIDTH OF THESE LOTS FOR DRIVEWAY PURPOSES.

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT P. AND M. DEVELOPMENT CORP. IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND HEREON SHOWN SUBDIVIDED KNOWN AS MAP OF SECTION NO. 2 (TWO SHEETS) KIMBALL ACRES BOUNDED AS SHOWN HEREON IN DETAIL BY OUTSIDE CORNERS (13) (14) (15) (16) (17) (18) (19) (20) (21) (22) (23) (24) (25) (26) (27) (28) (29) (30) (31) (32) (33) (34) (35) (36) (37) (38) (39) (40) (41) (42) (43) (44) (45) (46) (47) (48) (49) (50) (51) (52) (53) (54) (55) (56) (57) (58) (59) (60) (61) (62) (63) (64) (65) (66) (67) (68) (69) (70) (71) (72) (73) (74) (75) (76) (77) (78) (79) (80) (81) (82) (83) (84) (85) (86) (87) (88) (89) (90) (91) (92) (93) (94) (95) (96) (97) (98) (99) (100) AND SAID PROPERTY IS OWNED FREE AND CLEAR OF LIENS, SAVE AND EXCEPT THE LIEN OF THAT CERTAIN DEED OF TRUST DATED SEPTEMBER 8, 1964, FROM P. AND M. DEVELOPMENT CORP. TO JOHN H. THORNTON, JR., AND G. MARSHALL MUNDY, TRUSTEES, SECURING GELINE BOWMAN WILLIAMS AND ALEXANDER H. WILLIAMS, JR., HER HUSBAND, BENEFICIARIES, OF RECORD IN THE CIRCUIT COURT FOR THE COUNTY OF ROANOKE, VIRGINIA, IN DEED BOOK 753 - PAGE 332, JOHN H. THORNTON, JR., BEING THE AGENT AND ATTORNEY IN FACT FOR SAID BENEFICIARIES.

THAT DAISY L. TURPIN IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE VACATED WESTERLY ONE-HALF OF MULBERRY STREET EXTENDED SOUTHERLY FROM THE SOUTHERLY LINE OF KIMBALL AVENUE TO THE NORTHEAST LINE OF THE SIMMS PROPERTY BOUNDED AS SHOWN HEREON BY CORNERS (20) (21) AND (22) CONTAINING 0.357 ACRES MORE OR LESS WHICH LAND IS HEREBY DEDICATED TO THE TOWN OF SALEM FOR STREET PURPOSES, TO BE THE WESTERLY ONE-HALF OF MULBERRY STREET.

THE SAID OWNER, 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 OWNER, WITH THE CONSENT OF THE UNDERSIGNED TRUSTEE AND AGENT IN FACT FOR THE BENEFICIARY, HEREBY DEDICATE TO AND VEST IN THE TOWN OF SALEM SUCH PORTIONS OF THE PREMISES PLATTED AS ARE ON THIS PLAT SET APART FOR STREETS, EASEMENTS, OR OTHER PUBLIC USE IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION ORDINANCE OF THE TOWN OF SALEM AND THE VIRGINIA LAND SUBDIVISION ACT, AS AMENDED.

THE UNDERSIGNED OWNER DOETH, BY VIRTUE OF THIS PLAT AND AS A CONDITION PRECEDENT TO THE APPROVAL OF THE FINAL PLAT AND SUBDIVISION, AND THE ACCEPTANCE OF THE DEDICATION OF THE STREETS SHOWN THEREON BY THE COUNCIL, DOETH ON ITS OWN BEHALF AND FOR AND ON ACCOUNT OF ITS SUCCESSORS AND ASSIGNS SPECIFICALLY RELEASE THE TOWN OF SALEM FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SUCH OWNER OR 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 AND ALLEYS AS SHOWN ON THE PLAT OF THE LAND SUBDIVIDED (OR SUCH CHANGED STREETS OR ALLEYS 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, FROM TIME TO TIME, BE ESTABLISHED BY SAID TOWN, AND SAID TOWN SHALL NOT BE REQUIRED TO CONSTRUCT ANY RETAINING WALL OR WALLS, ALONG THE STREETS AND ALLEYS AND PROPERTY LINES THEREOF.

WITNESS THE SIGNATURE OF P. AND M. DEVELOPMENT CORP. BY D. M. PYRTLE, ITS PRESIDENT, WITH ITS CORPORATE SEAL HERETO AFFIXED AND DULY ATTESTED BY MARY H. PYRTLE, ITS SECRETARY, AND THE SIGNATURES AND SEALS OF JOHN H. THORNTON, JR., TRUSTEE ATTORNEY IN FACT FOR SAID BENEFICIARIES, AND DAISY L. TURPIN, THIS 2ND DAY OF MAY, 1967.

[Signature]
D. M. PYRTLE, PRESIDENT
P. AND M. DEVELOPMENT CORP.

[Signature]
MARY H. PYRTLE, SECRETARY
P. AND M. DEVELOPMENT CORP.

[Signature]
JOHN H. THORNTON, JR., TRUSTEE

[Signature]
JOHN H. THORNTON, JR.,
ATTY. IN FACT FOR BENEFICIARY

[Signature]
DAISY L. TURPIN, OWNER
H. H. TURPIN, OWNER

APPROVED:

[Signature] 9-15-67
EXECUTIVE SECRETARY OF TOWN OF
SALEM PLANNING COMMISSION

[Signature] 9-15-67
TOWN ENGINEER OF
TOWN OF SALEM, VIRGINIA.

STATE OF VIRGINIA }
CITY OF ROANOKE } TO WIT:

I, MARY LINDA M. SMILEY, A NOTARY PUBLIC IN AND FOR THE CITY OF ROANOKE, IN THE STATE OF VIRGINIA, DO HEREBY CERTIFY THAT D. M. PYRTLE AND MARY H. PYRTLE, PRESIDENT AND SECRETARY, RESPECTIVELY, OF P. AND M. DEVELOPMENT CORP., JOHN H. THORNTON, JR., TRUSTEE AND ATTORNEY IN FACT FOR BENEFICIARIES, AND DAISY L. TURPIN, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED THE 2ND DAY OF MAY, 1967, HAVE EACH PERSONALLY APPEARED BEFORE ME IN MY CITY AND STATE AFORESAID, AND ACKNOWLEDGED THE SAME.

GIVEN UNDER MY HAND THIS 9TH DAY OF MAY, 1967.

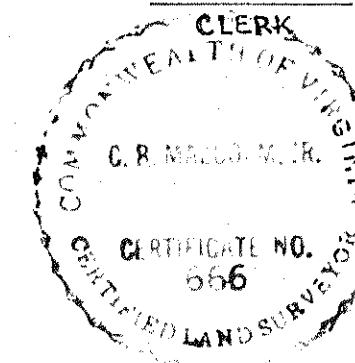
My Commission expires
DEC. 13, 1968.

[Signature]
MARY LINDA M. SMILEY
NOTARY PUBLIC

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF ROANOKE, VIRGINIA, THIS MAP IS PRESENTED ON SEPTEMBER 15, 1967, AND WITH THE CERTIFICATES OF ACKNOWLEDGMENT AND DEDICATION, THERETO ANNEXED, IS ADMITTED TO RECORD AT 3:30 O'CLOCK P. M..

TESTE: N. C. LOGAN
CLERK

BY: *[Signature]*
DEPUTY CLERK



MAY 2, 1967.
I, HEREBY, CERTIFY THAT THIS
PLAT OF SURVEY IS CORRECT.

[Signature]
STATE CERTIFIED SURVEYOR

CAPTION LEGAL REFERENCES:

1. THE AREA BOUNDED BY CORNERS (13) (14) (15) (16) (17) (18) (19) (20) (21) (22) (23) (24) (25) (26) (27) (28) (29) (30) (31) (32) (33) (34) (35) (36) (37) (38) (39) (40) (41) (42) (43) (44) (45) (46) (47) (48) (49) (50) (51) (52) (53) (54) (55) (56) (57) (58) (59) (60) (61) (62) (63) (64) (65) (66) (67) (68) (69) (70) (71) (72) (73) (74) (75) (76) (77) (78) (79) (80) (81) (82) (83) (84) (85) (86) (87) (88) (89) (90) (91) (92) (93) (94) (95) (96) (97) (98) (99) (100) CONVEYED FROM GELINE BOWMAN WILLIAMS AND ALEXANDER H. WILLIAMS, JR., TO P. AND M. DEVELOPMENT CORP. BY DEED DATED AUGUST 31, 1964, AND RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR ROANOKE COUNTY, VIRGINIA, IN DEED BOOK 753 - PAGE 326.

MAP OF SECTION NO 2
SHEET 1 OF 2 SHEETS
KIMBALL ACRES
PROPERTY OF
P. AND M. DEVELOPMENT CORP.
SALEM, VIRGINIA.

BY: C. B. MALCOLM & SON
STATE CERT. ENGRS.
ROANOKE, VIRGINIA.

DATE: MAY 2, 1967.