

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT A.T. LOYD IS THE OWNER OF THE TRACT OF LAND SHOWN HEREON, BOUNDED BY CORNERS 1 THRU 13, INCLUSIVE, SUBDIVIDED INTO LOTS AND KNOWN AS MAP OF SECTION NO. 2, MOUNTAIN VIEW COURT, CONTAINING 12.11 ± ACRES, AND BEING A PORTION OF THAT TRACT OF LAND CONVEYED TO SAID OWNER BY DEED DATED MAY 24, 1965 FROM DOUBLE R CORP. AND RECORDED IN DEED BOOK 112, PG. 487 IN THE CLERK'S OFFICE, FOR THE CIRCUIT COURT OF ROANOKE COUNTY, VA., SUBJECT ONLY TO THE L. N. OF A CERTAIN DEED OF TRUST FROM DOUBLE R CORP. TO TOM STOCKTON FOX, TRUSTEE SECURING C. STURLING WILLIAMS AND IMOGENE P. WILLIAMS, BENEFICIARIES, THE PAYMENT OF A CERTAIN SUM OF MONEY AND RECORDED IN DEED BOOK 152, PG. 178 IN THE AFORESAID CLERK'S OFFICE.

THE SAID OWNER HEREBY CERTIFIES, THAT IT HAS SUBDIVIDED THIS LAND INTO LOTS AS SHOWN HEREON ENTIRELY WITH ITS OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15-779 THROUGH 15-794.3 OF THE 1950 CODE OF VIRGINIA, AS AMENDED TO DATE.

THE SAID OWNER WITH THE CONSENT OF THE UNDERSIGNED TRUSTEE AND BENEFICIARIES, HEREBY DEDICATES TO AND VESTS IN COUNTY OF ROANOKE, VA. SUCH PORTIONS OF THE PREMISES PLATTED AS ARE ON THIS PLAT SET APART FOR STREETS, EASEMENT, OR OTHER PUBLIC USE.

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 BOARD OF SUPERVISORS OF ROANOKE COUNTY, ON ITS OWN BEHALF AND FOR AND ON ACCOUNT OF ITS HEIRS, DEVISEES, SUCCESSORS AND ASSIGNS, SPECIFICALLY RELEASE THE COUNTY OF ROANOKE AND THE VIRGINIA DEPT. OF HIGHWAYS FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SAID OWNER, ITS HEIR, DEVISEES, 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 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 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.

WITNESS THE SIGNATURES AND SEALS ON THIS 26th DAY OF January, 1968.

A.T. Loyd
A.T. LOYD, OWNER

C. Sturling Williams
C. STURLING WILLIAMS, BENEFICIARY

Tom Stockton Fox
TOM STOCKTON FOX, TRUSTEE

Imogene P. Williams
IMOGENE P. WILLIAMS, BENEFICIARY

STATE OF VIRGINIA
CITY OF ROANOKE

Michael Michale, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE AND CITY, DO HEREBY CERTIFY THAT A.T. LOYD, TOM STOCKTON FOX, C. STURLING WILLIAMS IMOGENE P. WILLIAMS, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED January 26, 1968, HAVE EACH PERSONALLY APPEARED BEFORE ME IN MY STATE AND CITY AND ACKNOWLEDGED THE SAME ON THIS 26th DAY OF January, 1968. MY COMMISSION EXPIRES: May 29, 1971.

APPROVED:

William F. Clark 3-15-68
CITY ENGINEER, ROANOKE, VA. DATE

Secy. of Roanoke Co. Planning Comm. 1/11/68
SECY. OF ROANOKE CO. PLANNING COMM. DATE

Dexter A. Smith 3-18-68
AGENT FOR ROANOKE CITY PLANNING COMM. DATE

Luc B. Eddy 1/10/68
CHAIRMAN OF BOARD OF SUPERVISORS DATE OF ROKE CO.

CURVE DATA							
CURVE	LOT	BLK	DELTA	TAN.	RAD.	ARC	CHORD-BEARING
A	1	5	95°12'30"	110.95	101.30	168.33	S.52°46'45"E. 149.62
B	9	5	95°12'30"	100.00	91.30	151.71	S.52°46'45"E. 134.85
C	13	5	90°00'	25.00	25.00	39.27	S.39°49'30"W. 35.35
D	5	5	44°05'	109.88	271.39	208.80	N.73°08'W. 203.69
D	13	5	17°12'	41.04	271.39	81.47	N.86°34'30"W. 81.16
D	14	5	18°43'30"	44.75	271.39	88.69	N.68°36'45"W. 88.30
D	15	5	8°09'30"	19.35	271.39	38.64	N.55°10'15"W. 38.61
E	5	5	71°09'30"	139.94	175.43	236.24	N.89°40'15"W. 218.79
E	17	5	18°43'10"	28.92	175.43	51.32	N.60°27'05"W. 51.06
E	18	5	28°26'	44.44	175.43	87.05	N.84°01'40"W. 86.17
E	19	5	27°07'20"	42.31	175.43	83.04	S.68°11'40"W. 82.27
E	20	5	2°53'	4.41	175.43	8.83	S.53°11'30"W. 8.83
F	20	5	88°34'	25.00	25.63	39.62	N.83°58'W. 35.79
G	1	4	91°26'	25.00	24.38	38.90	N.6°02'E. 34.91
H	16	4	90°00'	25.00	25.00	39.27	S.50°10'30"E. 35.35
J	4	4	44°05'	130.12	321.39	241.28	N.73°08'W. 241.22
J	16	4	13°22'	37.66	321.39	74.98	N.88°29'30"W. 74.81
J	17	4	13°22'	37.66	321.39	74.98	N.75°07'30"W. 74.81
J	18	4	14°16'	40.22	321.39	80.03	N.61°18'30"W. 79.82
J	19	4	3°05'	8.65	321.39	17.29	N.52°38'W. 17.29
K	4	4	77°09'30"	100.05	125.43	168.91	N.89°40'15"W. 156.43
K	20	4	6°52'	7.52	125.43	15.03	N.54°31'30"W. 15.02
K	21	4	70°17'30"	88.30	125.43	153.88	S.86°53'45"W. 144.41

NOTE: ALL P.C.'S, P.T.'S, PROPERTY CORNERS ARE MARKED BY IRON PINS UNLESS OTHERWISE NOTED.

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS MAP WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED, ADMITTED TO RECORD AT 2:00 O'CLOCK, P. M. ON THIS 18th DAY OF March, 1968.

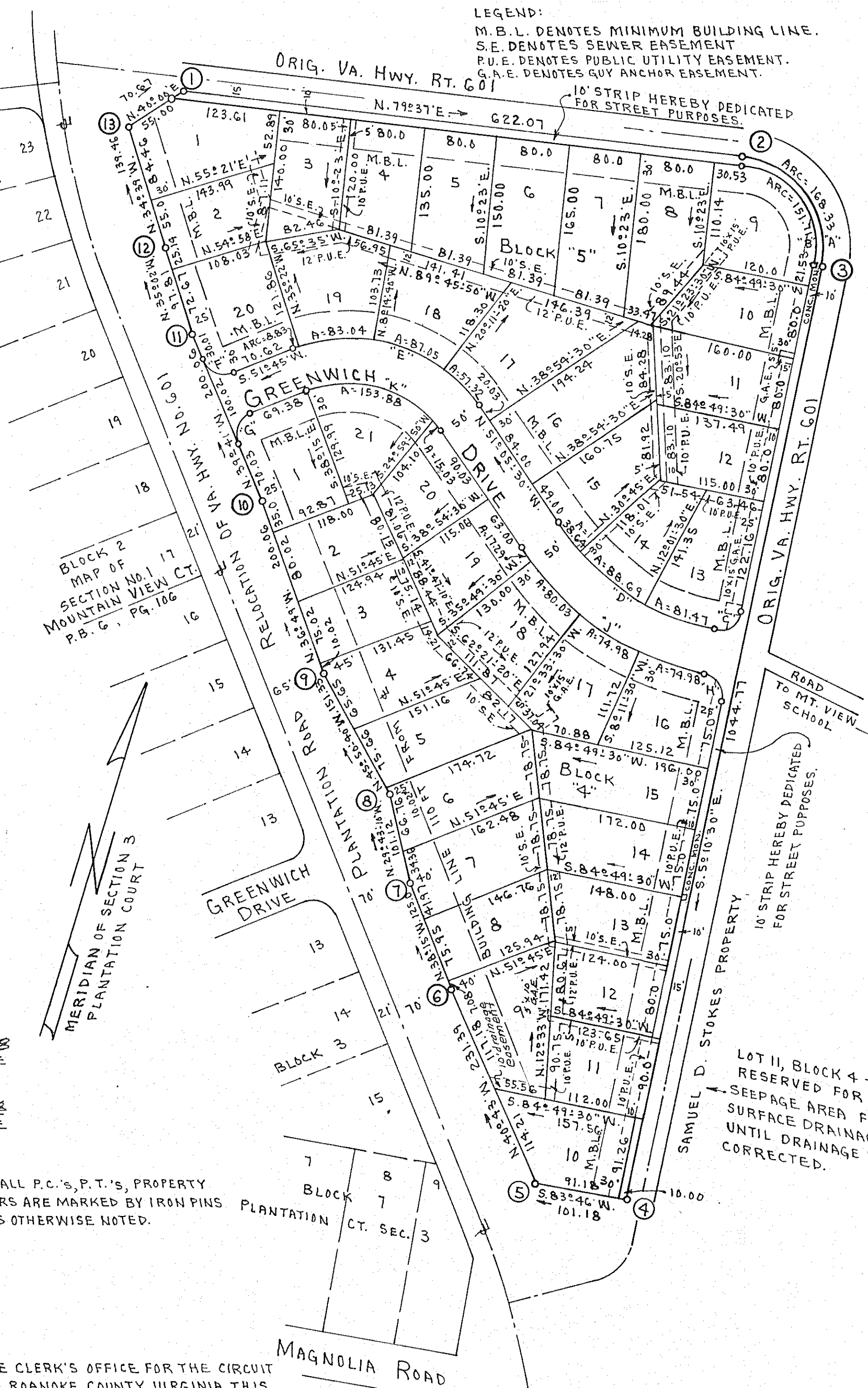
TESTE: Elizabeth W. Stokes
CLERK

By: Mary O. Halliburton
Dep. Clerk

JANUARY 2, 1968
I, HEREBY, CERTIFY THAT THIS PLAT OF SURVEY IS CORRECT.

J.P. Parker
VA. STATE CERTIFIED ENGR. & SURVEYOR

LEGEND:
M.B.L. DENOTES MINIMUM BUILDING LINE.
S.E. DENOTES SEWER EASEMENT
P.U.E. DENOTES PUBLIC UTILITY EASEMENT.
A.E. DENOTES GUY ANCHOR EASEMENT.



RESERVATIONS AND RESTRICTIONS

THE FOLLOWING RESERVATIONS AND RESTRICTIONS ARE MADE COVENANTS RUNNING WITH THE TITLE TO THE LAND SHOWN SUBDIVIDED HEREON, KNOWN AS SECTION NO. 2 "MOUNTAIN VIEW COURT" AND SHALL BE BINDING UPON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM FOR A PERIOD OF (25) TWENTY-FIVE YEARS FROM THE DATE OF RECORDATION OF THIS MAP, AFTER WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS UNLESS AN INSTRUMENT, SIGNED BY THE MAJORITY OF THE OWNERS OF THE LOTS, HAS BEEN RECORDED AGREEING TO CHANGE SAID COVENANTS IN WHOLE OR IN PART.

1. ALL OF THE LOTS IN SECTION NO. 2 "MOUNTAIN VIEW COURT" AS SHOWN HEREON, SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY, AND SAID PROPERTY SHALL NOT BE USED FOR ANY PURPOSE THAT WILL CREATE A NUISANCE OR ANNOYANCE IN THE NEIGHBORHOOD.

2. NO RESIDENCE LOT SHALL BE SUBDIVIDED INTO BUILDING LOTS EXCEPT THAT A LOT MAY BE DIVIDED AND ADDED TO ADJOINING LOTS.

3. NO DWELLING SHALL BE ERECTED OR PLACED ON ANY LOT, SAID LOT HAVING A FRONTAGE LESS THAN THAT SHOWN ON MAP, AND NOT NEARER THE STREET LINE THAN THE MINIMUM SETBACK LINE SHOWN HEREON.

4. EASEMENTS FOR INSTALLATION AND MAINTENANCE OF UTILITIES ARE RESERVED WHERE SHOWN HEREON.

5. NO STRUCTURE OF A TEMPORARY CHARACTER SUCH AS A TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDING, SHALL BE USED ON ANY LOT AT ANY TIME, AS A RESIDENCE, EITHER TEMPORARILY OR PERMANENTLY.

6. NO LOT SHALL BE USED OR MAINTAINED FOR A DUMPING GROUND FOR RUBBISH, TRASH, GARBAGE OR OTHER WASTE, EXCEPT IN SANITARY CONTAINERS.

7. NO ONE STORY DWELLING SHALL BE ERECTED ON ANY LOT IN SAID SUBDIVISION WHICH HAS LESS THAN 1100 SQ. FT. OF LIVABLE AREA ON THE FIRST FLOOR AND WHICH EXCLUDES PORCHES AND CARPORTS, AND NO DWELLING SHALL BE ERECTED HAVING MORE THAN ONE STORY IN HEIGHT WITH THE FIRST FLOOR LIVABLE AREA OF LESS THAN 650 SQ. FT., EXCLUDING PORCHES AND CARPORTS.

8. NO HOUSE SHALL BE ERECTED ON ANY LOT EXCEEDING TWO STORIES IN HEIGHT AND A ONE OR TWO CAR GARAGE, AND NOT MORE THAN ONE SUCH DWELLING HOUSE SHALL BE ERECTED ON ANY LOT, ONE STORY, TWO FAMILY DWELLINGS ARE ACCEPTED WITH A MINIMUM OF 700 SQUARE FEET OF LIVABLE FLOOR SPACE IN EACH UNIT.

9. ENFORCEMENT OF THESE COVENANTS SHALL BE BY PROCEEDINGS AT LAW OR IN EQUITY AGAINST ANY PERSON OR PERSONS, VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANT, EITHER TO RESTRAIN VIOLATION OR TO RECOVER DAMAGES.

10. VIOLATION OR INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGEMENT OR COURT ORDER, SHALL IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

11. NO FOWL, HOGS, GOATS, OR OTHER LIVESTOCK WILL BE ALLOWED ON THE LOTS SHOWN HEREON.

12. RETAINING WALLS TO BE CONSTRUCTED OF POURED CONCRETE, STONE OR BRICK ONLY.

BOUNDARY DATA

CORNERS	BEARING	DISTANCE	NORTH	SOUTH	EAST	WEST
1-2	N.79°37'E.	622.07	112.12		611.88	
2-3	S.52°46'45"E.	149.62		90.50		119.14
3-4	S.5°10'30"E.	1044.77		1040.51		94.24
4-5	S.83°46'W.	101.18		10.99		100.58
5-6	N.40°43'W.	231.39	175.38			150.94
6-7	N.38°15'W.	125.00	98.16			77.39
7-8	N.29°43'10"W.	101.12	87.82			50.13
8-9	N.45°50'40"W.	151.33	105.42			108.57
9-10	N.36°49'W.	200.06	160.16			119.87
10-11	N.39°41'W.	200.06	153.96			127.75
11-12	N.35°02'W.	97.81	80.09			56.15
12-13	N.34°39'W.	139.46	114.72			79.29
13-1	N.40°06'E.	70.67	54.14		95.42	
TOTALS			1141.97	1142.00	870.68	870.67

MAP OF SECTION NO. 2

MOUNTAIN VIEW COURT

PROPERTY OF A.T. LOYD

ROANOKE COUNTY,
SCALE: 1" = 100'

VIRGINIA
JANUARY 2, 1968

BY: T.P. PARKER
STATE CERT. ENGR.