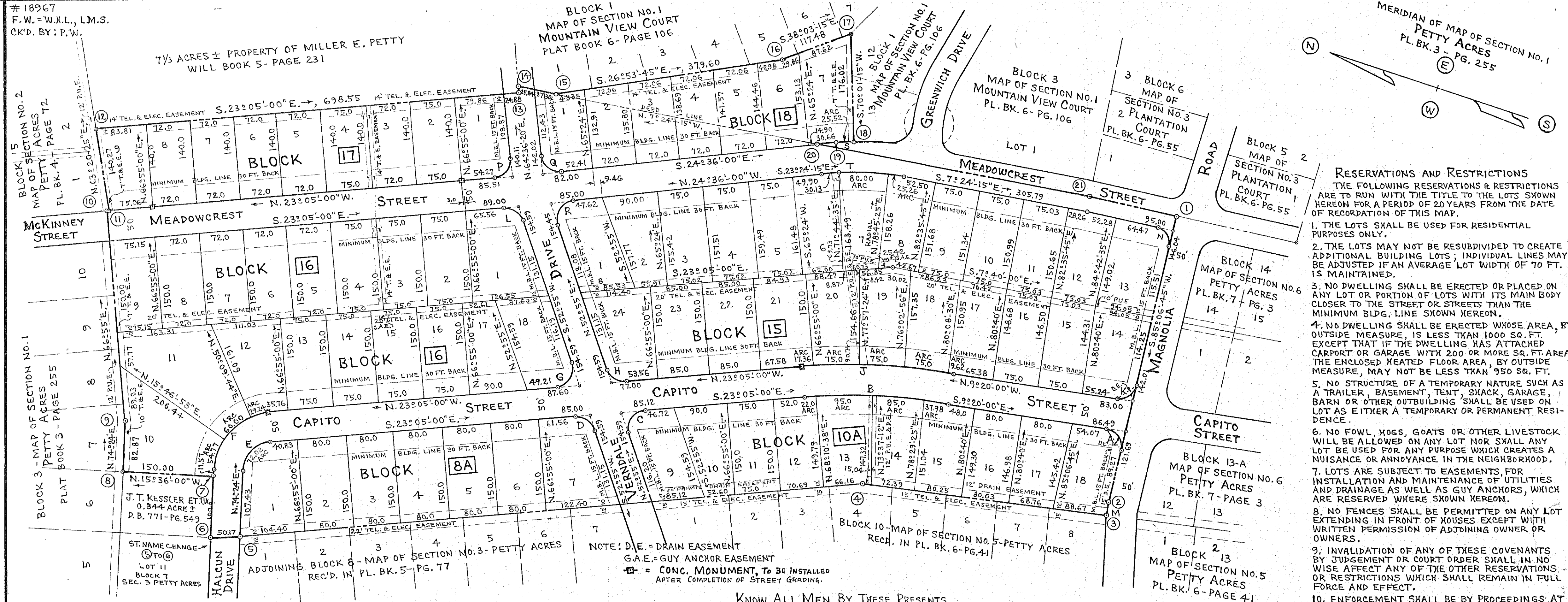


#18967
F.W.=W.X.L., L.M.S.
CKD. BY: P.W.

7 1/3 ACRES ± PROPERTY OF MILLER E. PETTY
WILL BOOK 5 - PAGE 231



RESERVATIONS AND RESTRICTIONS
THE FOLLOWING RESERVATIONS & RESTRICTIONS ARE TO RUN WITH THE TITLE TO THE LOTS SHOWN HEREON FOR A PERIOD OF 20 YEARS FROM THE DATE OF RECORDATION OF THIS MAP.

1. THE LOTS SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY.
2. THE LOTS MAY NOT BE RESUBDIVIDED TO CREATE ADDITIONAL BUILDING LOTS. INDIVIDUAL LINES MAY BE ADJUSTED IF AN AVERAGE LOT WIDTH OF 70 FT. IS MAINTAINED.
3. NO DWELLING SHALL BE ERRECTED OR PLACED ON ANY LOT OR PORTION OF LOTS WITH ITS MAIN BODY CLOSER TO THE STREET OR STREETS THAN THE MINIMUM BLDG. LINE SHOWN HEREON.
4. NO DWELLING SHALL BE ERRECTED WHOSE AREA, BY OUTSIDE MEASURE, IS LESS THAN 1000 SQ. FT. EXCEPT THAT IF THE DWELLING HAS ATTACHED CARPORT OR GARAGE WITH 200 OR MORE SQ. FT. AREA, THE ENCLOSED HEATED FLOOR AREA, BY OUTSIDE MEASURE, MAY NOT BE LESS THAN 950 SQ. FT.
5. NO STRUCTURE OF A TEMPORARY NATURE SUCH AS A TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDING SHALL BE USED ON LOT AS EITHER A TEMPORARY OR PERMANENT RESIDENCE.
6. NO FOWL, HOGS, GOATS OR OTHER LIVESTOCK WILL BE ALLOWED ON ANY LOT NOR SHALL ANY LOT BE USED FOR ANY PURPOSE WHICH CREATES A NUISANCE OR ANNOYANCE IN THE NEIGHBORHOOD.
7. LOTS ARE SUBJECT TO EASEMENTS FOR INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE AS WELL AS GUY ANCHORS, WHICH ARE RESERVED WHERE SHOWN HEREON.
8. NO FENCES SHALL BE PERMITTED ON ANY LOT EXTENDING IN FRONT OF HOUSES EXCEPT WITH WRITTEN PERMISSION OF ADJOINING OWNER OR OWNERS.
9. INVALIDATION OF ANY OF THESE COVENANTS BY JUDGEMENT OR COURT ORDER SHALL IN NO WISE AFFECT ANY OF THE OTHER RESERVATIONS OR RESTRICTIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.
10. ENFORCEMENT 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.

CURVE	CURVE DATA									CHORD	BOUNDARY 24.840 ACRES ±			COORDINATES ASSUMED		
	LOT	BLK.	ANGLE	TAN.	RADIUS	ARC	BEARING	DIST.	LINE		BEARING	DIST.	COR.	NORTH	EAST	
A	12	10A	94°26'45"	32.42	30.00	49.45	S.37°13'22"W.	44.00	1-2	S.85°06'45"W.	484.97	2	612.15	2172.05		
B	18	10A	1°15'38"	11.00	1000.00	22.00	S.22°27'11"E.	22.00	2-3 (CHD)	S.79°49'55"W.	21.08	3	608.43	2151.30		
B	13	10A	52°26'34"	47.54	1000.00	95.00	S.19°06'05"E.	94.96	3-4	N.11°00'00"W.	405.14	4	1006.14	2074.00		
B	14	10A	4°52'13"	42.53	1000.00	85.00	S.13°56'42"E.	84.97	4-5	N.23°05'00"W.	1027.90	5	1951.75	1670.99		
B	15	10A	2°10'35"	18.99	1000.00	37.98	S.10°25'18"E.	37.98	5-6	N.20°20'10"W.	50.17	6	1998.80	1653.55		
B	TOTAL	10A	139°45'00"	120.57	1000.00	239.98	S.16°12'30"E.	239.41	6-7	N.74°24'00"E.	100.00	7	2025.69	1749.87		
C	9	10A	104°00'00"	38.40	30.00	54.45	S.75°05'00"E.	47.28	7-8	N.15°36'00"W.	150.00	8	2170.14	1709.54		
D	7	8A	76°00'00"	23.44	30.00	39.79	S.14°25'00"W.	36.94	8-9	N.74°24'00"E.	82.78	9	2192.42	1789.36		
E	1	8A	82°31'00"	43.86	50.00	72.02	S.64°20'30"E.	65.95	9-10	N.66°55'00"E.	346.75	10	2328.37	2108.35		
F	10	16	31°22'58"	28.09	100.00	54.77	S.89°54'31"E.	54.09	10-11	S.23°05'00"E.	0.09	11	2328.29	2108.39		
F	11	16	34°22'46"	30.33	100.00	60.00	S.57°01'39"E.	59.10	11-12	N.63°20'25"E.	140.27	12	2391.23	2233.74		
F	12	16	16°45'16"	14.73	100.00	29.24	S.31°27'38"E.	23.17	12-13	S.23°05'00"E.	698.55	13	1748.60	2507.62		
F	TOTAL	16	82°31'00"	87.72	100.00	144.02	S.64°20'30"E.	131.89	13-14	N.67°58'15"E.	9.53	14	1752.18	2516.46		
G	18	16	104°00'00"	38.40	30.00	54.45	S.75°05'00"E.	47.28	14-15	S.7°24'15"E.	63.14	15	1689.56	2524.58		
H	24	15	76°00'00"	23.44	30.00	39.79	N.14°25'00"W.	36.94	15-16	S.26°53'45"E.	379.60	16	1351.02	2636.30		
J	17	15	0°31'28"	4.81	1050.00	9.62	N.9°35'44"W.	9.62	16-17	S.38°03'15"E.	117.48	17	1258.52	2768.72		
J	18	15	4°05'36"	37.52	1050.00	75.00	N.11°54'16"W.	74.98	17-18	S.70°01'15"W.	176.02	18	1198.37	2603.29		
J	19	15	4°05'36"	37.52	1050.00	75.00	N.15°59'52"W.	74.98	18-19	N.21°41'30"W.	25.52	19	1222.09	2593.86		
J	20	15	4°05'36"	37.52	1050.00	75.00	N.20°05'28"W.	74.98	19-20	N.23°24'15"W.	30.66	20	1250.22	2581.68		
J	21	15	0°56'44"	8.68	1050.00	17.36	N.22°36'38"W.	17.36	20-21	S.7°24'15"E.	453.48	21	800.52	2640.10		
J	TOTAL	15	13°45'00"	126.60	1050.00	251.98	N.16°12'30"W.	251.38	21-1	S.5°53'15"E.	147.83	1	653.46	2655.28		
K	14	15	85°33'15"	27.76	30.00	44.80	N.52°06'36"W.	40.15								
L	1	16	76°00'00"	23.44	30.00	39.79	N.14°25'00"W.	36.94								
M	18	10A	102°33'41"	10.59	114.53	21.11	N.79°49'55"E.	21.08								
N	13	15	91°00'00"	30.53	30.00	47.65	N.39°23'00"W.	42.79								
P	1	17	92°18'40"	31.24	30.00	48.33	N.69°14'20"W.	43.27								
Q	1	18	89°12'20"	29.59	30.00	46.71	N.20°00'10"E.	42.13								
R	1	15	102°29'00"	37.37	30.00	53.66	S.75°50'30"E.	46.79								
S	7	18	3°25'30"	12.76	426.92	25.52	N.21°41'30"W.	25.52								
T	8	15	3°50'20"	12.63	376.92	25.26	N.9°19'25"W.	25.25								
T	7	15	12°09'40"	40.15	376.92	80.00	N.17°19'25"W.	79.85								
T	TOTAL	15	16°00'00"	52.97	376.92	105.26	N.15°24'15"W.	104.91								

JANUARY 21, 1969.

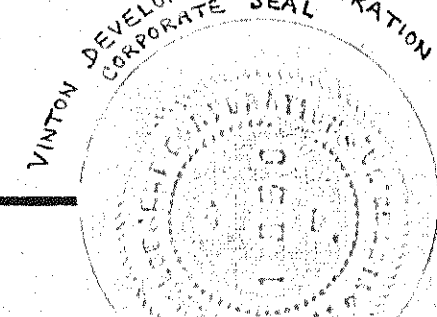
I, HEREBY, CERTIFY THAT THIS
PLAT OF SURVEY IS CORRECT.

OB Malcom
VIRGINIA STATE CERTIFIED SURVEYOR

MENT COR

JANUARY 21, 1969.
I, HEREBY, CERTIFY THAT THIS
PLAT OF SURVEY IS CORRECT.

C.B. Malcom, Jr.
VIRGINIA STATE CERTIFIED SURVEYOR



KNOW ALL MEN BY THESE PRESENTS

THAT VINTON DEVELOPMENT CORPORATION IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND HEREON SHOWN TO BE SUBDIVIDED KNOWN AS SECTION NO. 7, PETTY ACRES, BOUNDED AS SHOWN HEREON BY OUTSIDE CORNERS ①, ②, ③, ④, ⑤, ⑥, ⑦, ⑧, ⑨, ⑩, ⑪, ⑫, ⑬, ⑭, ⑮, ⑯, ⑰, ⑱, ⑲, ⑳, ㉑, ㉒ AND THAT SAID LAND IS NOT SUBJECT TO ANY LIEN OR ENCUMBRANCE.

THE UNDERSIGNED OWNER AND PROPRIETOR HEREBY DEDICATES TO AND VESTS IN THE COUNTY OF ROANOKE, WHEREIN SAID LAND LIES, SUCH PORTIONS OF THE PREMISES PLATTED AS ARE ON THIS PLAT SET APART FOR STREETS, EASEMENTS, OR OTHER PUBLIC USE, OR FOR FUTURE STREET WIDENING, IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION ORDINANCE OF THE COUNTY OF ROANOKE, AS AMENDED, AND THE VIRGINIA LAND SUBDIVISION ACT.

THE UNDERSIGNED OWNER, BOTH BY VIRTUE OF RECORDATION OF THIS PLAT 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 BOARD OF SUPERVISORS OF ROANOKE COUNTY, ON HIS OWN BEHALF AND FOR AND ON ACCOUNT OF HIS SUCCESSORS, DEVISEES, AND ASSIGNS, SPECIFICALLY RELEASE THE COUNTY OF ROANOKE AND THE VIRGINIA DEPARTMENT OF HIGHWAYS FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SUCH OWNER, HIS 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 THE PLAT OF THE LAND SUBDIVIDED (OR SUCH CHANGED 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.

WITNESS THE SIGNATURES OF SAID CORPORATION BY W.E. CUNDIFF, ITS PRESIDENT, WITH ITS CORPORATE SEAL HEREUNTO AFFIXED AND DULY ATTESTED BY R. STEPHEN BROWN, ITS SECRETARY, THIS 25 DAY OF JANUARY, 1969.

W.E. Cundiff
W.E. CUNDIFF, PRESIDENT

R. Stephen Brown
R. STEPHEN BROWN, SECRETARY

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 W.E. CUNDIFF AND R. STEPHEN BROWN, PRESIDENT AND SECRETARY, RESPECTIVELY, OF VINTON DEVELOPMENT CORPORATION, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED JANUARY 1969, HAVE EACH PERSONALLY APPEARED BEFORE ME IN MY CITY AND STATE AFORESAID AND ACKNOWLEDGED THE SAME.

GIVEN UNDER MY HAND THIS 25 DAY OF JANUARY, 1969.

MY COMMISSION EXPIRES
DECEMBER 13, 1972. *Mary Linda M. Smiley*
NOTARY PUBLIC

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF ROANOKE, VA., THIS MAP IS PRESENTED ON *Map*