

RESERVATIONS AND 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- PROPERTY TO BE USED AS BUILDING SITES FOR SINGLE-FAMILY TYPE DWELLINGS ONLY.
- 2- NO TEMPORARY LIVING QUARTERS SHALL BE ERECTED ON LOTS.
- 3- NO RESIDENCE SHALL BE ERECTED WITH THE MAIN BODY CLOSER TO THE STREET LINE THAN THE BUILDING LINE SHOWN HEREON.
- 4- DWELLINGS SHALL HAVE A MINIMUM LIVABLE FLOOR SPACE OF 1200 SQUARE FEET EXCLUSIVE OF BASEMENTS, GARAGES, SUN PORCHES, CARPORTS AND BREEZEWAYS.
- 5- HOUSES SHALL BE CONSTRUCTED WITH BRICK OR STONE, OR A COMBINATION OF EITHER; OR COMBINATION OF BRICK OR STONE AND WEATHER BOARDING.
- 6- NO HOGS, CHICKENS, GOATS, CATTLE OR OTHER NUISANCE ALLOWED AND NOTHING SHALL BE DONE TO DISTURB THE PEACE AND QUIETUDE OF THE NEIGHBORHOOD.
- 7- 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 INEQUITY 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.

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT CONNELLY MEMORIAL BAPTIST CHURCH, WHOSE TRUSTEES ARE GLENN W. RAMSEY, HOMER F. JOHNSTON AND W.H. REEDY IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, KNOWN AS PROPERTY OF CONNELLY MEMORIAL BAPTIST CHURCH, BOUNDED AS SHOWN HEREON IN DETAIL BY OUTSIDE CORNERS 1 THRU 8 TO 1, INCLUSIVE WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNERS BY ROANOKE BAPTIST MISSIONARY AND SOCIAL UNION AND D.F. POFF AND MABEL L. POFF RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY IN D.B. 546 P. 393 AND D.B. 638 P. 267 RESPECTIVELY, AND WHICH LAND IS SUBJECT TO THE LIEN OF A CERTAIN DEED OF TRUST, TO JOHN M. WILSON, JR. AND W.B. BAIRD, JR. TRUSTEES, SECURING FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF ROANOKE, BENEFICIARY OF RECORD IN D.B. 673 P. 238.

THE SAID OWNER CERTIFIES THAT THEY HAVE SUBDIVIDED THIS LAND AS SHOWN HEREON, ENTIRELY WITH THEIR 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 OWNERS WITH THE CONSENT OF THE UNDERSIGNED TRUSTEES, DO, BY VIRTUE OF THE RECORDATION OF THIS PLAT, DEDICATE IN FEE SIMPLE TO THE COUNTY OF ROANOKE ALL OF 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 OWNERS, THEIR 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 STREET AND PROPERTY LINES THEREOF.

IN WITNESS WHEREOF IS HEREBY PLACED THE SIGNATURES OF THE SAID TRUSTEES AND BENEFICIARIES, THIS THE 24 DAY OF December, 1969.

CONNELLY MEMORIAL BAPTIST CHURCH

Glenn W. Ramsey
TRUSTEE

Homer F. Johnston
TRUSTEE

W. H. Reedy
TRUSTEE

FIRST FEDERAL SAVINGS AND LOAN ASSOCIA. OF RKE.

W. B. Baird, Jr.
TRUSTEE

W. B. Baird, Jr.
TRUSTEE

BY: Pepton R. Keller
PEYTON R. KELLER, PRES.

BY: W. B. Baird, Jr.
W. B. BAIRD, JR., SECTY.



STATE OF VIRGINIA }
City of Roanoke } TO WIT:

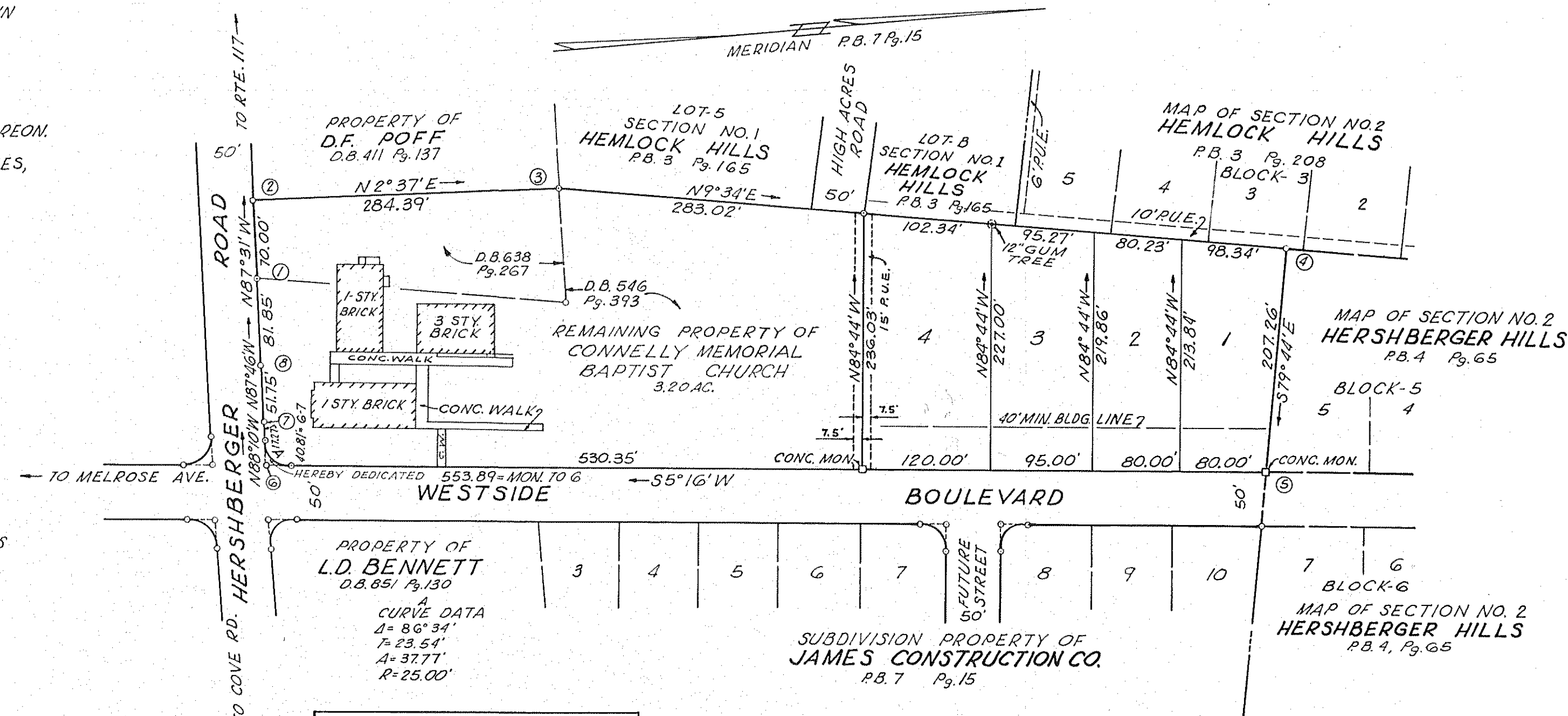
Mary Linda M. Smiley, A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT GLENN W. RAMSEY, HOMER F. JOHNSTON, AND W.H. REEDY, TRUSTEES OF CONNELLY MEMORIAL BAPTIST CHURCH; JOHN M. WILSON, JR., TRUSTEE, AND W.B. BAIRD, JR., TRUSTEE; PEYTON R. KELLER, AND W.B. BAIRD, JR., PRESIDENT AND SECRETARY, RESPECTIVELY, OF FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF ROANOKE, WHOSE NAMES AS SUCH ARE SIGNED TO THE FOREGOING WRITING DATED October 10, 1969, HAS EACH PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON December 24, 1969.

MY COMMISSION EXPIRES: June 5, 1973

Mary Linda M. Smiley
NOTARY PUBLIC

IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGEMENT AND DEDICATION THERE TO ANNEXED IS ADMITTED TO RECORD ON Jan. 2, 1969 AT 11:00 O'CLOCK P.M. WITNESSES: ELIZABETH STOKES

BY: Elizabeth A. Miller
DEPUTY CLERK

BOUNDARY COORDINATES
ORIGIN OF COORDINATES ASSUMED

COR.	NORTH	EAST
1	1000.00	1000.00
2	1003.03	930.07
3	1287.13	943.05
4	1954.91	1055.60
5	1917.97	1259.54
6	993.00	1174.27
7	994.30	1133.48
8	996.32	1081.77
1	1000.00	1000.00

BOUNDARY CONTAINS
5.153 AC.

NOTE: IRON PIN PLACED AT EACH LOT CORNER SHOWN HEREON UNLESS OTHERWISE NOTED.

APPROVED

Charles H. Ostebrouck
CHAIRMAN-BOARD OF SUPERVISORS OF RKE. CO. 11-25-69
DATE

Paul A. H. H. H.
SECRETARY- RKE. CO. PLANNING COMMISSION 11-25-69
DATE

Richard V. H. H.
AGENT- ROANOKE CITY PLANNING COMMISSION 1-7-70
DATE

Sam H. McH. H.
CITY ENGINEER- ROANOKE, VIRGINIA 6 JAN 70
DATE

CAPTION LEGAL REFERENCE:

SEE D.B. 546 P. 393 FOR CONVEYANCE TO GLENN W. RAMSEY, HOMER F. JOHNSTON AND W.H. REEDY, TRUSTEES OF CONNELLY MEMORIAL BAPTIST CHURCH BY ROANOKE BAPTIST MISSIONARY & SOCIAL UNION
SEE D.B. 638 P. 267 FOR CONVEYANCE TO GLENN W. RAMSEY, HOMER F. JOHNSTON AND W.H. REEDY, TRUSTEES OF CONNELLY MEMORIAL BAPTIST CHURCH BY D.F. POFF.

MAP

SHOWING DIVISION
PROPERTY OF

**CONNELLY MEMORIAL
BAPTIST CHURCH**
ROANOKE COUNTY, VIRGINIA

BY: RAYMOND C. WEEKS
STATE CERT. LAND SURVEYOR

DATE: OCT. 10, 1969

SCALE: 1"=100'