

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. LOTS SHOWN HEREON ARE FOR RESIDENTIAL PURPOSES ONLY.
2. THE GRADE AND DRAINAGE FOR IMPROVED YARDS AND ALONG EASEMENTS RESERVED FOR THAT PURPOSE SHALL NOT BE ALTERED OR OBSTRUCTED BY LOT OWNERS UNLESS SAID ALTERATION IS IN ACCORDANCE WITH A PLAN OF A CERTIFIED ENGINEER, ARCHITECT, OR LAND SURVEYOR WHICH PROVIDES ADEQUATE PIPE OR DRAINAGE STRUCTURE 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 LOTS DIRECTLY AFFECTED IN THIS SUBDIVISION, AND APPROVED BY THE VIRGINIA DEPARTMENT OF HIGHWAYS.
3. NO PART OF ANY BUILDING SHALL BE LOCATED NEARER TO THE FRONT OR SIDE STREET THAN THE BUILDING LINE SHOWN ON THIS PLAT.
4. LOT 13, BLOCK 1, SHALL HAVE DWELLING FACING CARTWRIGHT DRIVE ONLY.
5. NO FOWL, HOGS, GOATS, OR OTHER OBNOXIOUS ANIMALS SHALL BE PERMITTED TO BE KEPT ON ANY LOT SHOWN HEREON.
6. 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, AFFECTED, OWNER OR OWNERS IN WRITING BEFORE INSTALLATION.
7. NO RESIDENCE SHALL BE CONSTRUCTED ON ANY LOT OR PORTIONS OF LOTS WHOSE LIVABLE AREA OF FLOOR IS LESS THAN 1,450 SQUARE FEET EXCLUSIVE OF PORCHES AND CARPORTS.
8. NO GARAGES SHALL BE USED AS LIVING QUARTERS NOR SHALL ANY TEMPORARY LIVING QUARTERS OF ANY NATURE BE PERMITTED.

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT HERBERT B. CARTWRIGHT AND BARBARA D. CARTWRIGHT, HIS WIFE, ARE THE FEE SIMPLE OWNERS OF THE TRACT OF LAND SHOWN HEREON TO BE KNOWN AS PONDEROSA PARK SHOWN IN DETAIL BY THE OUTSIDE CORNERS 1 TO 14 INCLUSIVE, WHICH COMPRISES THE LAND CONVEYED TO SAID OWNERS BY DEEDS FROM WILLIAM E. DALTON AND MINNIE M. DALTON, RECORDED IN DEED BOOK 363 PAGE 314, DEED FROM EVERETT H. FORTNER AND IDA M. FORTNER, RECORDED IN DEED BOOK 505, PAGE 11 AND DEED FROM THOMAS D. BERRY IN DEED BOOK 891, PAGE 704, LESS A TRACT OF LAND CONVEYED TO JOHN A. WALKER AND EVA R. WALKER, RECORDED IN DEED BOOK 827, PAGE 197; SUBJECT ONLY TO THE LIEN OF A CERTAIN DEED OF TRUST DATED JULY 12, 1966 FROM SAID OWNERS TO: JOHN D. CARR AND CARROLL D. REA, TRUSTEES, SECURING THE FIRST NATIONAL EXCHANGE BANK OF VIRGINIA, BENEFICIARY, AND RECORDED IN DEED BOOK 806, PAGE 319. ALL DEEDS HERETOFORE MENTIONED ARE RECORDED IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF ROANOKE COUNTY, VA.

THE SAID OWNERS HEREBY CERTIFIES THAT THEY HAVE SUBDIVIDED THIS LAND INTO LOTS AS SHOWN HEREON ENTIRELY OF THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTIONS OF THE 1950 CODE OF VIRGINIA, AS AMENDED TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF ROANOKE COUNTY, VIRGINIA.

THE SAID OWNERS, WITH THE CONSENT OF THE UNDERSIGNED TRUSTEES AND BENEFICIARY, HEREBY DEDICATE TO AND VEST IN THE COUNTY OF ROANOKE, VIRGINIA SUCH PORTIONS OF THE PREMISES PLATTED AS ARE ON THIS PLAT SET APART FOR STREETS, EASEMENTS, OR OTHER PUBLIC USE.

THE UNDERSIGNED OWNERS DO, BY VIRTUE OF RECORDATION OF THIS PLAT, DEDICATE CERTAIN DRAINAGE EASEMENTS OF VARYING WIDTHS, AS SHOWN ON THE ANNEXED PLAT, FOR DRAINAGE PURPOSES, AND THE OWNERS DO, FURTHER, AS A CONDITION PRECEDENT TO THE APPROVAL OF THE FINAL PLAT AND SUBDIVISION AND THE ACCEPTANCE OF THE DEDICATION OF THE STREETS SHOWN HEREON BY THE BOARD OF SUPERVISORS OF ROANOKE COUNTY, ON THEIR OWN BEHALF AND FOR AND ON ACCOUNT OF THEIR HEIRS, SUCCESSORS, DEVISEES, AND 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 OR OWNERS, HIS OR THEIR HEIRS, SUCCESSORS, DEVISEES, AND ASSIGNS MAY OR MIGHT HAVE AGAINST THE COUNTY OR THE 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 SIGNATURES OF THE SAID OWNERS, TRUSTEES, BENEFICIARIES, THIS THE \_\_\_\_ DAY OF \_\_\_\_, 1970.

BY Herbert B. Cartwright (SEAL)  
OWNER

BY Barbara D. Cartwright (SEAL)  
OWNER

BY John D. Carr (SEAL)  
TRUSTEE

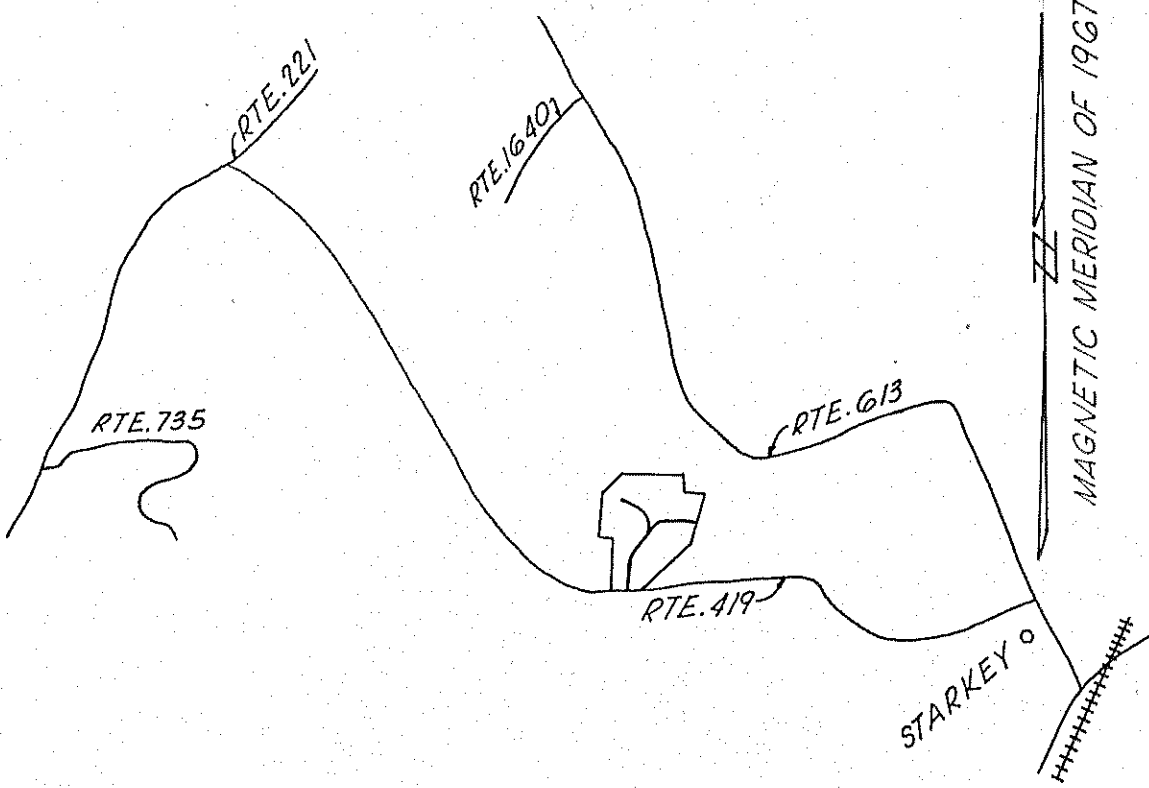
BY Carroll D. Rea (SEAL)  
TRUSTEE

THE FIRST NATIONAL EXCHANGE BANK OF VIRGINIA

BY \_\_\_\_ (SEAL)  
VICE PRESIDENT

ATTEST: \_\_\_\_ (SEAL)  
ASSIST. VICE PRESIDENT

VICINITY MAP



STATE OF VIRGINIA } TO WIT:  
CITY OF ROANOKE }

I, Lucy S. Gray, A NOTARY PUBLIC IN AND FOR THE AFORESAID AND STATE DO HEREBY CERTIFY THAT HERBERT B. CARTWRIGHT, BARBARA D. CARTWRIGHT, OWNERS; JOHN D. CARR, TRUSTEE, CARROLL D. REA, TRUSTEE, AND THOMAS R. WIRSING, JR., VICE PRESIDENT AND ALFRED W. NELSON, ASSISTANT VICE PRESIDENT OF THE FIRST NATIONAL EXCHANGE BANK OF VIRGINIA, WHOSE NAMES AS SUCH ARE SIGNED TO THE FOREGOING WRITING DATED APRIL 9, 1970, HAS EACH PERSONALLY APPEARED BEFORE ME IN MY FORESAID AND STATE AND ACKNOWLEDGED THE SAME ON APRIL 9, 1970.

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGEMENT AND DEDICATION THERETO ANNEXED IS ADMITTED TO RECORD ON APRIL 9, 1970, AT 10 O'CLOCK A.M.  
TESTE: ELIZABETH STOKES

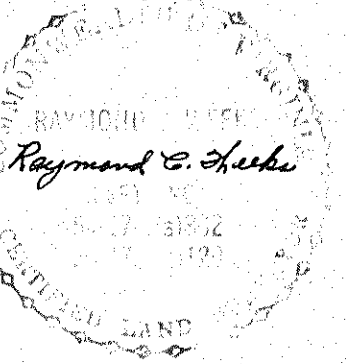
BY: Elizabeth Stokes  
DEPUTY CLERK

APRIL 9, 1970

WE HEREBY CERTIFY THAT THIS PLAT OF SURVEY IS CORRECT.

Raymond C. Weeks  
STATE CERTIFIED LAND SURVEYOR

Raymond E. Robertson  
STATE CERTIFIED LAND SURVEYOR



APPROVED:

William E. Dalton  
CHAIRMAN BOARD OF SUPERVISORS OF ROANOKE COUNTY  
DATE 4-24-70

Lothar Mermelstein  
SECRETARY ROANOKE COUNTY PLANNING COMMISSION  
DATE 19 Jun 70

Lothar Mermelstein  
AGENT ROANOKE CITY PLANNING COMMISSION  
DATE 19 Jun 70

Sam H. McSherry  
CITY ENGINEER-ROANOKE, VIRGINIA  
DATE 19 Jun 70

CAPTION LEGAL REFERENCE:

FOR CONVEYANCES TO HERBERT B. CARTWRIGHT AND BARBARA D. CARTWRIGHT BY:

1. WILLIAM E. DALTON AND MINNIE M. DALTON, SEE D.B. 363 Pg. 314
2. EVERETT H. FORTNER AND IDA M. FORTNER, SEE D.B. 505 Pg. 11
3. THOMAS D. BERRY AND SHERRY S. BERRY, SEE D.B. 891 Pg. 704
4. LESS CONVEYANCE TO JOHN A. WALKER AND EVA R. WALKER, IN D.B. 827 Pg. 197

SHEET 1 OF 2 SHEETS

MAP OF  
PONDEROSA PARK

PROPERTY OF HERBERT B. CARTWRIGHT  
AND BARBARA D. CARTWRIGHT.

ROANOKE COUNTY, VIRGINIA

BY: RAYMOND C. WEEKS AND RAYMOND E. ROBERTSON  
STATE CERTIFIED LAND SURVEYORS

DATE: APRIL 9, 1970