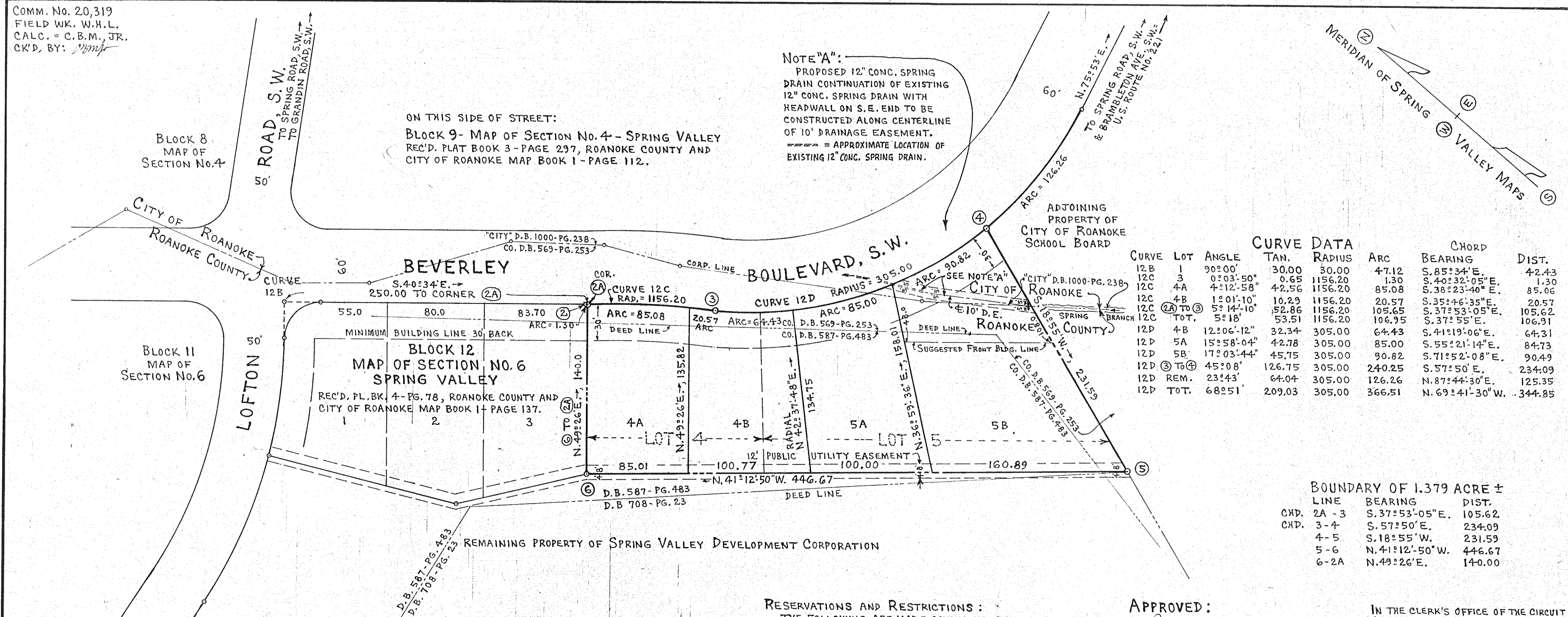


COMM. No. 20,319
FIELD WK. W.H.L.
CALC. = C.B.M., JR.
CK'D. BY: *W.H.L.*



KNOW ALL MEN BY THESE PRESENTS: To Wit

THAT SPRING VALLEY DEVELOPMENT CORPORATION IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, KNOWN AS MAP OF LOTS 4A, 4B, 5A, AND 5B (SUBDIVISION OF ORIGINAL LOTS 4 AND 5) - BLOCK 12 - MAP OF SECTION NO. 6 - SPRING VALLEY, BOUNDED AS SHOWN HEREON IN DETAIL BY OUTSIDE CORNERS ②, ③, ④, ⑤, AND ⑥; AND THAT SAID LAND IS NOT SUBJECT TO ANY LIEN OR ENCUMBRANCE.

THE UNDERSIGNED OWNER AND PROPRIETOR FURTHER CERTIFIES THAT THE SAID SUBDIVISION AS APPEARS ON THIS PLAT IS WITH THE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER OF THE SAME, PURSUANT TO AND IN COMPLIANCE WITH THE PROVISIONS OF THE SUBDIVISION ORDINANCES OF THE CITY OF ROANOKE AND ROANOKE COUNTY, AS AMENDED TO DATE, AND THE VIRGINIA LAND SUBDIVISION ACT.

THE UNDERSIGNED OWNER BY VIRTUE OF RECORDATION OF THIS PLAT, AS A CONDITION PRECEDENT TO THE APPROVAL OF THE FINAL PLAT AND SUBDIVISION BY THE BOARD OF SUPERVISORS OF ROANOKE COUNTY, ON HIS BEHALF AND ON ACCOUNT OF ITS 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 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 THE 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 RICHARD R. QUICK, ITS PRESIDENT, WITH ITS CORPORATE SEAL HEREUNTO AFFIXED AND DULY ATTESTED BY ANITA K. QUICK, ITS SECRETARY ON THIS 29 DAY OF APRIL, 1971.

SPRING VALLEY DEVELOPMENT CORPORATION:

By: Richard R. Quick
PRESIDENT

Attest: Anita K. Quick
SECRETARY

RESERVATIONS AND RESTRICTIONS:

THE FOLLOWING ARE MADE COVENANTS, RUNNING WITH THE TITLE OF THE LAND SHOWN SUBDIVIDED HEREON AS MAP OF LOTS 4A, 4B, 5A, AND 5B (SUBDIVISION OF ORIGINAL LOTS 4 AND 5) - BLOCK 12 - MAP OF SECTION NO. 6 - SPRING VALLEY, FOR A PERIOD OF 25 YEARS FROM DATE OF RECORDATION OF THIS PLAT.

1. ALL LOTS SHOWN HEREON SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY AND ONLY ONE RESIDENCE, OUT-BUILDINGS EXCEPTED, SHALL BE ERECTED ON ANY LOT.

2. NO RESIDENCE SHALL BE ERECTED ON ANY LOT COSTING LESS THAN \$14,000 BASED UPON THE COST OF LABOR AND MATERIALS IN THE YEAR 1960.

3. NO RESIDENCE SHALL HAVE THE MAIN BODY ERECTED CLOSER TO THE STREET THAN THE MINIMUM BUILDING LINE SHOWN HEREON.

4. THE SUBDIVIDERS HEREOF RESERVE THE RIGHT TO CHANGE OR MODIFY THE SIZE AND SHAPE OF ANY LOT AND RESERVES THE RIGHT TO WAIVE, MODIFY, OR RE-LEASE ANY OF THE RESERVATIONS AND RESTRICTIONS AS SET FORTH HEREON.

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 RICHARD R. QUICK AND ANITA K. QUICK, PRESIDENT AND SECRETARY, RESPECTIVELY, OF SPRING VALLEY DEVELOPMENT CORPORATION, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED APRIL 29, 1971, HAVE EACH PERSONALLY APPEARED BEFORE ME IN MY CITY AND STATE AFORESAID AND ACKNOWLEDGED THE SAME ON APRIL 29, 1971.

MY COMMISSION EXPIRES
JUNE 5, 1973

Mary Linda M. Smiley
NOTARY PUBLIC

APPROVED:

Lee B. Eddy 6-4-71
CHAIRMAN OF BOARD OF SUPERVISORS
OF ROANOKE COUNTY DATE

Paula M. Williams 5-17-71
SECRETARY, ROANOKE COUNTY
PLANNING COMMISSION DATE

Lochar M. Williams 31 Jan 1972
AGENT, ROANOKE CITY
PLANNING COMMISSION DATE

Sam H. McShane 28 Jan 1972
CITY ENGINEER, ROANOKE, VIRGINIA DATE

APRIL 29, 1971.
I, HEREBY, CERTIFY THAT THIS
PLAT OF SURVEY IS CORRECT.

C.B. Malcolm, Jr.
STATE CERTIFIED SURVEYOR



IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF ROANOKE, VA., THIS MAP IS PRESENTED ON 6-4-71, 1971, AND WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 8:40 O'CLOCK P.M.

Teste: ELIZABETH W. STOKES, CLERK.
BY: Elizabeth W. Stokes
DEPUTY CLERK

IN THE CLERK'S OFFICE OF THE JUDICIAL CIRCUIT FOR THE CITY OF ROANOKE, VA., THIS MAP IS PRESENTED ON 31 Jan 1972, 1971, AND WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 8:40 O'CLOCK P.M.

Teste: WALKER R. CARTER, CLERK.
BY: Walker R. Carter
DEPUTY CLERK

CAPTION LEGAL REFERENCE:
SEE CITY D.B. 1000-PG. 238 & COUNTY D.B. 569-PG. 253 AND DEED BOOK 587-PG. 483, ROANOKE COUNTY, FOR CONVEYANCE TO SPRING VALLEY DEV. CORP. BY JAMES P. WOODS, JR., ET AL.

MAP OF LOTS 4A, 4B, 5A, AND 5B
(SUBDIVISION OF ORIGINAL LOTS 4 AND 5)
BLOCK 12 - MAP OF SECTION NO. 6
SPRING VALLEY
PROPERTY OF
SPRING VALLEY DEVELOPMENT CORPORATION
ROANOKE COUNTY AND CITY, VIRGINIA.

BY: C.B. MALCOLM & SON

STATE CERT. ENGRS.
ROANOKE, VIRGINIA

DATE: APRIL 29, 1971. SCALE: 1" = 50'.
20,319

