

PLAT
of
SECTION N^o 11
NORTH LAKES
PROPERTY OF

ROANOKE COUNTY, VIRGINIA
SCALE: 1" = 100' DATE: 27 JULY 1972

PREPARED BY
BUFORD T. LUMSDEN & ASSOCIATES
CERTIFIED LAND SURVEYORS
ROANOKE, VIRGINIA

RESERVATIONS AND RESTRICTIONS

THE FOLLOWING RESERVATIONS AND RESTRICTIONS ARE MADE COVENANTS RUNNING WITH THE TITLE OF THE LAND SHOWN SUBDIVIDED HEREON, KNOWN AS SECTION NO. 9 "NORTH LAKES", AND SHALL BE BINDING UPON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM FOR A PERIOD OF THIRTY (30) YEARS FROM THE DATE OF RECORDATION OF THIS PLAT, AFTER WHICH TIME SAID COVENANTS SHALL AUTOMATICALLY BE EXTENDED FOR SUCCESSIVE PERIODS OF TEN 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. 9 "NORTH LAKES" AS SHOWN HEREON, SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY, AND NOT FOR COMMERCIAL PURPOSES, AND THE PROPERTY SHALL NOT BE USED FOR ANY PURPOSE THAT WILL CREATE A NUISANCE OR ANNOYANCE IN THE NEIGHBORHOOD.
2. NO RESIDENTIAL LOT SHALL BE SUBDIVIDED INTO BUILDING LOTS, EXCEPT THAT A LOT MAY BE DIVIDED AND ADDED TO ADJOINING LOTS, HOWEVER SHOULD SAID DIVISION OCCUR, THE WIDTH AT THE MINIMUM BUILDING SETBACK LINE AS SHOWN HEREON, OF THE LESSER LOT REMAINING AFTER THE DIVISION OF THE TWO LOTS, SHALL NOT BE LESS THAN 90 FEET AND NO DWELLING SHALL BE ERRECTED NEARER THE STREET LINE THAN THE MINIMUM SETBACK LINE AS SHOWN HEREON.
3. 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.
4. NO LOT SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR RUBBISH, TRASH, GARBAGE OR OTHER WASTE, EXCEPT IN SANITARY CONTAINERS.
5. NO HOUSE MAY BE ERRECTED ON ANY LOT SHOWN HEREON WHOSE LIVABLE FLOOR AREA IS LESS THAN 1,100 SQUARE FEET, INCLUDING OUTSIDE WALLS, INTERIOR PARTITION WALLS AND STAIR WELLS, EXCLUSIVE OF CARPORT, PORCHES, BREEZEWAY AND GARAGE, EXCEPT THAT SAID LIVING AREA OF SAID HOUSE SHALL HAVE NOT LESS THAN 1,050 SQUARE FEET, INCLUDING OUTSIDE WALLS, INTERIOR PARTITION WALLS AND STAIR WELLS, WHERE THE AREA OF THE CARPORT, BREEZEWAY, PORCHES OR GARAGE IS EQUIVALENT TO OR MORE THAN 300 SQUARE FEET AND ATTACHED TO SAID HOUSE AT THE TIME OF CONSTRUCTION OF SAID HOUSE.
6. NO HOUSE SHALL BE ERRECTED 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 ERRECTED ON ANY LOT.
7. 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.
8. 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.
9. NO FENCE OR HEDGE SHALL BE PERMITTED ON THE FRONT PORTION OF ANY LOT OR ON THE FRONT 35 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 OWNERS IN WRITING BEFORE INSTALLATION.
10. THE LOTS ARE SUBJECT TO THE UTILITY EASEMENTS AS SHOWN HEREON AS WELL AS NECESSARY ANCHORS OR GUYS TO ELECTRIC OR TELEPHONE POLES, ALSO IF THE TELEPHONE COMPANY OR ELECTRIC POWER COMPANY ELECTS TO PLACE CABLE, WIRES AND ASSOCIATE PLANT UNDERGROUND, IT WILL BE PROVIDED SPACE IN SAID UTILITY EASEMENTS AS SHOWN HEREON, AND THE RIGHT TO MAKE AND MAINTAIN BURIED SERVICE ENTRANCE TO ALL RESIDENCES IS HEREBY GRANTED.

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT JAMES E. LONG, IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON SUBDIVIDED AND KNOWN AS SECTION NO. 9 "NORTH LAKES", BOUNDED AS SHOWN HEREON IN DETAIL BY OUTSIDE CORNERS 1 THRU 19 TO 1, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNER AS PARCEL 3 BY DEED DATED NOVEMBER 24, 1971, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, IN D.B. 931 PAGE 685, AND WHICH LAND IS SUBJECT TO THE LIEN OF A CERTAIN DEED OF TRUST TO M. CLADWELL BUTLER AND JOSEPH L. BANKS, TRUSTEES, SECURING UNITED VIRGINIA BANK/SECURITY NATIONAL, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, IN DEED BOOK 931, PAGE 690.

THE SAID OWNER CERTIFIES THAT THE SUBDIVISION OF THE LAND AS SHOWN HEREON INTO LOTS, BLOCKS AND STREETS IS ENTIRELY WITH ITS FREE WILL AND CONSENT AS REQUIRED UNDER SECTION 15-797 OF THE 1950 CODE OF THE COMMONWEALTH OF VIRGINIA, THE SAID OWNER, WITH THE CONSENT OF THE UNDERSIGNED TRUSTEES, DOES BY VIRTUE OF RECORDATION OF THIS PLAT DEDICATE IN FEE SIMPLE TO THE COUNTY OF ROANOKE ALL OF THE LAND EMBRACED WITHIN THE STREETS OF THE SUBDIVISION AND DEDICATES THE EASEMENTS SHOWN HEREON WITHIN THE BOUNDARY TO PUBLIC USE.

THE OWNER DOES AS A CONDITION PRECEDENT TO THE APPROVAL OF THE 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 ON ACCOUNT OF ITS HEIRS, SUCCESSORS, DEVISEES AND ASSIGNS, SPECIFICALLY RELEASES THE COUNTY OF ROANOKE AND THE VIRGINIA DEPARTMENT OF HIGHWAYS FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SUCH OWNER, ITS 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 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 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 AND SEALS ON THIS 20 DAY OF SEPT., 1972.

M. Caldwell Butler
TRUSTEE

Joseph L. Banks
TRUSTEE

JAMES E. LONG - OWNER

UNITED VIRGINIA BANK/
SECURITY NATIONAL

BY: James E. Long (SEAL)
OWNER

BY: Joseph L. Banks
VICE-PRESIDENT

BY: Charles A. [Signature]
ASSIST. VICE-PRESIDENT

ATTEST: Bernard B. [Signature]
SECRETARY

11 OCT. 1972I HEREBY CERTIFY THAT THIS
PLAT OF SURVEY IS CORRECT.

Buford T. Lumsden
CERTIFIED LAND SURVEYOR

Buford T. Lumsden

APPROVED:

Richard C. [Signature] DATE: 10/25/72
VICE-CHAIRMAN, BOARD OF SUPERVISORS OF ROANOKE COUNTY

[Signature] DATE: 10-29-72
SECRETARY, ROANOKE COUNTY PLANNING COMMISSION

Lothar Merrill DATE: 13 Oct 1972
AGENT, ROANOKE CITY PLANNING COMMISSION

Ann H. [Signature] DATE: 13 Oct 1972
CITY ENGINEER, ROANOKE, VIRGINIA

STATE OF VIRGINIA }
CITY OF ROANOKE }

TO WIT:

I, Charles A. [Signature], A NOTARY PUBLIC IN AND FOR THE AFORE-
SAID CITY AND STATE DO HEREBY CERTIFY THAT JAMES E. LONG - OWNER,
M. CALDWELL BUTLER, AND JOSEPH L. BANKS, TRUSTEES, JOSEPH L. BANKS AND
CLARK OWEN, VICE PRESIDENT AND ASSISTANT VICE PRESIDENT RESPECTIVELY OF
UNITED VIRGINIA BANK - SECURITY NATIONAL, WHOSE NAMES AS SUCH ARE SIGNED
TO THE FOREGOING WRITING DATED 20 Sept, 1972, HAS EACH PERSONALLY
APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME
ON 20 Sept, 1972.

20-17-1972
MY COMMISSION EXPIRESCharles A. [Signature]
NOTARY PUBLIC

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA,
THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED IS
ADMITTED TO RECORD ON Nov 9, 1972 AT 4:45 O'CLOCK P.M.

TESTE: ELIZABETH STOKES

Elizabeth Stokes
DEPUTY CLERK