

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT WALDRON HOMES, INC. IS THE OWNER OF THE TRACT OF LAND SHOWN HEREON, BOUNDED BY CORNERS 1 THRU 14, INCLUSIVE, SUBDIVIDED INTO LOTS AND KNOWN AS MAP OF MONTEREY HILLS CONTAINING 53.25 ACRES, SUBJECT TO DEED OF TRUST, FROM WALDRON HOMES, INC. TO A.T. LOYD AND W. HEYWOOD FRALIN, TRUSTEES, EITHER OR BOTH OF WHOM MAY ACT, SECURING CLIFFORD Z. PETERS AND LILLIE T. PETERS, BENEFICIARIES, THE PAYMENT OF A CERTAIN DEBT, DATED JUNE 20, 1972 AND RECORDED IN D.B. 948, PG. 629.

THE SAID OWNER HEREBY CERTIFIES, THAT IT HAS SUBDIVIDED THIS LAND INTO LOTS AS SHOWN HEREON ENTIRELY WITH ITS OWN FREE WILL AND ACCORD AS REQUIRED BY SECTIONS 15.1 THROUGH 477 OF THE 1950 CODE OF VIRGINIA, AS AMENDED TO DATE.

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

THE SAID OWNER DOES AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS 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 FOR AND ON ACCOUNT OF ITS SUCCESSORS AND ASSIGNS, SPECIFICALLY RELEASE THE COUNTY OF ROANOKE AND THE VIRGINIA DEPT. OF HIGHWAYS FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SAID OWNER, ITS SUCCESSORS AND ASSIGNS, MAY OR MIGHT HAVE AGAINST THE COUNTY OR VIRGINIA DEPT. OF HIGHWAYS BY REASON OF ESTABLISHING PROPER GRADE LINES ON AND ALONG SUCH STREETS AS SHOWN ON THE PLAT OF LAND SUBDIVIDED (OR SUCH CHANGED STREETS AS MAY BE AGREED UPON IN THE FUTURE) AND 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 DEPT. OF HIGHWAYS, AND THE SAID COUNTY OR VIRGINIA DEPT. 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 10th DAY OF AUGUST, 1972.

WALDRON HOMES, INC.

BY: [Signature] ITS PRESIDENT ATTEST: [Signature] ITS SECRETARY

[Signature] A. T. LOYD, TRUSTEE [Signature] W. HEYWOOD FRALIN, TRUSTEE

[Signature] CLIFFORD Z. PETERS, BENEFICIARY [Signature] LILLIE T. PETERS, BENEFICIARY

STATE OF VIRGINIA TO WIT:

I, [Signature], A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE AND [Signature], DO HEREBY CERTIFY THAT ELBERT H. WALDRON, LEDA R. WINGFIELD, A. T. LOYD, W. HEYWOOD FRALIN, CLIFFORD Z. PETERS, AND LILLIE T. PETERS, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED August 10, 1972, HAVE EACH PERSONALLY APPEARED BEFORE ME IN MY STATE AND [Signature] AND ACKNOWLEDGED THE SAME ON THIS 10 DAY OF AUGUST, 1972 MY COMMISSION EXPIRES:

August 10, 1973

[Signature] NOTARY PUBLIC

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS MAP WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED, ADMITTED TO RECORD AT 11 O'CLOCK M., ON THIS 3 DAY OF DECEMBER, 1972.

TESTE: [Signature] CLERK

APPROVED:

[Signature] CITY ENGINEER OF ROANOKE, VIRGINIA

8 Dec 1972 DATE

[Signature] AGENT FOR ROANOKE CITY PLANNING COMM.

8 Dec 1972 DATE

[Signature] CHAIRMAN OF BOARD OF SUPERVISORS OF ROKE. CO.

8-1-72 DATE

[Signature] SECY. OF ROANOKE CO. PLANNING COMM.

8-1-72 DATE

| BOUNDARY DATA | | | | | | |
|---------------|-----------------|---------|---------|---------|---------|---------|
| CORNER | BEARING | DIST. | NORTH | SOUTH | EAST | WEST |
| 1-2 | S 63° 22' 00" E | 333.29 | | 149.41 | 297.93 | |
| 2-3 | N 74° 00' 20" E | 146.79 | 40.45 | | 141.11 | |
| 3-4 | S 73° 58' 30" E | 1250.93 | | 345.33 | 1202.32 | |
| 4-5 | S 22° 26' 30" W | 1048.19 | | 968.81 | | 400.14 |
| 5-6 | S 71° 39' 00" E | 181.44 | | 57.12 | 172.21 | |
| 6-7 | S 47° 53' 30" W | 433.22 | | 163.05 | | 401.37 |
| 7-8 | N 75° 59' 40" W | 1313.82 | 317.97 | | | 1274.76 |
| 8-9 | N 15° 52' 20" E | 431.24 | 414.80 | | 117.94 | |
| 9-10 | N 69° 42' 10" W | 265.43 | 92.08 | | | 248.95 |
| 10-11 | N 18° 17' 50" E | 85.0 | 80.70 | | 26.69 | |
| 11-12 | N 69° 42' 10" W | 142.56 | 49.45 | | | 133.71 |
| 12-13 | N 16° 47' 30" E | 397.61 | 380.66 | | 114.87 | |
| 13-14 | N 38° 9' 30" E | 190.53 | 149.81 | | 117.72 | |
| 14-1 | N 59° 31' 30" E | 311.16 | 157.81 | | 268.17 | |
| TOTALS | | 1683.73 | 1683.72 | 2458.96 | 2458.93 | |

BOUNDARY CONTAINS 53.25 ACRES

RESERVATIONS AND RESTRICTIONS

THE UNDERSIGNED, WALDRON HOMES, INCORPORATED, DOES OF ITS OWN FREE WILL IMPOSE THE COVENANTS AND RESTRICTIONS AS TO THE USE OF THE PROPERTY AS SHOWN ON THIS MAP OF MONTEREY HILLS FOR THE PROTECTION OF ALL LOT OWNERS AND RESIDENTS WITHIN SAID SUBDIVISION.

1. THE LOTS SHOWN HEREON ARE TO BE USED FOR RESIDENTIAL PURPOSES ONLY EXCEPT THEY MAY BE USED AS WELL LOTS.
2. NO TEMPORARY LIVING QUARTERS SUCH AS BASEMENTS, TENTS, SHACKS, TRAILERS, OR GARAGES SHALL BE ALLOWED.
3. NO RESIDENCE SHALL BE ERECTED WITH THE MAIN BODY CLOSER TO THE STREET LINE THAN THE MINIMUM BUILDING LINES SHOWN ON SAID MAP.
4. NO SWINE, CHICKENS, GOATS, CATTLE, OR OTHER NUISANCE SHALL BE ALLOWED AND NOTHING SHALL BE DONE TO DISTURB THE PEACE AND QUIETUDE OF THE NEIGHBORHOOD.
5. ALL LOTS ARE SUBJECT TO EASEMENTS AS SHOWN ON BODY OF MAP AS WELL AS NECESSARY GUY ANCHOR EASEMENTS FOR ELECTRIC AND TELEPHONE POLES.
6. 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 SAID SUBDIVISION TO PROSECUTE ANY PROCEEDINGS AT LAW, OR EQUITY 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.
7. NO FENCE, OTHER THAN SPLIT RAIL FENCES, SHALL BE ERECTED ON THE FRONT OF THE PROPERTY, AND IT SHALL NOT EXCEED 3 FEET IN HEIGHT AND CONTAIN MORE THAN 3 HORIZONTAL RAILS.
8. NO RESIDENCE IS TO BE PERMITTED ON ANY LOT WITH ENCLOSED LIVING AREA (OUTSIDE DIMENSIONS) OF LESS THAN 950 SQ. FT. WITH AN ATTACHED CARPORT, PORCH OR GARAGE, OR A RESIDENCE WITH A MINIMUM ENCLOSED LIVING AREA (OUTSIDE DIMENSIONS) OF LESS THAN 1000 SQ. FT. WITHOUT CARPORT, PORCH OR GARAGE.
9. THESE COVENANTS AND RESTRICTIONS SHALL RUN WITH THE TITLE TO THE LAND SHOWN SUBDIVIDED ON THIS MAP OF MONTEREY HILLS FOR A PERIOD OF 35 YEARS FOLLOWING THE DATE OF RECORDATION OF SAID MAP.

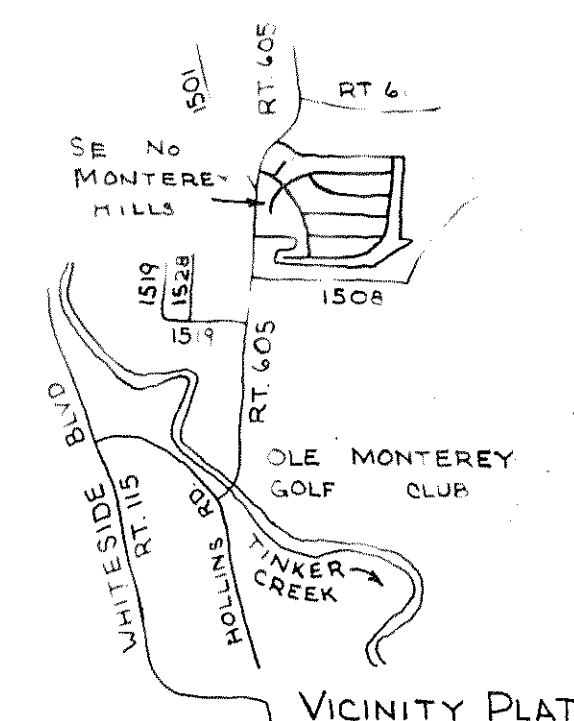
MAP OF MONTEREY HILLS

PROPERTY OF WALDRON HOMES, INC.
ROANOKE COUNTY, VIRGINIA

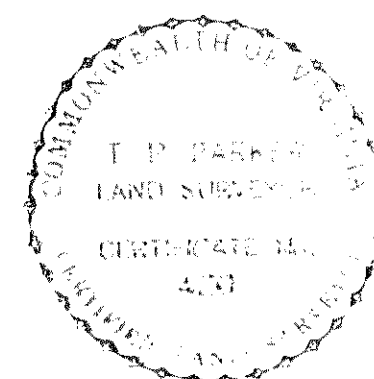
SCALE: 1" = 100'

JULY 21, 1972

BY: T. P. PARKER & SON
ENGINEERS & SURVEYORS



WALDRON HOMES
INC., SEAL



JULY 21, 1972
I, HEREBY, CERTIFY THAT THIS
PLAT OF SURVEY IS CORRECT.
T. P. Parker
STATE CERTIFIED ENGR & SURVEYOR