

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT A.M. & KATHERINE McL. GROSECLOSE ARE THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON SUBDIVIDED AND, 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 DEED FROM MARY J. SPENCER RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, IN D.B. 288 Pg. 303.

THE SAID OWNERS CERTIFY 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 15.1-465 THRU 15.1-485 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 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 OWNERS DO 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 THEIR OWN BEHALF AND FOR AND ON ACCOUNT OF THEIR 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 OWNER, 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 STREETS AND PROPERTY LINES THEREOF.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS THE 28 DAY OF SEPT., 1972.

BY: _____ OWNER ATTEST: _____ OWNER

STATE OF VIRGINIA TO WIT:
OF ROANOKE

I, _____, A NOTARY PUBLIC IN AND FOR THE AFORESAID AND STATE DO HEREBY CERTIFY THAT A.M. AND KATHERINE McL. GROSECLOSE, OWNERS, WHOSE NAMES AS SUCH ARE SIGNED TO THE FOREGOING WRITING HAVE EACH PERSONALLY APPEARED BEFORE ME IN MY AFORESAID AND STATE AND ACKNOWLEDGED THE SAME ON THIS _____ DAY OF _____, 1972.

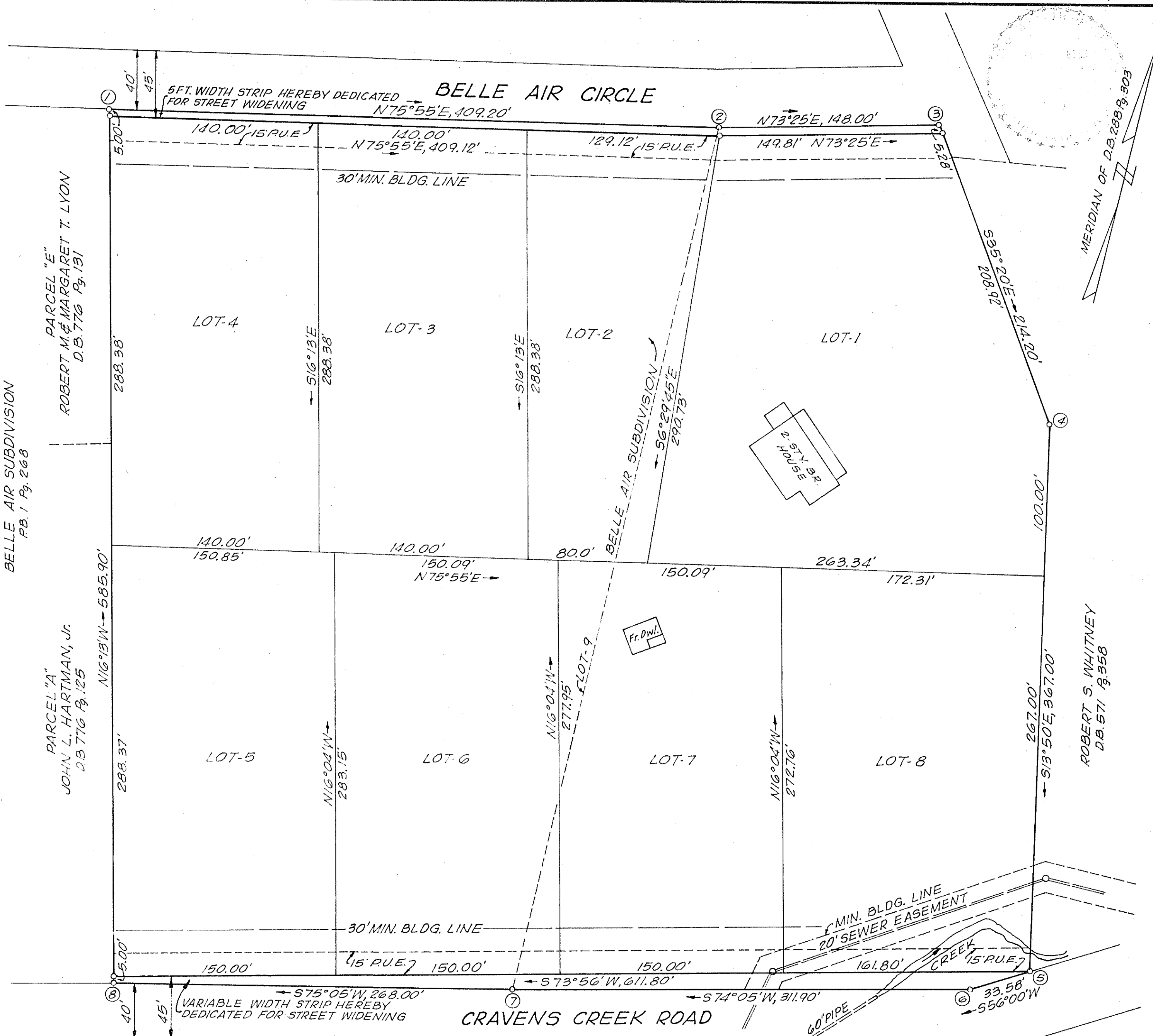
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

RESTRICTIONS

THE FOLLOW 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 LOTS SHALL BE FURTHER SUBDIVIDED, WITHOUT WRITTEN CONSENT OF THE DEVELOPERS; EXCEPT A LOT MAY BE DIVIDED AND ADDED TO ADJOINING LOTS.
3. NO TEMPORARY LIVING QUARTERS SHALL BE ERECTED ON LOTS.
4. NO RESIDENCE SHALL BE ERECTED WITH THE MAIN BODY CLOSER TO THE STREET LINE THAN THE BLDG. LINE SHOWN HEREON.
5. NO HOGS, CHICKENS, GOATS, CATTLE OR OTHER NUISANCE ALLOWED AND NOTHING SHALL BE DONE TO DISTURB THE PEACE AND QUIETUDE OF THE NEIGHBORHOOD.
6. NO PREFABRICATED HOUSES SHALL BE ERECTED ON THE PROPERTY.
7. (A) HOUSES SHALL BE CONSTRUCTED WITH BRICK OR STONE, OR A COMBINATION OF EITHER; OR A COMBINATION OF BRICK OR STONE AND WEATHER BOARDING.
(B) HOUSES CONSTRUCTED OF OTHER TYPES OF MATERIALS SHALL BE APPROVED BY THE DEVELOPERS.
8. MINIMUM LIVING SPACE SHALL BE AS FOLLOWS:
(A) SINGLE STORY DWELLINGS SHALL HAVE A MINIMUM FLOOR SPACE OF 1600 SQUARE FEET.
(B) TWO-STOREY HOUSES MUST HAVE A MINIMUM OF 1200 SQUARE FEET ON THE FIRST FLOOR.
(C) TWO-STOREY HOUSES MUST HAVE A COMBINED FLOOR SPACE OF AT LEAST 2000 SQUARE FEET.
(D) ALL MINIMUMS EXCLUDE BASEMENTS, GARAGES, SUN PORCHES, CARPORTS AND BREEZEWAYS. ANY HOUSE OTHER THAN THOSE LISTED ABOVE WILL BE INCONSISTANT WITH THE MINIMUM DIMENSIONS AND BASIC BUILDING COSTS OF THOSE LISTED AND MUST BE APPROVED BY THE DEVELOPERS.
9. ALL LOTS ARE SUBJECT TO ESMTS. AS SHOWN ON BODY OF MAP AS WELL AS NECESSARY GUYS AND ANCHORS FOR ELECTRIC AND TELEPHONE POLES.
10. IF THE OWNER 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 SO DOING OR TO RECOVER DAMAGES.



APPROVED:

CHAIRMAN-BOARD OF SUPERVISORS ROANOKE CO. VA. DATE

EXECUTIVE SECY. CITY OF SALEM PLANNING COMM. DATE

SECY. ROANOKE COUNTY PLANNING COMMISSION DATE

CITY ENGINEER SALEM, VA. DATE

CAPTION LEGAL REFERENCE:
SEE DEED BOOK 288 PAGE 303 FOR CONVEYANCE FROM
MARY JANE SPENCER TO A.M. & KATHERINE GROSECLOSE.

IN THE CLERKS OFFICE FOR THE CIRCUIT COURT OF ROANOKE COUNTY VA., THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED TO RECORD ON _____, 1972, AT _____ O'CLOCK P.M.

TESTE: _____ CLERK

DECEMBER 8, 1972

I HEREBY CERTIFY THAT THIS PLAT OF SURVEY IS CORRECT.

Jack G. Bess
CERTIFIED LAND SURVEYOR

PLAT
MADE FOR
A.M. & KATHERINE McL. GROSECLOSE
SHOWING SUBDIVISION OF LOT 9 OF THE BELLE AIR SUBDIVISION AND OF A 3.598 ACRE TRACT, PROPERTY OF A.M. & KATHERINE McL. GROSECLOSE,
ROANOKE COUNTY, VIRGINIA

BY: JACK G. BESS
CERTIFIED LAND SURVEYOR

DATE: DECEMBER 8, 1972 SCALE: 1" = 50'