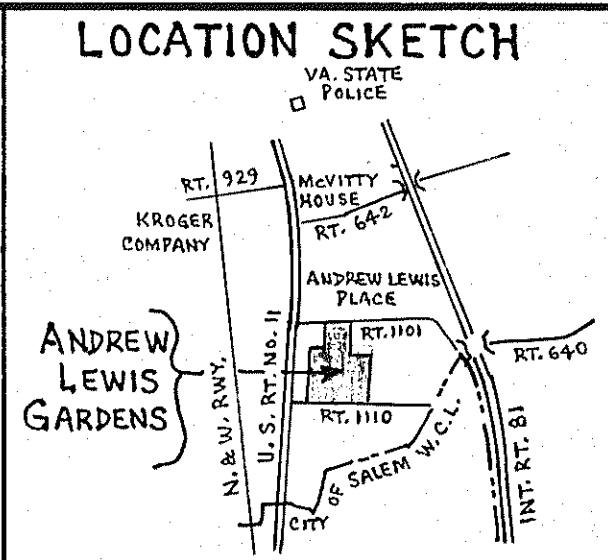
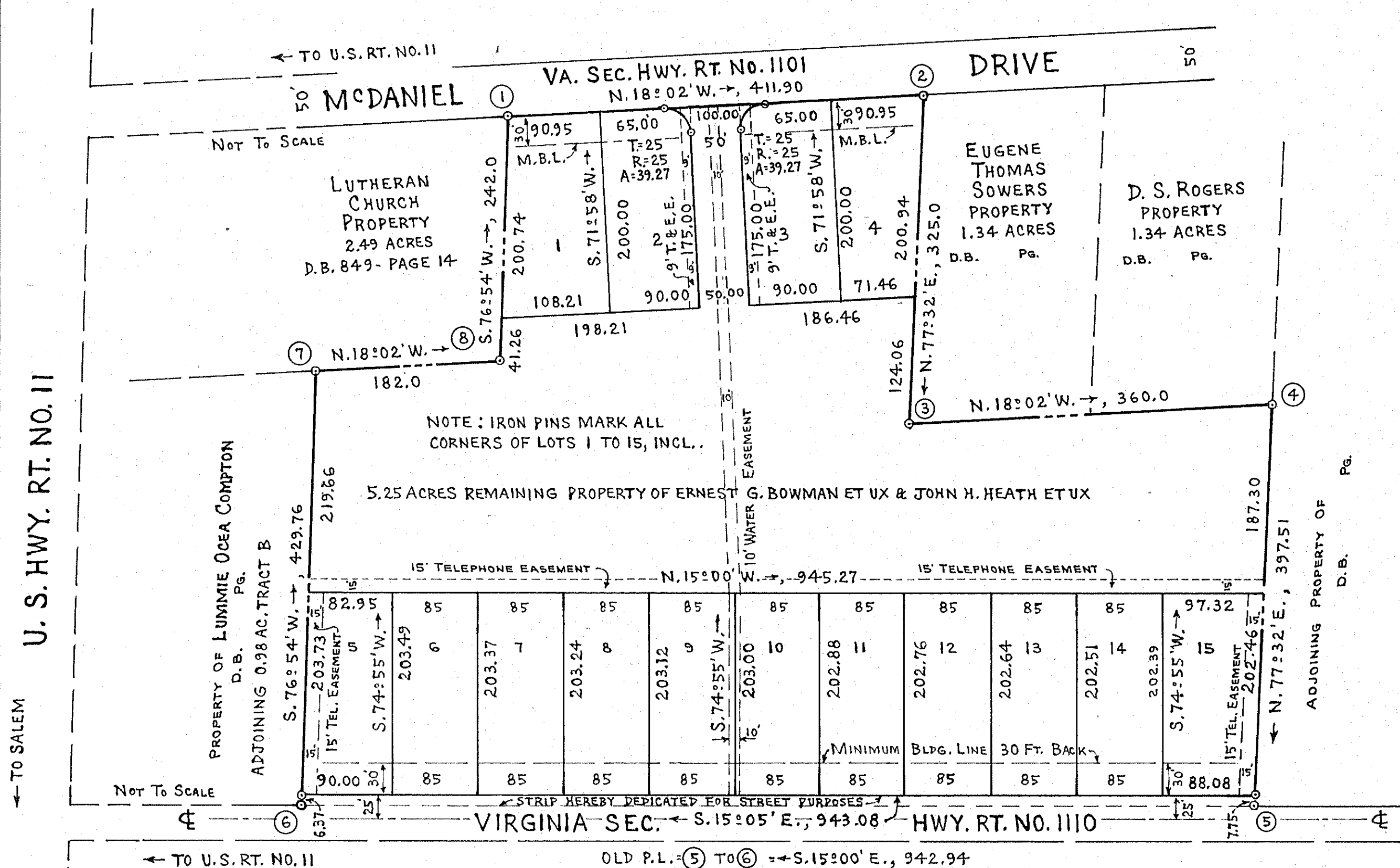


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BOUNDARY = 11.46 ACRES
COORDINATES ASSUMED
COR. NORTH EAST
1 500.00 500.00
2 891.67 372.49
3 961.82 689.83
4 1304.14 578.38
5 1389.95 966.52
6 479.14 1210.57
7 381.73 791.99
8 554.79 735.65
1 499.94 499.95



BLOCK 6 - MAP SHOWING SUBDIVISION OF ANDREW LEWIS PLACE
RECORDED PLAT BOOK 3- PAGE 36, ROANOKE COUNTY.



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 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 MINIMUM BUILDING 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, EXCLUDING BASEMENTS, GARAGES, SUN PORCHES, CAR PORTS AND BREEZEWAYS, SHALL BE:
(A) SINGLE STORY DWELLINGS SHALL HAVE A MINIMUM FLOOR SPACE OF 1250 SQUARE FEET.
(B) TWO STORY HOUSES MUST HAVE A MINIMUM OF 1000 SQUARE FEET ON THE FIRST FLOOR.
(C) TWO STORY HOUSES MUST HAVE A COMBINED FLOOR SPACE OF AT LEAST 1500 SQUARE FEET.
(D) THE GROUND FLOOR DIMENSIONS OF SPLIT LEVEL HOUSES MAY BE NO LESS THAN 40 FT. X 25 FT.
(E) PROPOSED HOUSES MUST BE APPROVED BY THE DEVELOPERS.
9. THE RIGHT IS RESERVED BY THE OWNERS OF THIS SUBDIVISION TO CONSTRUCT WATER MAINS AT TO REPAIR AND MAINTAIN SAME IN THE EASEMENTS AND STREETS SHOWN HEREON.
10. ALL LOTS ARE SUBJECT TO EASEMENTS AS SHOWN ON BODY OF MAP AS WELL AS NECESSARY GUYS AND ANCHORS FOR ELECTRIC AND TELEPHONE POLES AND NECESSARY EASEMENTS FOR UTILITIES AND DRAINAGE.
11. 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 IN THIS SUBDIVISION TO PROSECUTE ANY PROCEEDINGS AT LAW OR IN EQUITY AGAINST ANY 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.

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT ERNEST G. BOWMAN & LINDA C. BOWMAN, HIS WIFE, AND JOHN H. HEATH & YVONNE B. HEATH, HIS WIFE, ARE THE FEE SIMPLE OWNERS AND PROPRIETORS OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, KNOWN AS ANDREW LEWIS GARDENS BOUNDED AS SHOWN HEREON IN DETAIL BY OUTSIDE CORNERS ① TO ⑧, INCLUSIVE, WHICH IS THE LAND CONVEYED TO SAID OWNERS BY DEED FROM BENJ. E. CHAPMAN, SPEC. COMM. ET AL. REC'D. IN D.B. PG. ROANOKE CO., NOT SUBJECT TO ANY LIEN.

THE SAID OWNERS FURTHER 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 15-1-46 THROUGH 15-1-48 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 RECORDATION OF THIS PLAT, DEDICATE IN FEE SIMPLE TO THE COUNTY OF ROANOKE ALL 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 ITS OWN BEHALF AND FOR AND ON ACCOUNT OF ITS 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 OWNERS, 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 STREET AND PROPERTY LINES THEREOF.

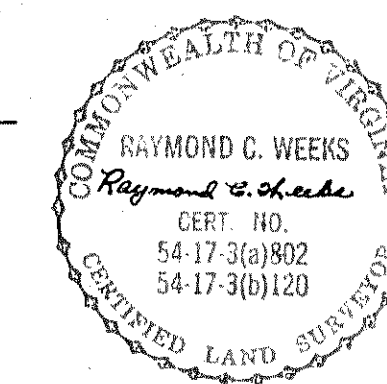
IN WITNESS WHEREOF IS HEREBY PLACED THE SIGNATURES OF SAID OWNERS ON THIS 10 DAY OF MAY, 1974.

Ernest G. Bowman *Linda C. Bowman* *John H. Heath* *Yvonne B. Heath*
OWNER OWNER OWNER OWNER

CAPTION LEGAL REFERENCE:
SEE DEED MAY 10, 1974,
FOR DEED OF CONVEYANCE TO ERNEST G.
BOWMAN AND JOHN H. HEATH BY
BENJ. E. CHAPMAN, SPEC. COMM.
ET AL.

IN THE CLERK'S OFFICE OF THE CIRCUIT
COURT OF ROANOKE COUNTY, VIRGINIA,
THIS PLAT WITH THE CERTIFICATE OF
ACKNOWLEDGMENT AND DEDICATION
THERETO ANNEXED IS ADMITTED TO RE-
CORD ON May 17, 1974, AT 1:49
O'CLOCK P.M.
TESTE: ELIZABETH STOKES, CLERK.

By: *Claudia W. Nether*
DEPUTY CLERK



PLAT OF ANDREW LEWIS GARDENS

PROPERTY OF
ERNEST G. BOWMAN & JOHN H. HEATH

SITUATE
BETWEEN EAST SIDE OF McDANIEL DRIVE & VA. SEC. HWY. RT. NO. 1110
NORTH OF U.S. HIGHWAY RT. NO. 11

ROANOKE COUNTY, VIRGINIA.

BY: RAYMOND C. WEEKS
CERT. LAND SURVEYOR

DATE: MAY 10, 1974. SCALE: 1" = 100'.
73-225

STATE OF VIRGINIA OF ROANOKE TO WIT:

I, *Wilma S. Britt*, A NOTARY PUBLIC IN
AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY
CERTIFY THAT ERNEST G. BOWMAN & LINDA C. BOWMAN
AND JOHN H. HEATH & YVONNE B. HEATH WHOSE NAMES
ARE SIGNED TO THE FOREGOING WRITING DATED APRIL
12, 1974, HAVE EACH PERSONALLY APPEARED BEFORE
ME IN MY COUNTY AND STATE AND ACKNOWLEDGED THE
SAME ON THIS 10 DAY OF MAY, 1974.

MY COMMISSION EXPIRES Dec. 21, 1976.

Wilma S. Britt
NOTARY PUBLIC



APPROVED:

[Signature] 5/13/74
SECRETARY, ROANOKE COUNTY
PLANNING COMMISSION DATE

Randolph M. Smith 5-13-74
EXECUTIVE SECRETARY, CITY OF SALEM DATE
PLANNING COMMISSION

J. Mark Hancock 5-13-74
CITY ENGINEER, SALEM, VIRGINIA. DATE