

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 SHOWN HEREON ARE FOR RESIDENTIAL PURPOSES ONLY.
2. THE GRADE AND DRAINAGE FOR IMPROVED YARDS AND ALONG EASEMENTS RESERVED FOR THAT PURPOSE SHALL NOT BE ALTERED OR OBSTRUCTED BY LOT OWNERS UNLESS SAID ALTERATION IS IN ACCORDANCE WITH A PLAN OF A CERTIFIED ENGINEER, ARCHITECT, OR LAND SURVEYOR WHICH PROVIDES ADEQUATE PIPE OR DRAINAGE STRUCTURE AS NEEDED FOR THE DISPOSITION OF STORM WATER. NOR SHALL SUCH ALTERATIONS BE ALLOWED UNLESS AGREED TO IN WRITING BY THE OWNER OR OWNERS OF THE ADJOINING LOTS OR THOSE LOTS DIRECTLY AFFECTED IN THIS SUBDIVISION, AND APPROVED BY THE VIRGINIA DEPARTMENT OF HIGHWAYS.
3. NO FOWL, HOGS, GOATS, OR OTHER OBNOXIOUS ANIMALS SHALL BE PERMITTED TO BE KEPT ON ANY LOT SHOWN HEREON.
4. NO FENCE OR HEDGE SHALL BE PERMITTED ON THE FRONT PORTION OF ANY LOT, OR THE FRONT 40 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 AFFECTED OWNER OR OWNERS IN WRITING BEFORE INSTALLATION.
5. NO RESIDENCE SHALL BE CONSTRUCTED ON ANY LOT OR PORTIONS OF LOTS WHOSE LIVABLE AREA OF FLOOR IS LESS THAN 1,450 SQUARE FEET EXCLUSIVE OF PORCHES AND CARPORTS.
6. NO GARAGES SHALL BE USED AS LIVING QUARTERS NOR SHALL ANY TEMPORARY LIVING QUARTERS OF ANY NATURE BE PERMITTED.

KNOW ALL MEN BY THESE PRESENTS TO WIT :

THAT HERBERT B. CARTWRIGHT AND BARBARA D. CARTWRIGHT, HIS WIFE, ARE THE FEE SIMPLE OWNERS OF THE TRACT OF LAND SHOWN HEREON TO BE KNOWN AS PONDEROSA PARK ADDITION SHOWN IN DETAIL BY THE OUTSIDE CORNERS 1 TO 11 INCLUSIVE, WHICH COMPRISES THE LAND CONVEYED TO SAID OWNERS BY DEEDS FROM BEN S. PERDUE AND VIRGINIA M. PERDUE, RECORDED SEPTEMBER 28, 1972, IN DEED BOOK 957 PAGE 335, SUBJECT ONLY TO THE LIEN OF A CERTAIN DEED OF TRUST DATED OCTOBER 18, 1972, FROM SAID OWNERS TO CLAUDE D. CARTER AND CARROLL D. REA, TRUSTEES SECURING THE FIRST NATIONAL EXCHANGE BANK OF VIRGINIA, BENEFICIARY, AND RECORDED IN DEED BOOK 957 PAGE 337 ALL DEEDS HERETOFORE MENTIONED ARE RECORDED IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF ROANOKE COUNTY, VA.

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 15-157 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 UNDERSIGNED OWNERS DO, BY VIRTUE OF RECORDATION OF THIS PLAT, DEDICATE CERTAIN DRAINAGE EASEMENTS OF VARYING WIDTHS, AS SHOWN ON THE ANNEXED PLAT, FOR DRAINAGE PURPOSES, AND THE OWNERS DO FURTHER, AS A CONDITION PRECEDENT TO THE APPROVAL OF THE FINAL 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 RELEASE THE COUNTY OF ROANOKE AND THE VIRGINIA DEPARTMENT OF HIGHWAYS FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SUCH OWNER OR OWNERS, HIS OR THEIR HEIRS, SUCCESSORS, DEVISEES, AND ASSIGNS, MAY OR MIGHT HAVE AGAINST THE COUNTY OR THE 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, IS HEREBY PLACED THE SIGNATURES OF THE SAID OWNERS, TRUSTEES BENEFICIARIES, THIS THE 22nd DAY OF APRIL, 1974.

BY Herbert B. Cartwright (SEAL) OWNER
BY Barbara D. Cartwright (SEAL) OWNER
BY Alfred W. Nelson (SEAL) TRUSTEE
BY Carroll D. Rea (SEAL) TRUSTEE

THE FIRST NATIONAL EXCHANGE BANK OF VIRGINIA

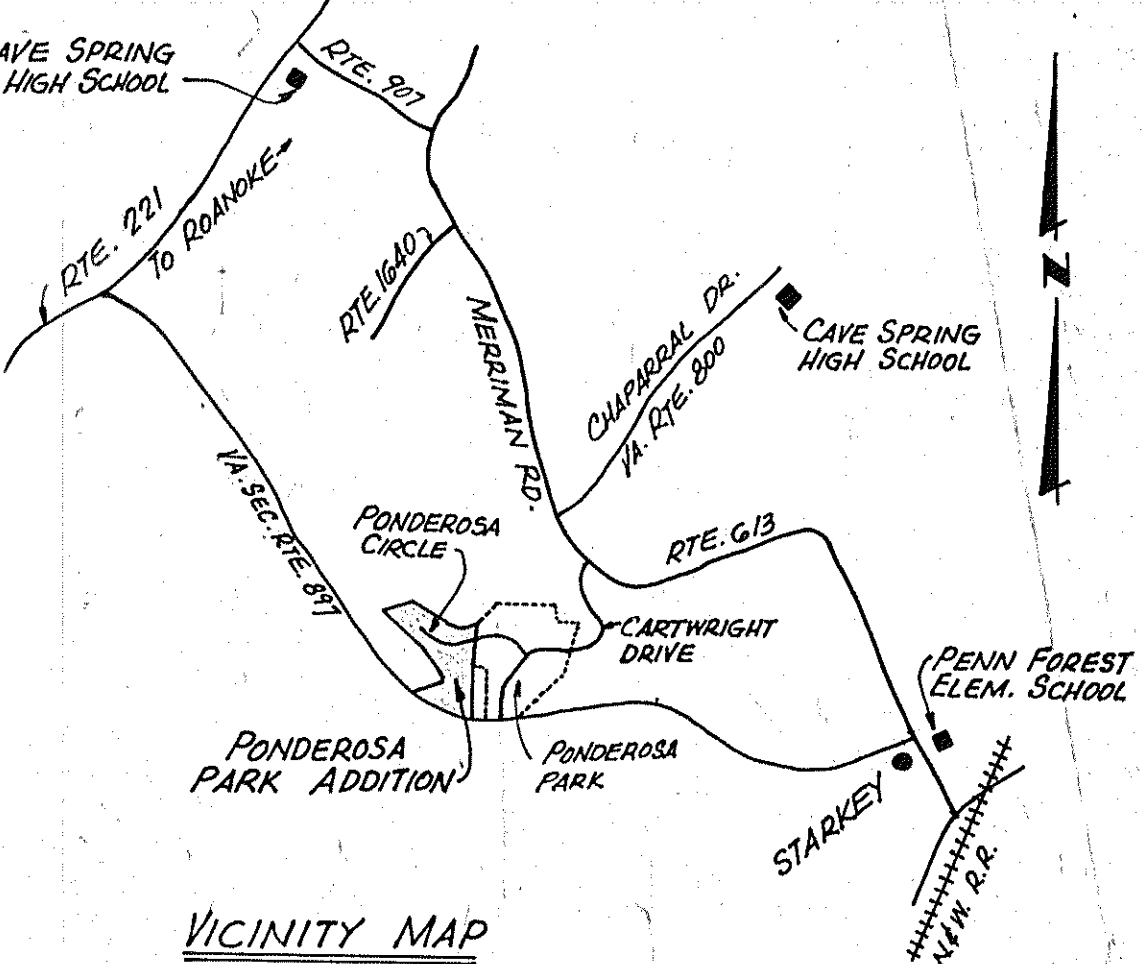
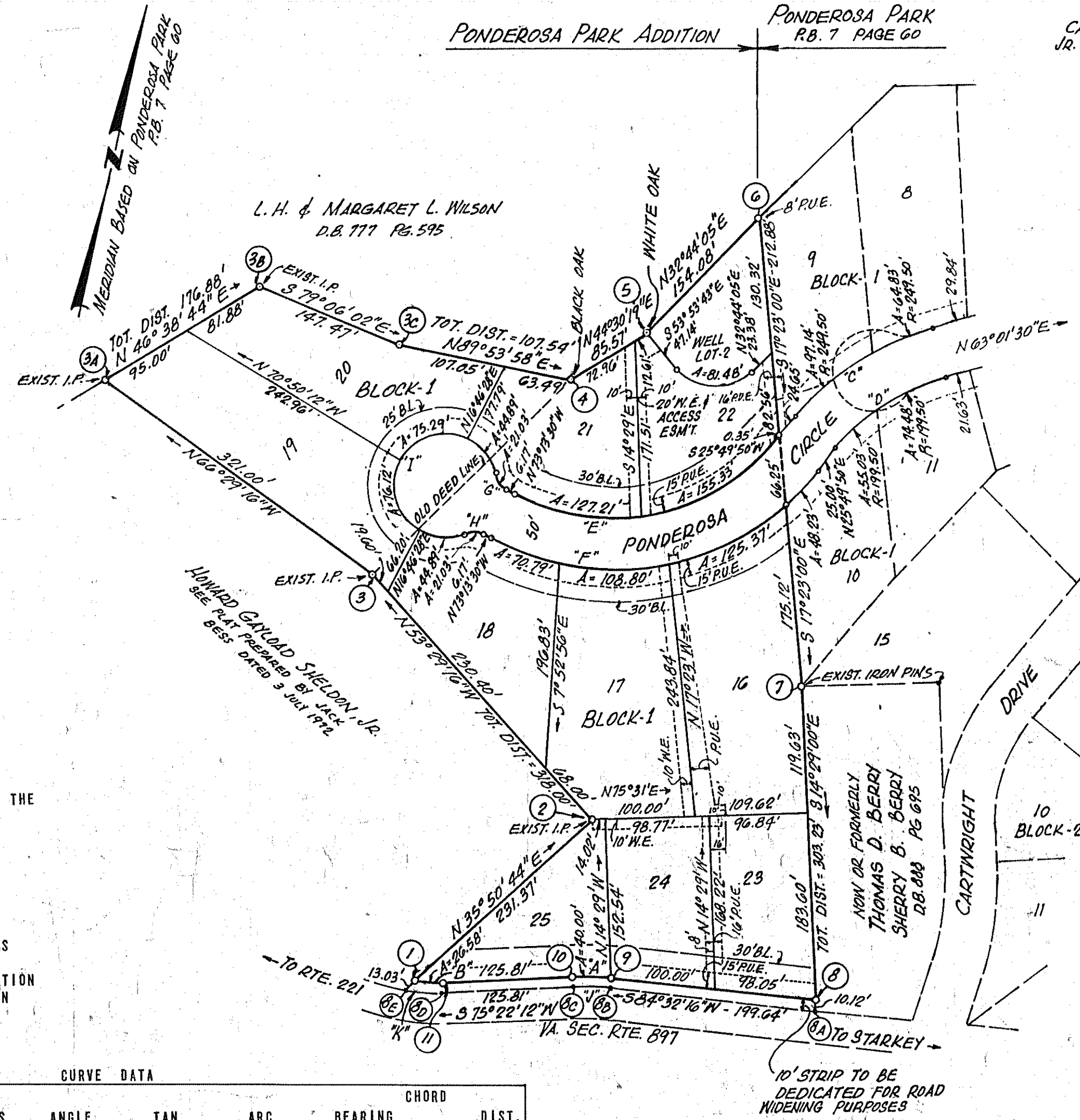
BY Alfred W. Nelson (SEAL) VICE PRESIDENT
ATTEST Carroll D. Rea (SEAL) ASSIST. VICE PRESIDENT

STATE OF VIRGINIA OF ROANOKE TO WIT :
I, Buford T. Lumsden, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE OF VIRGINIA AND STATE DO HEREBY CERTIFY THAT HERBERT B. CARTWRIGHT, BARBARA D. CARTWRIGHT, OWNERS, CLAUDE D. CARTER, TRUSTEE, CARROLL D. REA, TRUSTEE, AND THOMAS R. WIRSING, JR., VICE PRESIDENT AND ALFRED W. NELSON, ASSISTANT VICE PRESIDENT OF THE FIRST NATIONAL EXCHANGE BANK OF VIRGINIA, WHOSE NAMES AS SUCH ARE SIGNED TO THE FOREGOING WRITING DATED APRIL 22, 1974, HAS EACH PERSONALLY APPEARED BEFORE ME IN MY AFORESAID STATE OF VIRGINIA AND STATE, ACKNOWLEDGED THE SAME ON APRIL 22, 1974.

MY COMMISSION EXPIRES August 22, 1978
Buford T. Lumsden
NOTARY PUBLIC

CURVE DATA									
CURVE	LOT	RADIUS	ANGLE	TAN.	ARC	BEARING	CHORD	DIST.	
A	25	250.00	9° 10' 04"	20.04'	40.00'	S78° 57' 14"W	39.98'		
B	25	185.00	9° 13' 42"	13.32'	26.58'	S78° 59' 03"W	26.55'		
C	TOT	249.50	37° 11' 40"	83.95'	161.97'	S44° 25' 40"W	159.14'		
C	8	249.50	14° 53' 17"	32.60'	64.83'	S55° 34' 53"W	64.85'		
C	9	249.50	22° 18' 23"	49.19'	97.14'	S36° 59' 02"W	96.52'		
D	TOT	199.50	37° 11' 40"	67.13'	129.51'	N44° 25' 40"E	127.25'		
D	10	199.50	15° 48' 17"	27.68'	55.03'	N33° 43' 59"E	54.86'		
D	11	199.50	21° 23' 23"	37.68'	74.40'	N52° 19' 49"E	74.05'		
E	TOT	200.00	80° 56' 40"	170.65'	282.55'	S66° 18' 10"W	259.83'		
E	21	200.00	36° 26' 38"	65.84'	127.21'	S88° 33' 12"W	125.08'		
E	22	200.00	44° 30' 00"	81.82'	155.33'	S48° 04' 38"W	151.46'		
F	TOT	250.00	80° 56' 40"	213.31'	353.19'	N66° 18' 10"E	324.54'		
F	10	250.00	11° 03' 16"	24.19'	48.23'	N31° 21' 28"E	48.16'		
F	16	250.00	28° 44' 00"	84.03'	125.37'	N51° 14' 56"E	124.06'		
F	17	250.00	24° 56' 06"	55.27'	108.80'	N78° 04' 59"E	107.94'		
F	18	250.00	16° 13' 28"	35.83'	70.79'	S81° 20' 13"E	70.56'		
G	21	25.00	48° 11' 23"	11.18'	21.03'	N49° 07' 49"W	20.41'		
H	18	25.00	48° 11' 23"	11.18'	21.03'	N82° 40' 50"E	20.41'		
I	TOT	50.00	278° 22' 46"		241.19'				
I	18	50.00	51° 26' 25"	24.09'	44.89'	N84° 18' 20"E	43.40'		
J	19	50.00	87° 13' 30"	47.64'	76.12'	S26° 21' 43"E	68.98'		
J	20	50.00	86° 16' 39"	46.85'	75.29'	S60° 23' 22"W	68.38'		
J	21	50.00	51° 28' 12"	24.08'	44.89'	N50° 45' 13"W	43.39'		
K	240.00	9° 10' 04"	10.24'	38.40'	S78° 57' 14"W		38.36'		
K	175.00	12° 02' 24"	18.46'	36.77'	S81° 23' 24"W		36.71'		
L	50.00	93° 22' 11"	53.03'	81.48'	S79° 25' 11"W		72.76'		

NOTE: IRON PINS HAVE BEEN SET ON ALL PROPERTY CORNERS P. C.'S AND P. T.'S.
LEGEND:
P. U. E. - PUBLIC UTILITY EASEMENT
D. E. - DRAINAGE EASEMENT
S. S. E. M. T. - SANITARY SEWER EASEMENT
B. - BUILDING LINE



IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGEMENT AND DEDICATION THERETO ANNEXED IS ADMITTED TO RECORD ON 21st June, 1974, AT 1:15 O'CLOCK P. M.

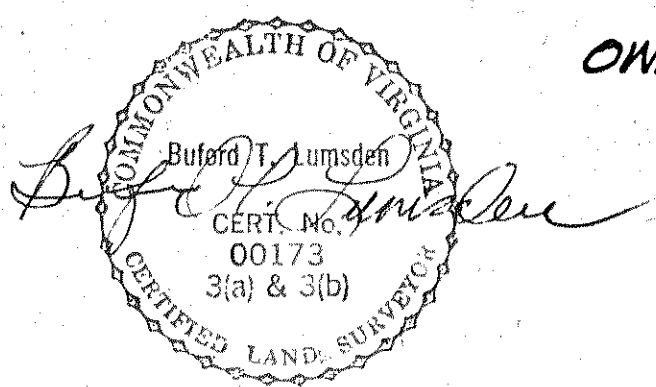
TESTE ELIZABETH STOKES
BY Elizabeth Stokes
DEPUTY CLERK

I, HEREBY CERTIFY THAT THIS PLAT OF SURVEY IS CORRECT.
Buford T. Lumsden
STATE CERTIFIED LAND SURVEYOR

APPROVED:
SECRETARY ROANOKE COUNTY PLANNING COMMISSION
Barbara W. Winters 6-21-74
AGENT ROANOKE CITY PLANNING COMMISSION
Barbara W. Winters 6-21-74
CITY ENGINEER ROANOKE, VIRGINIA
DATE

CAPTION LEGAL REFERENCE:
1. BEN S. PERDUE AND VIRGINIA M. PERDUE DB 957, PG 335
2. REMAINING PORTION DEED DATED FEB 1, 1974 DB 993, PG 76

PLAT OF
PONDEROSA PARK ADDITION
SITUATED IN CAVE SPRING MAGISTERIAL DIST.
ROANOKE COUNTY, VIRGINIA
OWNERS: HERBERT B. CARTWRIGHT & BARBARA D. CARTWRIGHT
SCALE: 1" = 100' DATE APRIL 1974



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