

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT VERLIN W. WYDAL AND FRANCES J. WYDAL ARE THE FEE SIMPLE OWNERS AND PROPRIETOR OF THE LAND SHOWN HEREON BEING SUBDIVIDED KNOWN AS MOUNTAIN HEIGHTS EAST BOUNDED AS SHOWN HEREON IN DETAIL BY OUTSIDE CORNERS 1 THRU 15 TO 1 INCLUSIVE, WHICH COMPRISES PART OF THE LAND CONVEYED TO SAID OWNERS BY DEED FROM D.D. MARTIN AND RECORDED IN DEED BOOK 972 PAGE 72 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA.

THE SAID OWNERS CERTIFIES THAT THEY HAVE DIVIDED 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 15.1-465 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 EMPRACED 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 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 THIS PLAT OF THE LAND SUBDIVIDED (OR SUCH CHANGED STREETS AS MAY BE ADDED 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 THEREON.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS THE 14<sup>th</sup> DAY OF May 1974.

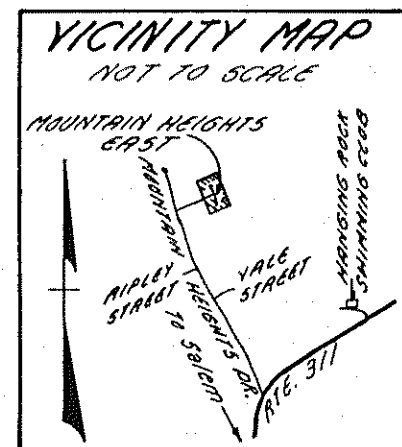
Francis J. Wydal  
OWNER

Verlin W. Wydal  
OWNER

STATE OF VIRGINIA  
County of ROANOKE TO WIT:

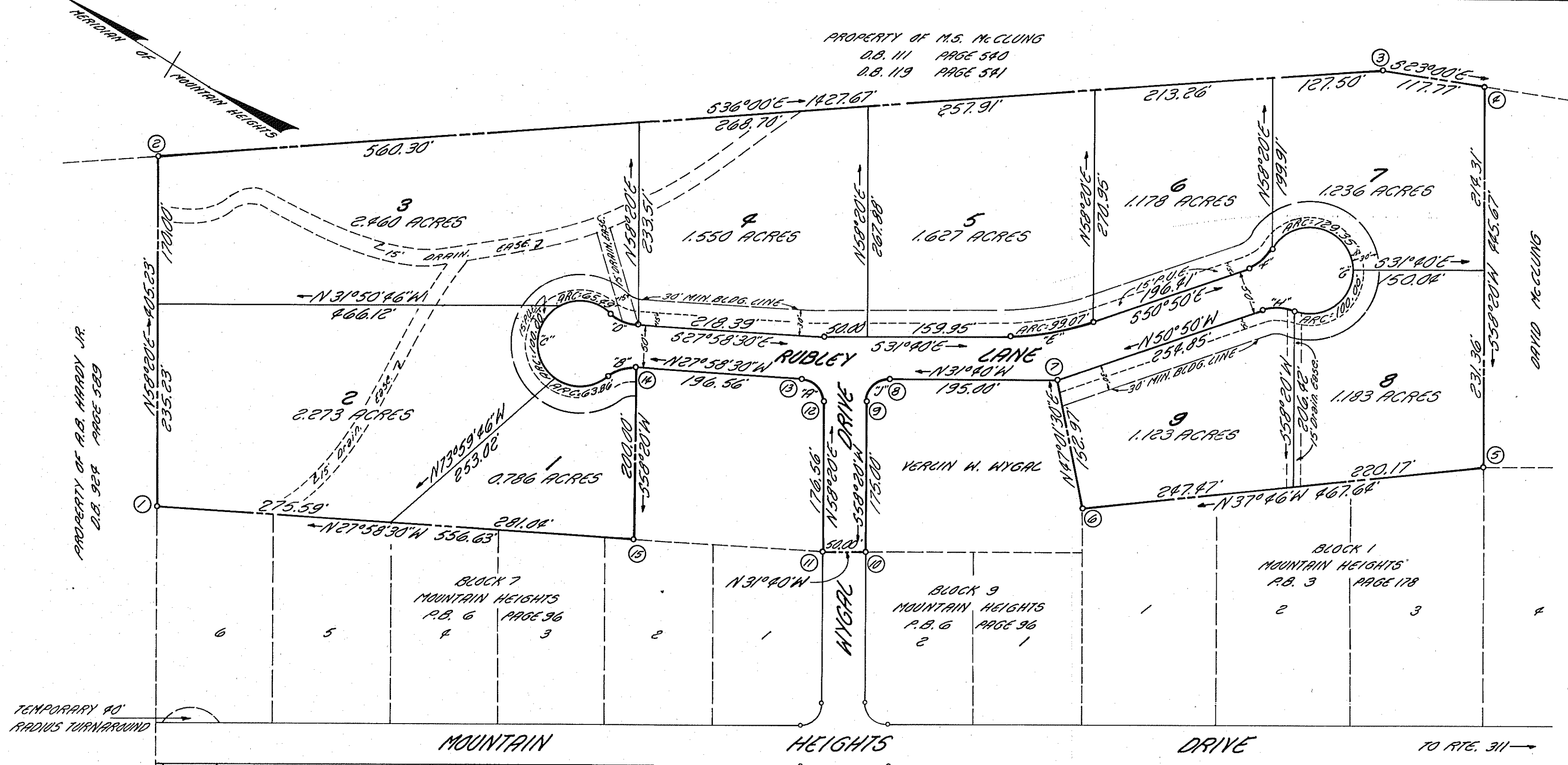
I, Ann W. Minarik, A NOTARY PUBLIC IN AND FOR THE AFORESAID County, AND STATE DO HEREBY CERTIFY THAT VERLIN W. WYDAL AND FRANCES J. WYDAL, WHOSE NAMES AS SUCH ARE SIGNED TO THE FOREGOING WRITING DATED May 14, 1974, HAD EACH PERSONALLY APPEARED BEFORE ME IN MY AFORESAID STATE AND County AND ACKNOWLEDGED THE SAME ON May 14, 1974.

MY COMMISSION EXPIRES: 8/14/74  
Ann W. Minarik  
NOTARY PUBLIC



| CURVE |     | DATA       |         |         |         | CHORD       |          |
|-------|-----|------------|---------|---------|---------|-------------|----------|
| CURVE | COT | ANGLE      | TAN     | ARC     | ARC     | BEARING     | DISTANCE |
| A     |     | 86°48'30"  | 23.44'  | 25.00'  | 37.66'  | N15°10'45"E | 34.20'   |
| B     | 1   | 41°24'35"  | 18.90'  | 50.00'  | 36.14'  | N48°40'53"W | 35.35'   |
| C     |     | 262°49'10" |         | 50.00'  | 229.35' | N62°01'30"E | 75.00'   |
| C     | 1   | 73°10'41"  | 37.18'  | 50.00'  | 63.96'  | N32°47'45"W | 59.61'   |
| C     | 2   | 114°35'30" | 77.87'  | 50.00'  | 100.00' | N16°45'31"E | 84.15'   |
| C     | 3   | 75°02'46"  | 38.00'  | 50.00'  | 65.43'  | S28°05'31"E | 60.91'   |
| D     | 3   | 41°24'35"  | 18.90'  | 50.00'  | 36.14'  | S71°15'59"E | 35.35'   |
| E     | 5   | 19°10'     | 50.00'  | 296.14' | 39.07'  | S41°15'E    | 98.60'   |
| F     | 6   | 41°24'35"  | 18.90'  | 50.00'  | 36.14'  | S71°32'25"E | 35.35'   |
| G     |     | 262°49'10" |         | 50.00'  | 229.35' | N30°07'35"W | 75.00'   |
| G     | 7   | 148°13'33" | 175.67' | 50.00'  | 129.35' | S18°07'48"E | 98.18'   |
| G     | 8   | 114°35'36" | 77.87'  | 50.00'  | 100.00' | N66°43'13"W | 84.15'   |
| H     | 9   | 41°24'35"  | 18.90'  | 50.00'  | 36.14'  | N30°07'35"W | 35.35'   |
| J     |     | 90°00'     | 25.00'  | 25.00'  | 39.27'  | N76°40'W    | 35.36'   |

TEMPORARY 40' RADIUS TURNAROUND



RESTRICTIONS

THE FOLLOWING RESTRICTIONS ARE MADE COVENANTS RUNNING WITH THE TITLE TO THE LOTS SHOWN HEREON FOR A PERIOD OF TWENTY FIVE (25) YEARS FROM THE DATE OF RECORDATION OF THIS PLAT.

- PROPERTY TO BE USED AS BUILDING SITES FOR SINGLE-FAMILY TYPE DWELLINGS ONLY.
- NO LOTS SHALL BE FURTHER SUBDIVIDED WITHOUT WRITTEN CONSENT OF THE DEVELOPERS; EXCEPT A LOT MAY BE DIVIDED AND ADDED TO ADJOINING LOTS.
- NO TEMPORARY LIVING QUARTERS SHALL BE ERECTED ON LOTS.
- NO RESIDENCE SHALL BE ERECTED WITH THE MAIN BODY CLOSER TO THE STREET LINE THAN THE BUILDING LINE SHOWN HEREON.
- NO HOGS, CHICKENS, GOATS, CATTLE OR OTHER NUISANCE ALLOWED AND NOTHING SHALL BE DONE TO DISTURB THE PEACE AND QUIETUDE OF THE NEIGHBORHOOD.
- MINIMUM LIVING SPACE SHALL BE AS FOLLOWS:  
(A) SINGLE STORY DWELLINGS SHALL HAVE A MINIMUM FLOOR SPACE OF 1250 SQUARE FEET.  
(B) TWO-STOREY HOUSES MUST HAVE A MINIMUM OF 1000 SQUARE FEET ON THE FIRST FLOOR.  
(C) TWO-STOREY 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 44 FEET X 26 FEET. ALL MINIMUMS ENCLOSE BASEMENTS, GARAGES, SUN PORCHES, CARPARKS AND ARE EZEWAYS.  
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.
- ALL LOTS ARE SUBJECT TO EASEMENTS AS SHOWN ON BODY OF MAP AS WELL AS NECESSARY GOINS & ANCHORS FOR ELECTRIC & TELEPHONE POLES.
- 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 SHOWN IN THIS SUBDIVISION TO PROSECUTE ANY AND PROCEEDINGS AT LAW OR IN EQUITY 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.
- CUL-DE-SACS SHOWN ON RUBLEY LANE BOTH NORTH AND SOUTH, SHALL REMAIN CUL-DE-SACS AS SHOWN HEREON AND ARE NOT TO BE EXTENDED IN THE FUTURE.

APPROVED:

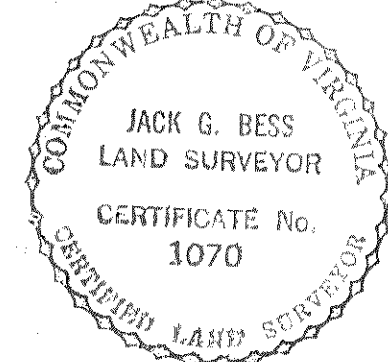
*[Signature]* 8/19/74  
SECRETARY ROANOKE COUNTY PLANNING COMMISSION DATE

*[Signature]* 8/19/74  
EXECUTIVE SECRETARY CITY OF SALT CITY PLANNING COMMISSION DATE

*[Signature]* 8-19-74  
CITY ENGINEER SALT CITY, VIRGINIA DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR ROANOKE COUNTY, VIRGINIA, THIS PLAT IS PRESENTED ON May 14, 1974 AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT AND DEDICATION THEREON ANNEXED IS ADMITTED TO RECORD AT 1:00 O'CLOCK P.M.  
TESTE: *[Signature]* CLERK

I HEREBY CERTIFY THAT THIS PLAT OF SURVEY IS CORRECT  
*[Signature]*  
CERTIFIED LAND SURVEYOR



MAP OF  
MOUNTAIN HEIGHTS EAST  
PROPERTY OF VERLIN W. & FRANCES J. WYDAL  
ROANOKE COUNTY, VIRGINIA

SCALE: 1"=100' MARCH 26, 1974

BY: JACK G. BESS  
CERTIFIED LAND SURVEYOR