

RESTRICTIONS

- THE FOLLOWING 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 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 THIS 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 1250 SQ. FT.
(B) TWO STORY HOUSES MUST HAVE A MINIMUM OF 1000 SQ. FT. ON THE FIRST FLOOR.
(C) TWO STORY HOUSES MUST HAVE A COMBINED FLOOR SPACE OF AT LEAST 1500 SQ. FT.
(D) THE GROUND FLOOR DIMENSIONS OF SPLIT LEVEL HOUSES MAY BE NO LESS THAN 44 FT. x 26 FT. 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.- THE RIGHT IS RESERVED BY THE OWNER OF THIS SUBDIVISION TO CONSTRUCT WATER MAINS AND 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.
 - 11.- 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 IN 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.

| BOUNDARY LINE CALCULATIONS | | | | | | |
|----------------------------|-----------------|---------|----------|----------|----------|----------|
| CORS. | BEARING | DIST. | N | S | E | W |
| 1-2 | N 59° 27' 51" W | 260.00 | 132.100 | | | 223.941 |
| 2-3 | S 74° 29' 20" W | 67.58 | | 18.073 | | 65.119 |
| 3-4 | N 24° 03' W | 616.00 | 562.525 | | | 251.041 |
| 4-5 | N 10° 20' W | 237.66 | 233.805 | | | 42.630 |
| 5-6 | N 79° 40' E | 260.00 | 46.637 | | 255.783 | |
| 6-7 | N 60° 32' 04" E | 135.67 | 66.736 | | 118.121 | |
| 7-8 | N 30° 32' 09" E | 730.00 | 628.757 | | 370.896 | |
| 8-9 | N 59° 29' 11" E | 559.15 | 283.905 | | 481.713 | |
| 9-10 | S 58° 15' E | 629.46 | | 331.231 | 536.263 | |
| 10-11 | S 30° 32' 09" W | 1665.36 | | 1434.394 | | 846.131 |
| 11-12 | S 19° 51' 40" W | 321.80 | | 302.659 | | 104.329 |
| 12-13 | N 59° 27' 51" W | 51.57 | 26.202 | | | 44.418 |
| 13-14 | N 40° 51' 57" W | 219.48 | 165.980 | | | 143.604 |
| 14-1 | S 30° 32' 09" W | 70.00 | | 60.292 | | 35.585 |
| TOTALS | | | 2146.647 | 2146.649 | 1761.776 | 1761.778 |

TOTAL AREA IN BOUNDARY = 40.461 ACRES

KNOW ALL MEN BY THESE PRESENTS, TO WIT:-

THAT WILCLARE CORPORTION IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, KNOWN AS SECTION N° 5 "LA BELLEVUE", BOUNDED AS SHOWN HEREON IN DETAIL BY OUTSIDE CORNERS 1 THRU 14 TO 1, INCLUSIVE, WHICH COMPRISES A PORTION OF THE LAND CONVEYED TO SAID OWNER BY DEED FROM G. L. CUMMINGS, DATED MARCH 21, 1973, RECORDED IN DEED BOOK 968, PAGE 562.

THE SAID OWNER CERTIFIES THAT IT HAS SUBDIVIDED THIS LAND AS SHOWN HEREON ENTIRELY WITH ITS OWN FREE WILL AND CONSENT, AND PURSUANT TO AND IN COMPLIANCE WITH SECTIONS 15-1 THRU 15-467 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 OWNER DOES, 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 OWNER DOES 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 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 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 ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS THE 10 DAY OF JUNE, 1974.

WILCLARE CORPORATION

BY: Wilbert K. Tester
PRESIDENT

ATTEST: Carolyn J. Tester
SECRETARY

APPROVED :

STATE OF VIRGINIA } STATE AT LARGE
COUNTY OF ROANOKE } TO WIT :

I William J. Howell Jr. A NOTARY PUBLIC IN AND FOR THE AFORESAID AND STATE DO HEREBY CERTIFY THAT WILBERT K. TESTER AND CAROLYN J. TESTER, PRESIDENT AND SECRETARY, RESPECTIVELY, OF WILCLARE CORPORATION, WHOSE NAMES AS SUCH ARE SIGNED TO THE FOREGOING WRITING DATED JUNE 10, 1974, HAS EACH PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON JUNE 10, 1974.

JULY 8 1974
MY COMMISSION EXPIRES

William J. Howell Jr.
NOTARY PUBLIC

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT FOR ROANOKE COUNTY, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGEMENT AND DEDICATION THERETO ANNEXED IS ADMITTED TO RECORD ON JUNE 10, 1974, AT 1:20 O'CLOCK, P. M.

TESTE :

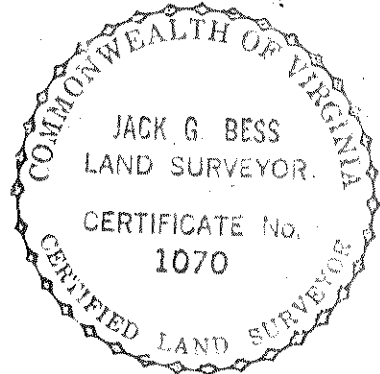
ELIZABETH STOKES

BY: Elizabeth Stokes
DEPUTY CLERK

CORPORATE SEAL

I HEREBY CERTIFY THAT IS PLAT OF SURVEY IS CORRECT.

Jack G. Bess
CERTIFIED LAND SURVEYOR



William J. Howell Jr. 10/3/74
SECRETARY - ROANOKE COUNTY PLANNING COMMISSION DATE

Louise M. Mendenhall 10/3/74
AGENT - ROANOKE CITY PLANNING COMMISSION DATE

Charles L. Little 10-3-74
CITY ENGINEER - ROANOKE VIRGINIA DATE

PLAT
OF
SECTION No. 5
LA BELLEVUE
PROPERTY OF WILCLARE CORPORATION
SITUATE IN THE BIG LICK MAGISTERIAL DISTRICT OF
ROANOKE COUNTY VIRGINIA
BY: JACK G. BESS
DATE: JUNE 10, 1974 CERTIFIED LAND SURVEYOR SCALE: 1" = 100'