

THE FOLLOWING RESTRICTIONS ARE MADE COVENANTS RUNNING WITH THE TITLE TO THE LOTS SHOWN HEREON FOR A PERIOD OF THIRTY (30) YEARS FROM THE DATE OF RECORDATION OF THIS PLAT.

1. NO LOTS SHALL BE FURTHER SUBDIVIDED WITHOUT WRITTEN CONSENT OF THE DEVELOPERS; EXCEPT THAT A LOT MAY BE DIVIDED AND ADDED TO ADJOINING LOTS.
2. NO TEMPORARY LIVING QUARTERS SHALL BE ERECTED ON LOTS.
3. NO HOGS, CHICKENS, GOATS, CATTLE OR OTHER NUISANCE ALLOWED AND NOTHING SHALL BE DONE TO DISTURB THE PEACE AND QUIETUDE OF THE NEIGHBORHOOD.
4. MINIMUM LIVING SPACE
NO BUILDING SHALL BE ERECTED HAVING AIR ENCLOSED LIVABLE AREA OF LESS THAN 1,000 SQUARE FEET FOR ONE FLOOR PLAN NOR LESS THAN 850 SQUARE FEET IN FIRST FLOOR OF STRUCTURES CONTAINING MORE THAN ONE FLOOR.
5. ALL LOTS ARE SUBJECT TO EASEMENTS AS SHOWN ON BODY OF MAP AS WELL AS NECESSARY EASEMENTS FOR ELECTRIC AND TELEPHONE POLES.
6. 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.
7. SHOULD ANY OF THE ABOVE BE DECLARED INVALID BY ANY COURT, REMAINDER STILL VALID.

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
M.B.L.-----MINIMUM BUILDING LINE
T&E-----TELEPHONE & ELECTRIC EASEMENT

KNOW ALL MEN BY THESE PRESENTS. TO WIT:

THAT J. & J. DEVELOPMENT CORPORATION IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON SUBDIVIDED AND KNOWN AS "SLEEPY HOLLOW" BOUNDED AS SHOWN HEREON IN DETAIL BY OUTSIDE CORNERS 1 THRU 12 TO 1 INCLUSIVE, WHICH COMPRISES THE LAND CONVEYED TO SAID OWNER BY DEED, DATED APRIL 17, 1975 FROM THOMAS H. BEASLEY, JR. AND MARTHA BEASLEY AND RECORDED IN DEED BOOK 1016 PAGE 539 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA.

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 15.1 465 THRU 15.1 485 OF THE 1950 CODE OF THE COMMONWEALTH OF VIRGINIA, AS AMENDED TO DATE. THE SAID OWNER, 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 OWNER DOES AS A CONDITION PRECEDENT TO THE APPROVAL OF THE PLAT AND SUBDIVISION AND ACCEPTANCE OF THE DEDICATION OF THE STREETS SHOWN HEREON BY THE BOARD OF SUPERVISORS OF ROANOKE COUNTY, ON ITS OWN BEHALF AND ON ACCOUNT OF ITS HEIRS, SUCCESSORS, DEVISEES AND ASSIGNS SPECIFICALLY RELEASES THE COUNTY OF ROANOKE 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 THE 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.

WITNESS THE SIGNATURES AND SEALS ON THIS 30 DAY OF Aug, 1975.

J. & J. DEVELOPMENT CORPORATION

BY:

Jerry W. Grubb
JERRY W. GRUBB, PRESIDENT

ATTEST:

James M. Peters
JAMES M. PETERS, SEC. TREAS.

STATE OF VIRGINIA

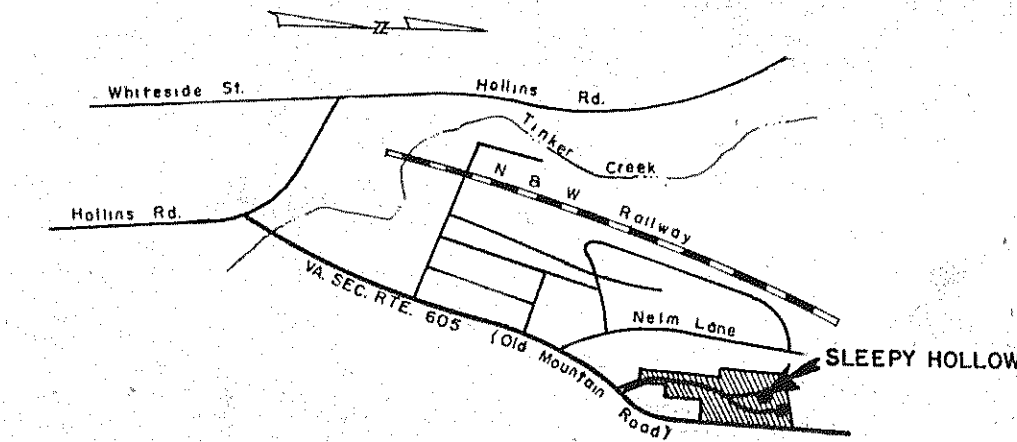
Dr. Buford T. Lumsden
OF ROANOKE

TO WIT:

I, Buford T. Lumsden A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT JERRY W. GRUBB, PRESIDENT AND JAMES M. PETERS, SEC. TREAS., WHOSE NAMES AS SUCH ARE SIGNED TO THE FOREGOING WRITING DATED 26 June 1975, HAS EACH PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON 30 June 1975, 1975.

MY COMMISSION EXPIRES 26 June 1977

Buford T. Lumsden
NOTARY PUBLIC



LOCATION MAP
Not To Scale

APPROVED:

Thomas F. Brady
CITY ENGINEER ROANOKE, VIRGINIA

9/11/75
DATE

Al Grubb
SECRETARY, ROANOKE COUNTY PLANNING COMMISSION

10/21/75
DATE

Lothar Marmelstein
AGENT ROANOKE CITY PLANNING COMMISSION

9/11/75
DATE

I HEREBY CERTIFY THAT THIS PLAT OF SURVEY IS CORRECT.

Charles P. Lumsden
CERTIFIED LAND SURVEYOR

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED TO RECORD ON Oct 22, 1975, AT 7:11 O'CLOCK A.M.

TESTEE: ELIZABETH STOKES Elizabeth H. Stokes
DEPUTY CLERK

MAP OF SLEEPY HOLLOW.

VINTON MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA
OWNER

J & J DEVELOPMENT CORPORATION

SCALE: 1" = 100'

DATE: 4, JUNE 1975

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