

KNOW ALL MEN BY THESE PRESENTS. TO WIT:

THAT PARKWAY EAST, INC. IS FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON, SUBDIVIDED AND KNOWN AS SECTION NO. 1 "PARKWAY EAST", BOUNDED AS SHOWN HEREON, IN DETAIL BY OUTSIDE CORNERS 1 THRU 10 TO 1, INCLUSIVE WHICH COMPRISES PART OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED MAY 27, 1975 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA IN DEED BOOK 1019 PAGE 198 AND WHICH LAND IS SUBJECT TO THE LIEN OF A CERTAIN DEED OF TRUST TO JOHN W. F. HANER AND WILLIAM L. WOLFE, TRUSTEES SECURING BANK OF VIRGINIA, ROANOKE VALLEY, BENEFICIARY AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, IN DEED BOOK 1019 PAGE 203.

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, 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 OWNER DOES AS A CONDITION PRECEDENT TO THE APPROVAL OF THE PLAT AND SUB DIVISION 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 15 DAY OF OCT, 1975.

PARKWAY EAST, INC.

BY: Jerry A. Aker
 JERRY A. AKER, DIRECTOR

BY: John W. F. Haner
 JOHN W. F. HANER, TRUSTEE

BY: J. R. Willis
 J. R. WILLIS, DIRECTOR

BY: William L. Wolfe
 WILLIAM L. WOLFE, TRUSTEE

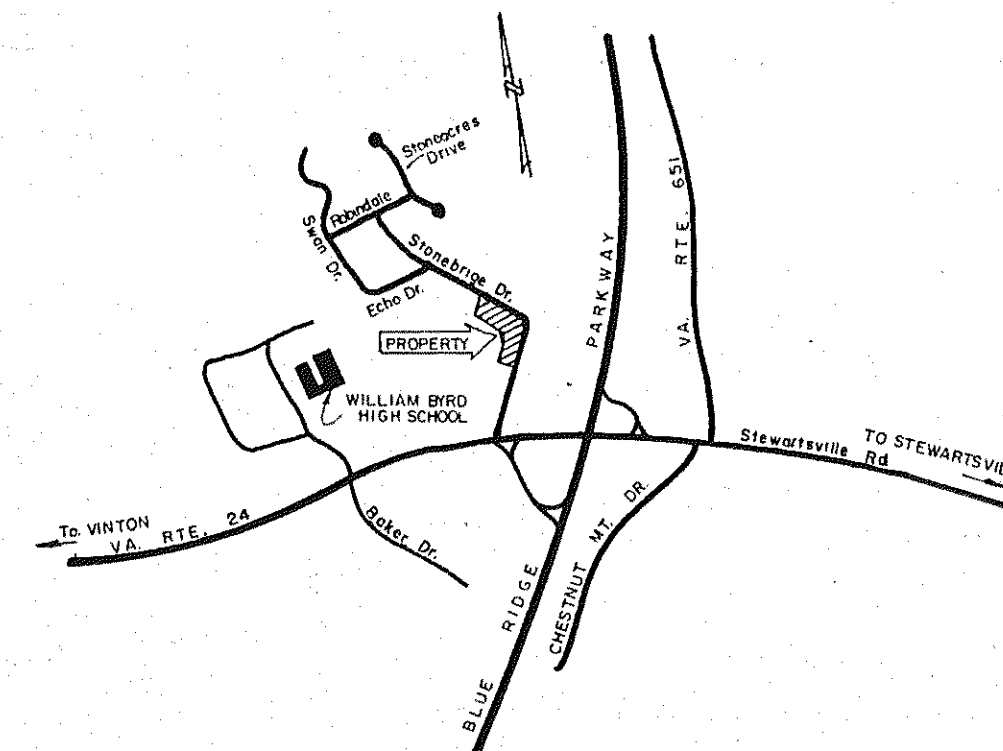
STATE OF VIRGINIA
 OF ROANOKE TO WIT:

I, Caroline A. Lumsden, A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT J. A. AKER, DIRECTOR AND J. R. WILLIS, DIRECTOR OF PARKWAY EAST, INC., JOHN W. F. HANER, TRUSTEE, AND WILLIAM L. WOLFE, TRUSTEE, WHOSE NAMES AS SUCH ARE SIGNED TO THE FOREGOING WRITING DATED October 15, 1975, HAS EACH PERSONALLY APPEARED BEFORE ME IN MY AFORESAID Office AND STATE AND ACKNOWLEDGED THE SAME ON October 15, 1975.

MY COMMISSION EXPIRES 11-15-76. Caroline A. Lumsden
 NOTARY PUBLIC

RESERVATIONS AND RESTRICTIONS:

- THESE COVENANTS AND RESTRICTIONS ARE MADE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING ON ALL LOT OWNERS. THEIR HEIRS, DEVISEES OR ASSIGNS FOR A PERIOD OF THIRTY (30) YEARS FROM THE DATE HEREOF.
- LOTS SHOWN HEREON ARE FOR RESIDENTIAL PURPOSES ONLY.
- MINIMUM LIVING SPACE SHALL BE AS FOLLOWS:
 - SINGLE STORY DWELLINGS SHALL HAVE A MINIMUM FLOOR SPACE OF 1,000 SQ. FEET.
 - TWO STORY HOUSES MUST HAVE A MINIMUM OF 750 SQ. FEET ON THE FIRST FLOOR.
- NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR MAY BECOME OBNOXIOUS OR A NUISANCE TO THE NEIGHBORHOOD.
- NO STRUCTURE OF A TEMPORARY CHARACTER, TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN, OR OTHER OUTBUILDING SHALL BE USED ON ANY LOT AT ANY TIME AS A RESIDENCE, EITHER TEMPORARILY OR PERMANENTLY.
- NO SIGN OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC VIEW ON ANY LOT EXCEPT ONE PROFESSIONAL SIGN OF NOT MORE THAN FIVE SQUARE FEET OR TWO SIGNS OF NOT MORE THAN TEN SQUARE FEET ADVERTISING THE PROPERTY FOR SALE, OR RENT.
- NO ANIMALS, LIVESTOCK, OR POULTRY OF ANY KIND SHALL BE RAISED, BRED OR KEPT ON ANY LOT, EXCEPT THAT DOGS, CATS OR OTHER HOUSEHOLD PETS MAY BE KEPT, PROVIDED THAT THEY ARE NOT KEPT, BRED OR MAINTAINED FOR ANY COMMERCIAL PURPOSE.
- TRASH, GARBAGE OR OTHER WASTE SHALL NOT BE KEPT EXCEPT IN SANITARY CONTAINERS. ALL INCINERATORS OR OTHER EQUIPMENT FOR THE STORAGE OR DISPOSAL OF SUCH MATERIAL SHALL BE KEPT IN A CLEAN AND SANITARY CONDITION. NO AUTOMOBILE SHALL BE KEPT ON THE PREMISES IN PUBLIC VIEW UNLESS THE SAME CARRIES A CURRENT VALID STATE INSPECTION CERTIFICATE.
- SHOULD ANY PROCEEDINGS AT LAW OR IN EQUITY DECREE THAT ANY ONE OR PART OF ANY ONE OF THE FOREGOING COVENANTS AND RESTRICTIONS BE DECLARED INVALID, THE SAME WILL NOT INVALIDATE ALL OR ANY PART OF THE REMAINING COVENANTS AND RESTRICTIONS.



LOCATION MAP

NO SCALE

APPROVED:

SECRETARY, ROANOKE COUNTY PLANNING COMMISSION

10/30/75
 DATE

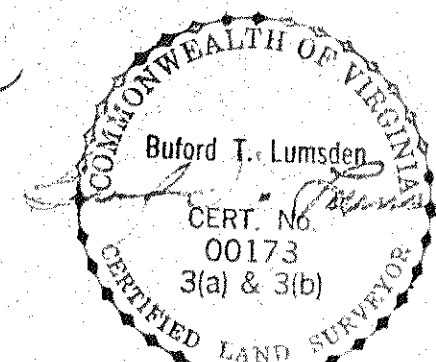
Frank Miller
 TOWN MANAGER, VINTON, VIRGINIA

10/30/75
 DATE

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 Nov 9, 1975 AT 12:00 O'CLOCK PM.

TESTEE: ELIZABETH STOKES Elizabeth Stokes
 DEPUTY CLERK

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



TOTAL AREA = 1.32 ACRES

MAP OF PARKWAY EAST ROANOKE COUNTY, VIRGINIA VINTON MAGISTERIAL DISTRICT PARKWAY EAST INC. (OWNER)

SCALE: 1" = 50'

DATE: JULY 1975

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

COMM # 74-197

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