

KNOW ALL MEN BY THESE PRESENTS, To Wit:

THAT J. RICHARD WILLIS AND BARBARA J. WILLIS ARE THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON SUBDIVIDED AND BOUNDED AS SHOWN HEREON IN DETAIL BY OUTSIDE CORNERS 1 THRU 10 TO 1, INCLUSIVE, WHICH COMPRISES ALL THE LAND CONVEYED TO SAID OWNERS BY DEED FROM ORLEN D. & GLADYS H. ELLER, RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA IN DEED BOOK 911, PAGE 647.

THE SAID OWNERS CERTIFY THAT THEY HAVE SUBDIVIDED 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 - 485 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 THE LAND EMBRACED 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 STREET 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, THEIR 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 STREETS AND PROPERTY LINES THEREOF.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS 28 DAY OF May 28, 1976

BY: J. Richard Willis
OWNER

ATTEST: Charles J. Robertson
OWNER

STATE OF VIRGINIA
City OF ROANOKE TO WIT:

I, Charles J. Robertson, A NOTARY PUBLIC IN AND FOR THE AFORESAID City AND STATE DO HEREBY THAT J. RICHARD AND BARBARA J. WILLIS, OWNERS, WHOSE NAMES AS SUCH ARE SIGNED TO THE FOREGOING WRITING HAVE EACH PERSONALLY APPEARED BEFORE ME IN MY AFORESAID City AND STATE AND ACKNOWLEDGED THE SAME ON THIS 28 DAY OF May, 1976.

MY COMMISSION EXPIRES: March 1, 1977

Charles J. Robertson
NOTARY PUBLIC

RESTRICTIONS

THE FOLLOWING RESTRICTIONS ARE MADE COVENANTS RUNNING WITH THE TITLE TO THE LOTS SHOWN HEREON FOR A PERIOD OF 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 OR 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 THE 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, MUST BE BRICK TO GRADE ON FRONT & SIDES.
(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 1400 SQ. FT., EXCEPT LOT 1, 2, 3 WHICH SHALL HAVE 1100 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 1800 SQ. FT.
(D) THE GROUND FLOOR DIMENSIONS OF SPLIT LEVEL AND SPLANCHER HOUSES MAY BE NO LESS THAN 42 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- ALL LOTS ARE SUBJECT TO EASEMENTS AS SHOWN ON BODY OF MAP AS WELL AS NECESSARY GUYS AND ANCHORS FOR ELECTRIC AND TELEPHONE POLES.
- 10- 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.

APPROVED:

W. H. Smith
AGENT - CITY OF ROANOKE PLANNING COMMISSION

James J. Bandy
ENGINEER - CITY OF ROANOKE

Ed Jones
SECRETARY - ROANOKE COUNTY PLANNING COMMISSION

June 17, 1976
DATE

6-18-76
DATE

8-30-76
DATE

IN THE CLERKS OFFICE FOR THE CIRCUIT COURT OF ROANOKE COUNTY VA., THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THEREOF ANNEXED, IS ADMITTED TO RECORD ON June 17, 1976, AT 11:00 O'CLOCK A.M.

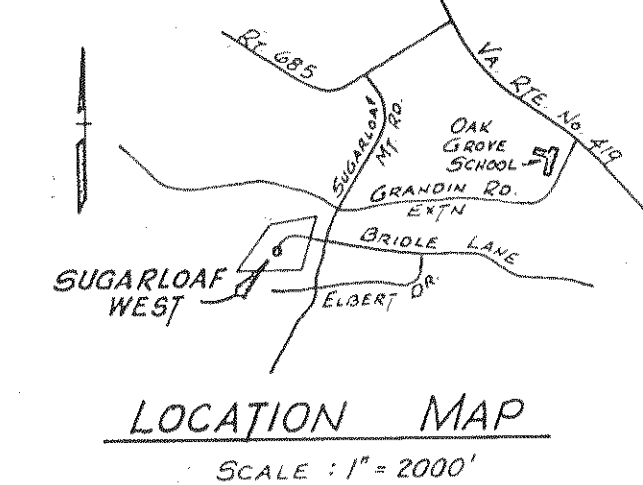
TESTE: Charles J. Robertson
CLERK

I HEREBY CERTIFY THAT THIS PLAT OF SURVEY IS CORRECT.

Jack G. Bess
CERTIFIED LAND SURVEYOR

CURVE DATA									
CURVE	LOT	ANGLE	TAN.	RADIUS	ARC	CHD BEARING	Dist.		
A	11	59°09'04"	56.75	100.00	103.24	S 71°00'28"W	98.71		
B	-	59°09'04"	85.13	150.00	154.86	N 71°00'28"E	148.07		
C	4	15°01'04"	19.77	150.00	39.32	S 80°55'37"E	39.21		
D	5	38°11'50"	51.94	150.00	100.00	N 72°27'58"E	98.16		
E	6	5°56'09"	7.78	150.00	15.54	N 50°23'58"E	15.53		
F	10	41°24'35"	18.90	50.00	36.14	S 26°43'31"W	35.35		
G	7	41°24'35"	18.90	50.00	36.14	N 68°08'21"E	35.35		
H	-	262°49'10"	-	50.00	229.35	N 42°34'04"W	75.00		
I	7	78°27'41"	40.82	50.00	68.47	N 39°36'40"E	63.24		
J	8	81°20'04"	42.96	50.00	70.98	N 30°17'12"W	65.17		
K	9	103°01'25"	62.89	50.00	89.90	S 57°32'04"W	78.27		
L	1	84°17'39"	25.00	27.62	40.64	S 64°26'11"W	37.07		
M	-	9°01'	48.89	620.00	97.57	S 26°47'51"W	97.47		
N	1	4°37'14"	25.01	620.00	50.00	S 24°35'58"W	49.99		
O	2	4°23'46"	23.80	620.00	47.57	S 29°06'28"W	47.56		

BOUNDARY CONTAINS 5.84 ACRES



HIDDEN VALLEY HOMES
BLOCK 1, SECTION 1
PLAT BOOK 3, PAGE 305

PLAT OF SUGARLOAF WEST

PROPERTY OF
J. RICHARD & BARBARA J. WILLIS
ROANOKE COUNTY, VIRGINIA

SCALE: 1" = 60'

NOVEMBER 12, 1975

BY: Jack G. Bess
CERTIFIED LAND SURVEYOR