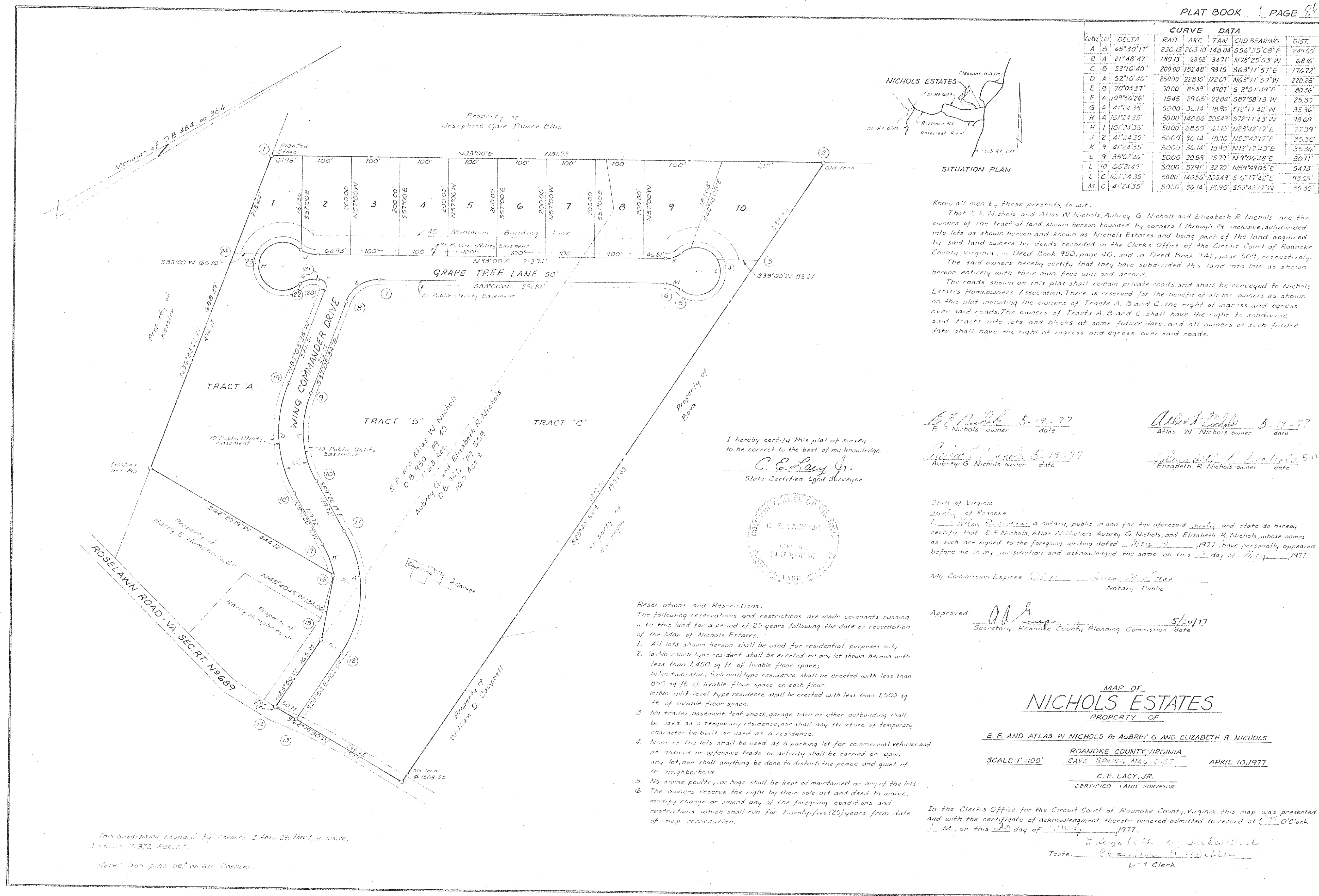




CURVE LOT	DELTA	RAD.	ARC	TAN	CHD BEARING	DIST.
A	65°30'17"	230.13	263.10	148.04	S56°35'08"E	249.00
B	21°48'47"	180.13	68.58	34.71	N78°25'53"W	68.16
C	52°16'40"	200.00	182.48	98.15	S63°11'57"E	176.22
D	52°16'40"	250.00	228.10	122.69	N63°11'57"E	220.28
E	70°03'37"	70.00	85.59	49.07	S 2°01'49"E	80.36
F	109°56'26"	154.5	29.65	22.04	S87°58'13"W	25.30
G	41°24'35"	50.00	36.14	18.90	S12°17'43"W	35.36
H	161°24'35"	50.00	140.86	305.49	S72°17'43"W	98.69
I	101°24'35"	50.00	88.50	61.10	N23°42'17"E	77.39
J	41°24'35"	50.00	36.14	18.90	N53°42'17"E	35.36
K	41°24'35"	50.00	36.14	18.90	N12°17'43"E	35.36
L	35°02'46"	50.00	30.58	15.79	N 9°06'48"E	30.11
M	46°02'49"	50.00	57.91	32.70	N59°49'05"E	54.73
N	161°24'35"	50.00	140.86	305.49	S 6°17'42"E	98.69
O	41°24'35"	50.00	36.14	18.90	S53°42'17"W	35.36

Know all men by these presents, to wit:

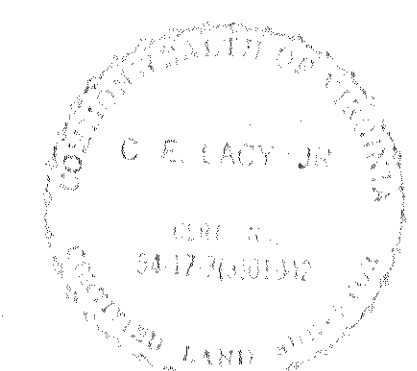
That E.F. Nichols and Atlas W. Nichols, Aubrey G. Nichols and Elizabeth R. Nichols are the owners of the tract of land shown hereon bounded by corners 1 through 24 inclusive, subdivided into lots as shown hereon and known as Nichols Estates, and being part of the land acquired by said land owners by deeds recorded in the Clerk's Office of the Circuit Court of Roanoke County, Virginia, in Deed Book 950, page 40, and in Deed Book 941, page 569, respectively.

The said owners hereby certify that they have subdivided this land into lots as shown hereon entirely with their own free will and accord.

The roads shown on this plat shall remain private roads, and shall be conveyed to Nichols Estates Homeowners Association. There is reserved for the benefit of all lot owners as shown on this plat including the owners of Tracts A, B and C, the right of ingress and egress over said roads. The owners of Tracts A, B and C shall have the right to subdivide said tracts into lots and blocks at some future date, and all owners at such future date shall have the right of ingress and egress over said roads.

I hereby certify this plat of survey to be correct to the best of my knowledge.

C. E. Lacy, Jr.
State Certified Land Surveyor



E. F. Nichols 5-19-77
E. F. Nichols owner date

Atlas W. Nichols 5-19-77
Atlas W. Nichols owner date

Aubrey G. Nichols 5-19-77
Aubrey G. Nichols owner date

Elizabeth R. Nichols 5-19-77
Elizabeth R. Nichols owner date

State of Virginia
County of Roanoke
I, Allen W. Grier, a notary public in and for the aforesaid county, and state do hereby certify that E. F. Nichols, Atlas W. Nichols, Aubrey G. Nichols, and Elizabeth R. Nichols, whose names as such are signed to the foregoing writing dated May 19, 1977, have personally appeared before me in my jurisdiction and acknowledged the same on this 17 day of May, 1977.

My Commission Expires 6-27-80
Allen W. Grier
Notary Public

- Reservations and Restrictions.
- The following reservations and restrictions are made covenants running with this land for a period of 25 years following the date of recordation of the Map of Nichols Estates.
- All lots shown hereon shall be used for residential purposes only.
 - (a) No ranch type residence shall be erected on any lot shown hereon with less than 1,450 sq. ft. of livable floor space;
(b) No two-story (colonial) type residence shall be erected with less than 850 sq. ft. of livable floor space on each floor.
(c) No split-level type residence shall be erected with less than 1,500 sq. ft. of livable floor space.
 - No trailer, basement, tent, shack, garage, barn or other outbuilding shall be used as a temporary residence, nor shall any structure of temporary character be built or used as a residence.
 - None of the lots shall be used as a parking lot for commercial vehicles and no noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done to disturb the peace and quiet of the neighborhood.
 - No swine, poultry, or hogs shall be kept or maintained on any of the lots.
 - The owners reserve the right by their sole act and deed to waive, modify, change or amend any of the foregoing conditions and restrictions which shall run for twenty-five (25) years from date of map recordation.

MAP OF NICHOLS ESTATES PROPERTY OF

E. F. AND ATLAS W. NICHOLS & AUBREY G. AND ELIZABETH R. NICHOLS

ROANOKE COUNTY, VIRGINIA

SCALE: 1"=100'

C. E. LACY, JR.
CERTIFIED LAND SURVEYOR

In the Clerk's Office for the Circuit Court of Roanoke County, Virginia, this map was presented and with the certificate of acknowledgment thereto annexed, admitted to record at 2:00 O'clock P.M., on this 26 day of May, 1977.

Teste: Elizabeth R. Nichols
Elizabeth R. Nichols
Clerk