

KNOW ALL MEN BY THESE PRESENTS. TO WIT:

THAT ALFRED N. COOK & CLAUDINE M. COOK ARE THE FEE SIMPLE OWNERS AND PROPRIETORS OF THE LAND SHOWN HEREON TO BE SUBDIVIDED AND KNOWN AS SECTION NO. 1, "LITTLE TREE ACRES", AND BOUNDED BY OUTSIDE CORNERS 1 THRU 16 TO 1, INCLUSIVE, WHICH COMPRISES PART OF THE LAND CONVEYED TO SAID OWNERS BY DEEDS FROM A. S. COOK, EXECUTOR AND SPECIAL COMMISSIONER, DATED APRIL 13, 1943 AND OCT. 22, 1947 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA IN DEED BOOK 304 PAGE 384 AND DEED BOOK 372 PAGE 355.

THE SAID OWNERS CERTIFY THAT THEY HAVE SUBDIVIDED THIS LAND, SHOWN HEREON ENTIRELY WITH THEIR OWN FREE WILL AND CONSENT AND PURSUANT TO AND COMPLIANCE WITH 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, 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 OF THE EASEMENTS ARE HEREBY DEDICATED FOR PUBLIC USE.

THE SAID OWNERS DOES AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT AND SUBDIVISION AND ACCEPTANCE OF THE DEDICATION OF THE STREETS, 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 OF ROANOKE AND THE VIRGINIA DEPARTMENT OF HIGHWAYS FROM ANY AND ALL CLAIM AND CLAIMS FOR DAMAGES WHICH SAID OWNERS, 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 WALLS OR WALLS ALONG THE STREETS OR PROPERTY LINES THEREOF, OR MAINTAIN ANY EASEMENTS SHOWN.

IN WITNESS THEREOF IS HEREBY PLACED THE SIGNATURE & SEALS OF THE SAID OWNERS, ON THIS 7 DAY OF 1977.

BY: ALFRED N. COOK, OWNER BY: CLAUDINE M. COOK, OWNER

STATE OF VIRGINIA
CITY/COUNTY OF ROANOKE

I, _____, A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT ALFRED N. COOK & CLAUDINE, OWNERS, WHOSE NAMES AS SUCH ARE SIGNED TO THE FOREGOING WRITING DATED _____, 1977, HAS EACH PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON _____, 1977.

MY COMMISSION EXPIRES ON _____.

NOTARY PUBLIC

RESERVATIONS AND RESTRICTIONS

THE FOLLOWING RESERVATIONS AND RESTRICTIONS ARE MADE COVENANTS RUNNING WITH THE TITLE TO THE LAND SHOWN SUBDIVIDED HEREON, KNOWN AS "LITTLE TREE ACRES" SUBDIVISION AND SHALL BE BINDING UPON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM FOR A PERIOD OF TWENTY-FIVE (25) YEARS FROM THE DATE OF RECORDATION OF THIS MAP.

1. ALL OF THE LOTS SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY AND THE PROPERTY SHALL NOT BE USED FOR ANY PURPOSE THAT WILL CREATE A NUISANCE OR ANNOYANCE IN THE NEIGHBORHOOD.
2. NO LOT SHALL BE SUBDIVIDED INTO BUILDING LOTS EXCEPT THAT A LOT MAY BE DIVIDED AND ADDED TO ADJOINING LOTS.
3. NO DWELLING SHALL BE ERECTED OR PLACED ON ANY LOT NEARER THE STREET LINE THAN FIFTY (50) FEET OR NEARER TO ANY INSIDE LOT THAN TWENTY-FIVE (25) FEET.
4. EASEMENTS FOR INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE ARE RESERVED WHERE SHOWN ON MAP OF "LITTLE TREE ACRES" SUBDIVISION.
5. NO STRUCTURE OF A TEMPORARY NATURE SUCH AS A TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN, OTHER OUTBUILDING, SHALL BE USED ON ANY LOT AT ANY TIME AS A RESIDENCE, EITHER TEMPORARILY OR PERMANENTLY.
6. NO LOT SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR RUBBISH, TRASH, GARBAGE OR OTHER WASTE, EXCEPT IN SANITARY CONTAINERS.
7. NO HOUSE MAY BE ERECTED ON ANY LOT SHOWN HAVING A LIVING AREA OF LESS THAN 1,500 SQUARE FEET INCLUDING OUTSIDE WALL, INTERIOR PARTITION WALLS AND STAIR WELLS, EXCLUSIVE OF CARPORT, PORCHES, BREEZEWAY AND GARAGE AND BASEMENTS.
8. NO HOUSE SHALL BE CONSTRUCTED ON ANY LOT EXCEEDING THREE STORIES IN HEIGHT AND ONE, TWO OR THREE CAR GARAGE, AND NOT MORE THAN ONE DWELLING HOUSE MAY BE ERECTED ON ANY LOT.
9. NO AUTOMOBILE SHALL BE KEPT ON THE PREMISES IN PUBLIC VIEW UNLESS THE SAME CARRIES A CURRENT VALID STATE INSPECTION CERTIFICATE.
10. ALFRED N. COOK AND CLAUDINE M. COOK, OWNERS OF "LITTLE TREE ACRES" SUBDIVISION, THEIR SUCCESSORS OR ASSIGNS, RESERVE THE RIGHT TO WAIVE, MODIFY AND RELEASE ANY OF THE COVENANTS AND RESTRICTIONS HEREINABOVE IMPOSED FOR THE PURPOSE OF PERMITTING ANY LOAN PLACED UPON ANY LOT IN SAID SUBDIVISION TO BECOME A FIRST LIEN THEREON.
11. NO FENCES OF ANY KIND SHALL BE ERECTED ON ANY LOT.
12. NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND SHALL BE RAISED, BRED OR KEPT ON ANY LOT, EXCEPT THAT DOGS AND CATS MAY BE KEPT PROVIDED THAT THEY ARE NOT KEPT BRED OR MAINTAINED FOR ANY COMMERCIAL PURPOSE, AND THAT SAID DOGS ARE NOT ALLOWED TO RUN LOOSE ON SAID PREMISES.
13. NO SIGNS OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC VIEW ON ANY LOT, EXCEPT THAT A SMALL TEMPORARY FOR SALE SIGN MAY BE DISPLAYED WHEN THE LOT ON WHICH IT IS PLACED IS BEING OFFERED FOR SALE.
14. NO DUPLEXES, APARTMENT BUILDINGS OR MULTIPLE DWELLINGS OF ANY KIND SHALL BE ALLOWED ON ANY LOT.
15. THE CONCRETE FOUNDATIONS OF DWELLINGS MUST BE UNDERGROUND OR COVERED WITH BRICK OR WOOD.
16. ENFORCEMENT OF THESE COVENANTS SHALL BE BY PROCEEDINGS AT LAW OR IN EQUITY AGAINST ANY PERSON, PERSONS, VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANT, EITHER TO RESTRAIN VIOLATION, OR TO RECOVER DAMAGES. VIOLATION OR INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGMENT OR COURT ORDER SHALL IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

APPROVED:

Robert W. Hopper
SECRETARY, ROANOKE COUNTY PLANNING COMMISSION

5/31/77
DATE

William H. Hutton
AGENT, ROANOKE CITY PLANNING COMMISSION

6-7-77
DATE

Thomas F. Barclay
CITY ENGINEER, ROANOKE, VIRGINIA

6-7-77
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 7-1-77, AT 10:00 O'CLOCK A.M.

BY: _____
DEPUTY CLERK

I, HEREBY CERTIFY THAT THIS PLAT, OF SURVEY IS CORRECT.

CERTIFIED LAND SURVEYOR



PLAT OF
SECTION NO. 1
LITTLE TREE ACRES

PROPERTY OF
ALFRED N. COOK & CLAUDINE M. COOK
SITUATE WEST OF BONSACK
ROANOKE CO. VIRGINIA

SCALE: 1" = 100' DATE: 23, FEB. 1977

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