

RESTRICTIONS

THE FOLLOWING RESTRICTIONS ARE MADE COVENANTS RUNNING WITH THE TITLE TO THE LOTS SHOWN HEREON FOR A PERIOD OF TWENTY (20) YEARS FROM THE DATE OF RECORDATION OF THIS PLAT.

1. PROPERTY TO BE USED AS BUILDING SITES FOR ONE SINGLE-FAMILY TYPE DWELLING 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 PREFABRICATED HOUSES SHALL BE ERECTED ON THIS PROPERTY.
6. (A) HOUSES SHALL BE CONSTRUCTED WITH BRICK OR STONE, OR A COMBINATION OF EITHER, OR A COMBINATION OF BRICK OR STONE AND WEATHER BOARDING.  
(B) HOUSES CONSTRUCTED OF OTHER TYPES OF MATERIALS SHALL BE APPROVED BY THE DEVELOPERS.
7. MINIMUM LIVING SPACE SHALL BE AS FOLLOWS :  
(A) SINGLE STORY DWELLINGS SHALL HAVE A MINIMUM FLOOR SPACE OF 1250 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 HOUSES MAY BE NO LESS THAN 44 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 COST OF THOSE LISTED AND MUST BE APPROVED BY THE DEVELOPERS.
8. THE RIGHT IS RESERVED BY THE OWNER OF THIS SUBDIVISION TO CONSTRUCT WATER MAINS AND TO REPAIR AND MAINTAIN SAME IN THE EASEMENTS AND STREETS SHOWN HEREON.
9. ALL LOTS ARE SUBJECT TO EASEMENTS AS SHOWN ON BODY OF MAP AS WELL AS NECESSARY GUYS AND ANCHORS OF 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.

THE SUBDIVISION AS IT APPEARS ON THIS PLAT IS MADE WITH THE FREE WILL AND CONSENT OF THE UNDERSIGNED OWNER.

BY: John Marshall Burris  
OWNER

ATTEST: Shirley B. Burris  
OWNER

STATE OF VIRGINIA  
County of Roanoke TO WIT:

I, Constance Louise Friedman, A NOTARY PUBLIC IN AND FOR THE AFORESAID Roanoke AND STATE DO HEREBY CERTIFY THAT JOHN MARSHALL AND SHIRLEY B. BURRIS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED August 4, 1975, HAVE PERSONALLY APPEARED BEFORE ME IN MY JURISDICTION AND ACKNOWLEDGED THE SAME ON THIS 4th DAY OF August, 1975.

MY COMMISSION EXPIRES:

June 28, 1977

Constance Louise Friedman  
NOTARY PUBLIC

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS MAP WAS PRESENTED AND WITH CERTIFICATE OF ACKNOWLEDGEMENT THEREOF ANNEXED, ADMITTED TO RECORD AT 5 O'CLOCK P.M. ON THIS 30th DAY OF JULY, 1975.

TESTE: \_\_\_\_\_  
CLERK

APPROVED: Robert W. Hargen  
SECRETARY - ROANOKE COUNTY PLANNING COMM.

10-17-77  
Date

William G. Kelly  
AGENT - CITY OF ROANOKE PLANNING COMM.

10-31-77  
Date

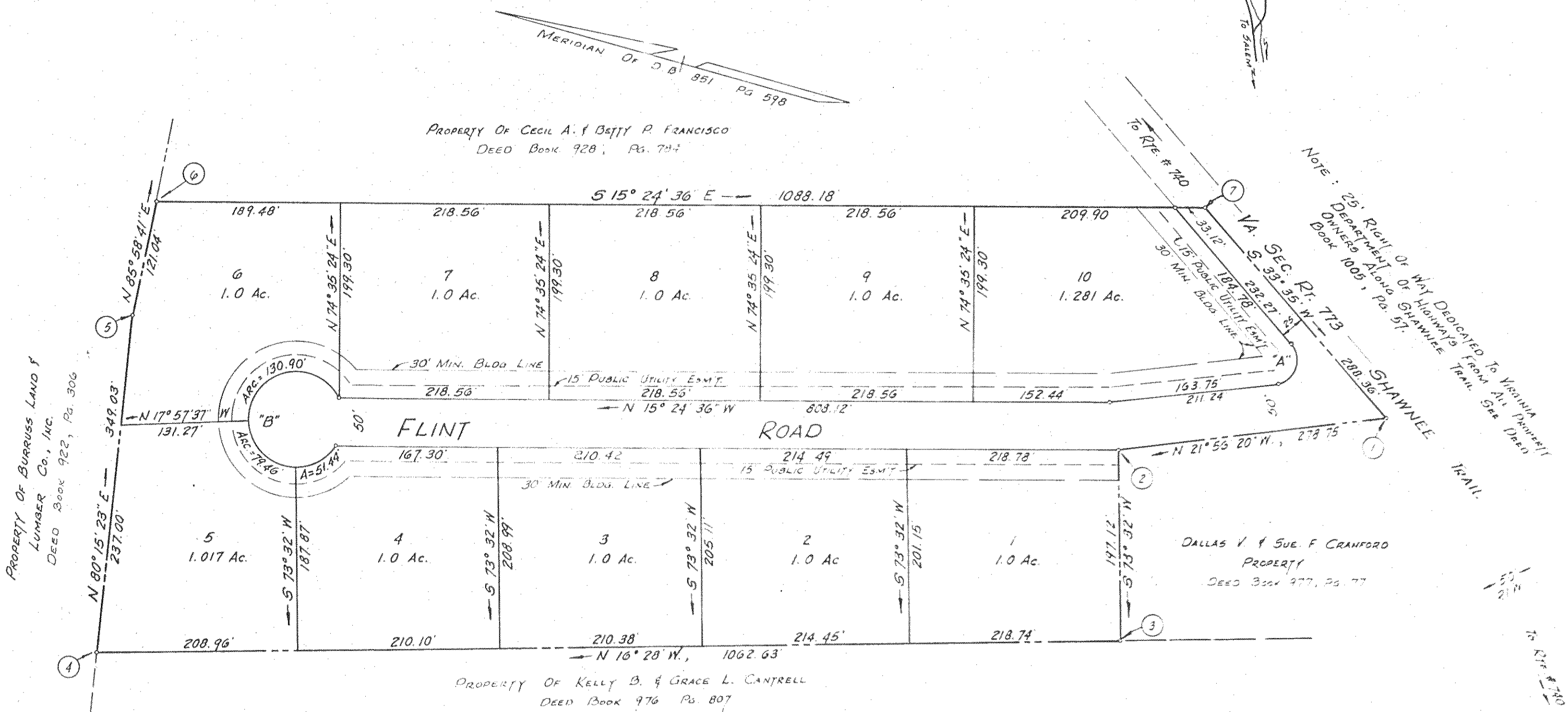
Thomas H. Kelly  
CITY ENGINEER - ROANOKE, VIRGINIA

10-31-77  
Date

CURVE DATA							
CURVE	LOT	ANGLE	TAN.	RADIUS	ARC	CHD. BEARING	DISTANCE
A	10	124° 28' 40"	47.49	25.00	54.31	N 84° 10' 40" W	44.24
B	-	300° 00'	-	50.00	261.00	N 74° 35' 24" E	50.00
B	4	58° 56' 36"	28.26	50.00	51.44	N 45° 56' 18" W	49.20
B	5	91° 03' 24"	50.93	50.00	79.46	N 29° 03' 42" E	71.36
B	6	150° 00'	186.60	50.00	130.90	S 30° 24' 36" E	96.59

TOTAL AREA = 11.845 ACRES

IRON PINS PLACED AT ALL LOT CORNER.



KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT JOHN MARSHALL BURRIS AND SHIRLEY B. BURRIS ARE THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, KNOWN AS SPRUCE HILL, BOUNDED AS SHOWN HEREON IN DETAIL BY OUTSIDE CORNERS 1 THRU 7 TO 1, INCLUSIVE, WHICH COMPRISES ALL THE LAND CONVEYED TO SAID OWNER BY DEED FROM HESTER D. SMITH AND RECORDED IN DEED BOOK 851, PAGE 598, IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA.

THE SAID OWNERS CERTIFY THAT THEY HAVE DIVIDED THIS LAND AS SHOWN HEREON ENTIRELY WITH THEIR OWN FREE 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, 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 THE EASEMENTS ARE HEREBY DEDICATED FOR PUBLIC USE.

THE SAID OWNER DOES 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 ITS OWN BEHALF AND FOR AND ON ACCOUNT OF ITS 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, 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 STREET 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 HIGHWAY, AND SAID COUNTY OR VIRGINIA DEPARTMENT OF HIGHWAYS SHALL NOT BE REQUIRED TO CONSTRUCT ANY RETAINING WALL OR WALLS ALONG THE STREET AND PROPERTY LINES THEREOF.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS 22nd DAY OF August, 1977.

By John Marshall Burris  
OWNER

By Shirley B. Burris  
OWNER

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

Jack G. Bess  
CERTIFIED LAND SURVEYOR

PLAT OF  
SPRUCE HILL

SITUATE IN THE CATAWBA MAGISTERIAL  
DISTRICT OF  
ROANOKE COUNTY, VIRGINIA

SCALE: 1"=100'

JULY 30, 1975

By: Jack G. Bess  
CERTIFIED LAND SURVEYOR