

KNOW ALL MEN BY THESE PRESENTS. TO WIT :

THAT WILLIAM E. AND DOROTHY F. GATES, HIS WIFE, ARE THE FEE SIMPLE OWNERS AND PROPRIETORS OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, KNOWN AS PLAT OF SECTION NO. 2 "DEER RUN ESTATES", BOUNDED BY OUTSIDE CORNERS 1 THRU 9 TO 1, INCLUSIVE, WHICH COMPRISES PART OF THE LAND CONVEYED TO SAID OWNERS BY DEED FROM BESSIE JAMISON BOWER RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA IN DEED BOOK 1035 PAGE 743, AND WHICH LAND IS SUBJECT TO THE LIEN OF A CERTAIN DEED OF TRUST TO JOHN H. WILSON, JR., TRUSTEE, SECURING FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF ROANOKE, RECORDED IN DEED BOOK 1042 PAGE 231 IN THE AFORESAID CLERK'S OFFICE.

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 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 WITH CONSENT OF THE UNDERSIGNED TRUSTEE DO, BY VIRTUE OF THE RECORDEATION 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 ACCEPTANCE OF THE DEDICATION OF THE STREETS, 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 OF ROANOKE AND THE VIRGINIA DEPARTMENT OF HIGHWAYS FROM ANY AND ALL CLAIM AND CLAIMS FOR DAMAGES WHICH SUCH OWNERS, THEIR HEIRS, SUCCESSORS, DEVISEES, AND ASSIGNS MAY OR MIGHT HAVE AGAINST THE COUNTY OR DEPARTMENT OF HIGHWAYS BY REASON OF ESTABLISHING PROPER GRADE LINES ON AND ALONG SUCH STREETS AS SHOWN ON THIS PLAT (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, SAID COUNTY OR VIRGINIA DEPARTMENT OF HIGHWAYS SHALL NOT BE REQUIRED TO CONSTRUCT ANY RETAINING WALL OR WALLS ALONG STREETS OR PROPERTY LINES THEREOF, OR MAINTAIN ANY EASEMENT SHOWN.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS, THE DAY OF \_\_\_\_\_, 1977.

OWNER  
TRUSTEE

STATE OF VIRGINIA  
CITY/COUNTY OF ROANOKE

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT WILLIAM E. GATES AND DOROTHY F. GATES, OWNERS, AND JOHN H. WILSON, JR., TRUSTEE, WHOSE NAMES AS SUCH ARE SIGNED TO THE FOREGOING WRITING DATED \_\_\_\_\_, 1977, HAS EACH APPEARED BEFORE ME IN MY AFORESAID \_\_\_\_\_ AND STATE AND ACKNOWLEDGED THE SAME ON 1977.

MY COMMISSION EXPIRES ON \_\_\_\_\_.

NOTARY PUBLIC

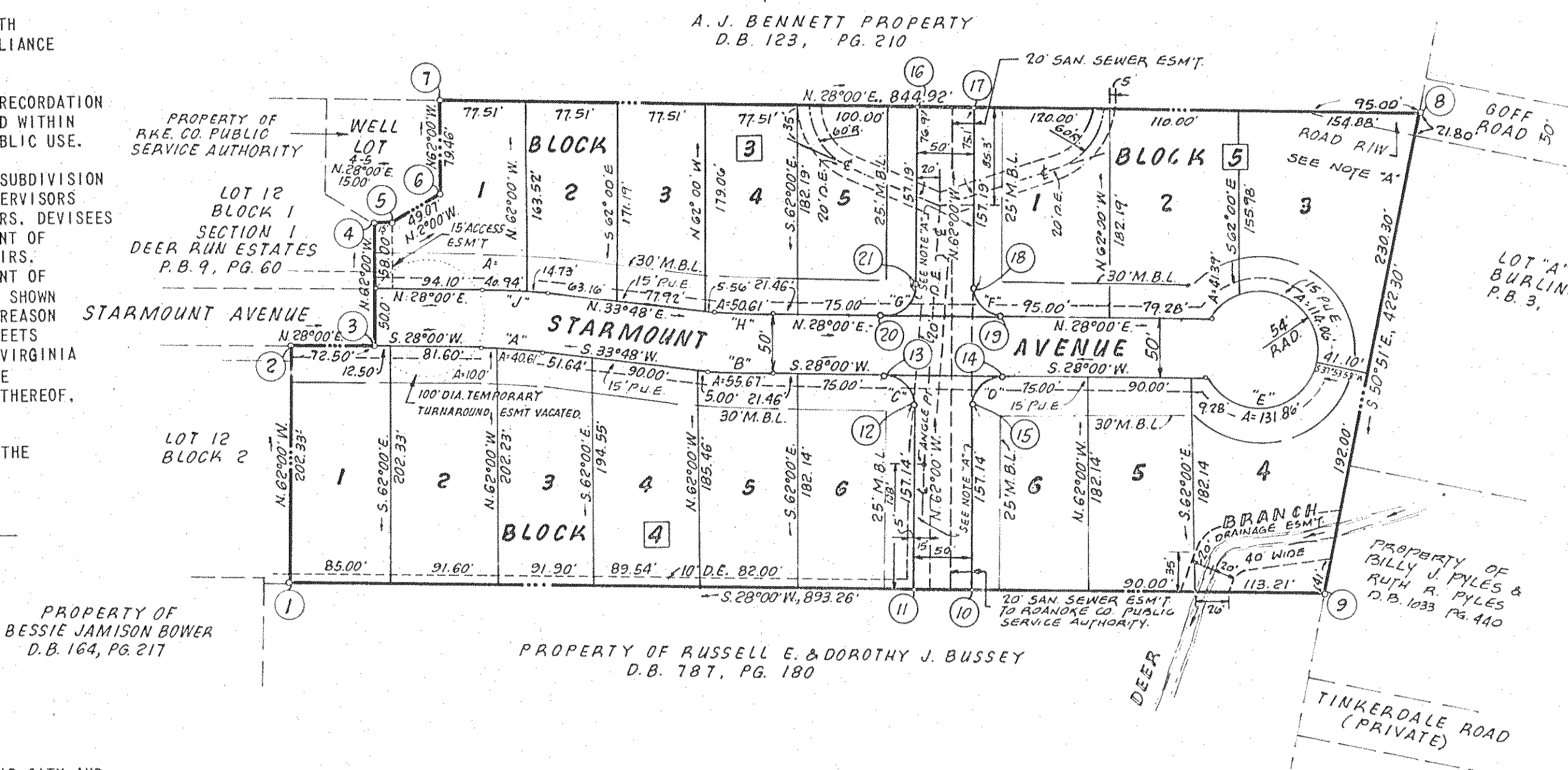
RESTRICTIONS:

THE FOLLOWING SHALL BE COVENANTS RUNNING WITH THE TITLE TO THE LAND SHOWN SUBDIVIDED HEREON FOR A PERIOD OF 25 YEARS FROM DATE OF RECORDEATION OF THIS MAP.

- LOTS SHOWN HEREON ARE FOR RESIDENTIAL PURPOSES ONLY.
- NO HORSES, COWS, PIGS, SWINE OR FOWL SHALL BE KEPT ON THE PREMISES, NOR SHALL ANY OTHER ANIMAL OR PET BE KEPT UPON THE PREMISES WHICH OCCASIONS OBNOXIOUS ODORS, OR ARE DANGEROUS TO THE HEALTH OR WELFARE OF OTHER RESIDENTS OF DEER RUN ESTATES.
- NO STRUCTURE OF A TEMPORARY CHARACTER, TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN OR OTHER OUT BUILDING SHALL BE USED AS A RESIDENCE EITHER TEMPORARILY OR PERMANENTLY.
- THE FOLLOWING ARE APPLICABLE TO THE CONSTRUCTION OF ANY RESIDENCE OR PRIVATE GARAGE. (A) IMITATION STONE OR BRICK, CINDER OR CONCRETE MASONRY BLOCK, CONCRETE, STUCCO, ASBESTOS SHINGLES, COMPOSITION SHINGLES OR STAINED PLYWOOD SHALL NOT BE USED AS AN EXTERIOR WALL FINISH (B) NO EXPOSED CONCRETE, CINDER OR CONCRETE MASONRY FOUNDATIONS SHALL EXTEND ABOVE FINISHED GRADES WHEN VISIBLE FROM THE STREET.
- ALL DRIVEWAYS SHALL RECEIVE BLACKTOP FINISH OR BE CONSTRUCTED OF CONCRETE.
- NO SINGLE STORY RESIDENCE SHALL BE CONSTRUCTED ON ANY LOTS WHICH HAVE LESS THAN 1350 SQ. FT. OF LIVABLE FLOOR SPACE, AND NO TWO STORY OR ONE AND ONE HALF STORY RESIDENCE SHALL HAVE LESS THAN 1700 SQ. FT. OF LIVABLE FLOOR SPACE. THE FOLLOWING FLOOR AREAS SHALL NOT BE INCLUDED IN THE TABULATION OF THE AFORESAID FLOOR AREAS: BREEZEWAYS, UNATTACHED BUILDINGS, PORCHES, SEMI-DETACHED BUILDING OR UNFINISHED BASEMENT AREAS.
- NO WIRE FENCES SHALL BE ERECTED IN THE FRONT YARD OF ANY RESIDENCE FROM THE BACK LINE OF THE HOUSE TO THE STREET LINE IN FRONT OF THE HOUSE.

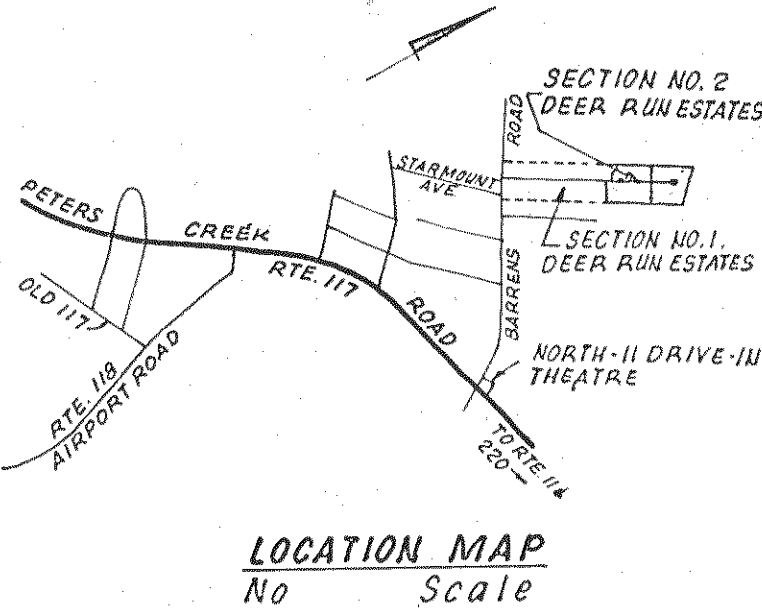
NOTE "A"

THE TRIANGULAR R/W AT THE END OF GOFF ROAD AND THE 50 FT. ROAD R/W FOR FUTURE STREET EXTENSION BOUNDED BY CORNERS 10, 11, 12, 13, 14, 15 & 16 AND CORNERS 16, 17, 18, 19, 20, 21 & 16 ARE RESERVED FOR FUTURE STREET EXTENSIONS AND SHALL BE DEDICATED FOR PUBLIC USE WHEN EXTENDED.



LEGEND:

- M.B.L. DENOTES MINIMUM BUILDING LINE
- D. E. DENOTES DRAINAGE EASEMENT
- P.U.E. DENOTES PUBLIC UTILITY EASEMENT



BOUNDARY CO-ORDINATES		
ORIGIN OF CO-ORDINATES ASSUMED		
COR.	NORTH	EAST
1	5000.000	5000.000
2	5094.988	4821.353
3	5159.002	4855.390
4	5209.705	4760.032
5	5222.949	4767.074
6	5271.989	4765.361
7	5309.293	4695.202
8	6055.313	5091.868
9	5788.693	5419.360
BOUNDARY CONTAINS		8.407 AC.

CUR.	LOT	BLK	ANGLE	RADIUS	TAN.	ARC	CH. BEARING	CHORD
A	TOT.	4	5° 48' 00"	500.00'	25.32'	50.61'	N 30° 54' 00" E	50.59'
A	2	4	1° 08' 45"	500.00'	5.00'	10.00'	N 28° 34' 22" E	10.00'
A	3	4	4° 39' 15"	500.00'	20.31'	40.61'	N 31° 28' 23" E	40.59'
B	5	4	5° 48' 00"	550.00'	27.86'	55.67'	N 30° 54' 00" E	55.55'
C	6	4	90° 00' 00"	25.00'	25.00'	39.27'	N 73° 00' 00" E	35.36'
D	6	5	90° 00' 00"	25.00'	25.00'	39.27'	N 17° 00' 00" W	35.36'
E	TOT.	5	304° 50' 36"	54.00'	28.20'	287.31'	N 62° 00' 00" W	50.00'
E	2	5	43° 54' 44"	54.00'	21.77'	41.39'	S 12° 27' 56" E	40.38'
E	3	5	121° 01' 08"	54.00'	95.48'	114.06'	S 70° 00' 00" W	94.01'
E	4	5	139° 54' 44"	54.00'	148.01'	131.86'	N 20° 27' 56" E	101.46'
F	1	5	90° 00' 00"	25.00'	25.00'	39.27'	S 73° 00' 00" W	35.36'
G	5	3	90° 00' 00"	25.00'	25.00'	39.27'	S 17° 00' 00" E	35.36'
H	4	3	5° 48' 00"	500.00'	25.32'	50.61'	S 30° 54' 00" W	50.59'
J	TOT.	3	5° 48' 00"	550.00'	27.86'	55.67'	S 30° 54' 00" W	55.55'
J	1	3	4° 15' 54"	550.00'	20.48'	40.94'	S 30° 07' 57" W	40.93'
J	2	3	1° 32' 06"	550.00'	7.37'	14.73'	S 33° 01' 57" W	14.73'

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS PLAT, WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THEREON ANNEXED IS ADMITTED TO RECORD ON July 20, 1978, AT 1:10 O'CLOCK P.M.

Elizabeth A. Blakes  
Deputy Clerk

I HEREBY CERTIFY THAT THIS PLAT OF SURVEY IS CORRECT.

David Sisk  
CERTIFIED LAND SURVEYOR

APPROVED:  
Robert W. Rogers  
SECRETARY, ROANOKE COUNTY PLANNING COMMISSION  
H. L. L. L. L.  
AGENT, CITY OF ROANOKE PLANNING COMMISSION  
James A. Blakes  
CITY ENGINEER, ROANOKE, VIRGINIA

7-10-78  
DATE  
7-19-78  
DATE  
7-19-78  
DATE

PLAT  
OF

SECTION NO. 2  
DEER RUN ESTATES

CATAWBA MAGISTERIAL DISTRICT  
ROANOKE COUNTY VIRGINIA  
PROPERTY OF  
WILLIAM E. GATES & DOROTHY F. GATES  
SCALE: 1"=100' DATE: JUNE 7, 1977

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