

RESERVATIONS AND RESTRICTIONS:

- THE FOLLOWING RESERVATIONS AND RESTRICTIONS ARE MADE COVENANTS RUNNING WITH THE TITLE TO THE LAND SHOWN HEREON AND BINDING ON ALL PARTIES OWNING THE SAME FOR A PERIOD OF 25 YEARS FROM RECORDATION DATE.
1. LOTS SHOWN HEREON ARE FOR RESIDENTIAL PURPOSES ONLY.
 2. NO PART OF ANY BUILDING OTHER THAN PORCHES SHALL BE LOCATED NEARER TO THE FRONT OR SIDE STREET THAN THE BUILDING LINE (M.B.L.) SHOWN ON THIS MAP.
 3. NO FOWL, HOGS, GOATS OR OTHER OBNOXIOUS ANIMALS SHALL BE PERMITTED ON LOTS SHOWN HEREON.
 4. NO FENCE OR HEDGE SHALL BE PERMITTED ON ANY PORTION OF ANY LOT OR THE FRONT 40 FEET OF THE DIVIDING LINE OF ANY LOT GREATER THAN 30 INCHES IN HEIGHT, SAID FENCE MATERIAL AND CONSTRUCTION TO BE AGREED TO BY ADJOINING OWNERS IN WRITING BEFORE INSTALLATION.
 5. NO HOME SHALL BE CONSTRUCTED WITH LESS LIVABLE AREAS EXCLUSIVE OF BASEMENTS, PORCHES, CARPORS, OR GARAGES THAN FOLLOWS: 1 FLOOR-1,400 SQ. FT.; SPLIT LEVEL-1,300 SQ. FT.; BI-LEVEL-1000 SQ. FT.; COLONIAL-900 SQ. FT. EACH FLOOR.
 6. NO STRUCTURE OF A TEMPORARY CHARACTER, TRAILER, BASEMENT, TENT SHACK, GARAGE, BARN, OR OTHER OUTBUILDINGS SHALL BE USED ON ANY LOT AT ANY TIME AS A RESIDENCE EITHER TEMPORARILY OR PERMANENTLY.
 7. THE FOREGOING BUILDING RESTRICTIONS AND CONDITIONS ARE SUBORDINATED TO AND THE VIOLATION OF THE SAME ARE SUBORDINATED TO ANY LOAN NOW OR HEREAFTER PLACED ON ANY LOT IN THIS SUBDIVISION.
 8. THE OWNER RESERVES THE RIGHT TO WAIVE OR MODIFY ANY OF THE COVENANTS AND RESTRICTIONS HEREIN ABOVE IMPOSED FOR THE PURPOSE OF PERMITTING ANY LOAN PLACED UPON ANY LOT IN SAID SUBDIVISION TO BECOME A FIRST LIEN THEREON AND RESERVES TO ITSELF, ITS SUCCESSORS OR ASSIGNS, THE RIGHT TO RELOCATE, CHANGE OR MODIFY ANY MINIMUM BUILDING SETBACK LINE SHOWN ON THE AFORESAID PLAT OR THE RECORDED AGREEMENT IMPOSING RESTRICTIONS ON "CROSS CREEK" SUBDIVISION.

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT UNITED VIRGINIA BANK OF ROANOKE, N.A. IS THE FEE SIMPLE OWNER AND PROPRIETOR OF LAND SHOWN HEREON TO BE SUBDIVIDED AND KNOWN AS "CROSS CREEK" BOUNDED BY OUTSIDE CORNERS 1 THRU 9 TO 1, INCLUSIVE, WHICH COMPRISES PART OF THE LAND CONVEYED TO SAID OWNER BY DEED FROM JOSEPH L. BANKS, SOLE ACTING TRUSTEE, DATED AUGUST 19, 1977, AND RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, IN DEED BOOK 1076 PAGE 373 AND ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED FROM JAMES ARTHUR DEYERLE, JR. AND ANN W. DEYERLE, DATED FEBRUARY 23, 1978, AND RECORDED IN THE AFORESAID CLERKS OFFICE IN DEED BOOK 1087 PAGE 834.

THE SAID OWNER CERTIFIES THAT IT HAS SUBDIVIDED THIS LAND SHOWN HEREON, ENTIRELY WITH ITS 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 OWNER DOES, BY VIRTUE OF THE RECORDATION OF THIS PLAT DEDICATE IN FEE SIMPLE TO THE COUNTY OF ROANOKE ALL OF THE LAND ENBRACED WITHIN THE STREETS OF THIS SUBDIVISION AND ALL OF 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 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 OR CLAIMS FOR DAMAGES WHICH SAID 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 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 OR PROPERTY LINES THEREOF, OR MAINTAIN ANY EASEMENTS SHOWN.

IN WITNESS WHEREOF, IS HEREBY PLACED THE FOLLOWING SIGNATURES AND SEAL OF THE SAID OWNER ON THIS DAY OF 1978.

UNITED VIRGINIA BANK OF ROANOKE, N. A.

BY: JOSEPH L. BANKS
VICE PRESIDENT

ATTEST: _____

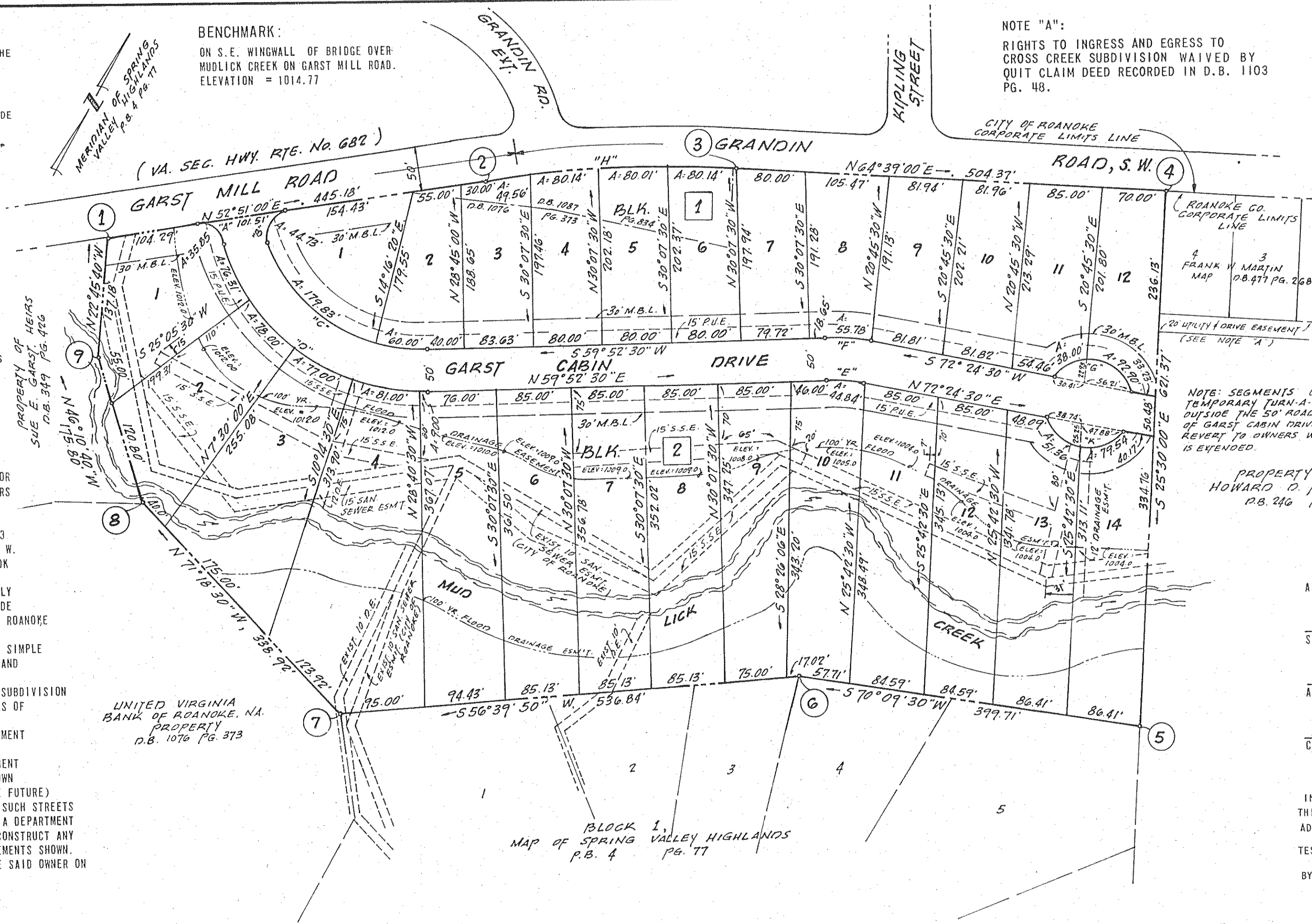
STATE OF VIRGINIA TO WIT:
CITY OF ROANOKE

I, _____, A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT JOSEPH L. BANKS AND WILLIAM R. DAVIS, VICE PRESIDENT & TRUST OFFICER, RESPECTIVELY, OF UNITED VIRGINIA BANK OF ROANOKE, N. A., WHOSE NAMES AS SUCH ARE SIGNED TO THE FOREGOING WRITING DATED 1978, HAS EACH PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON 1978.

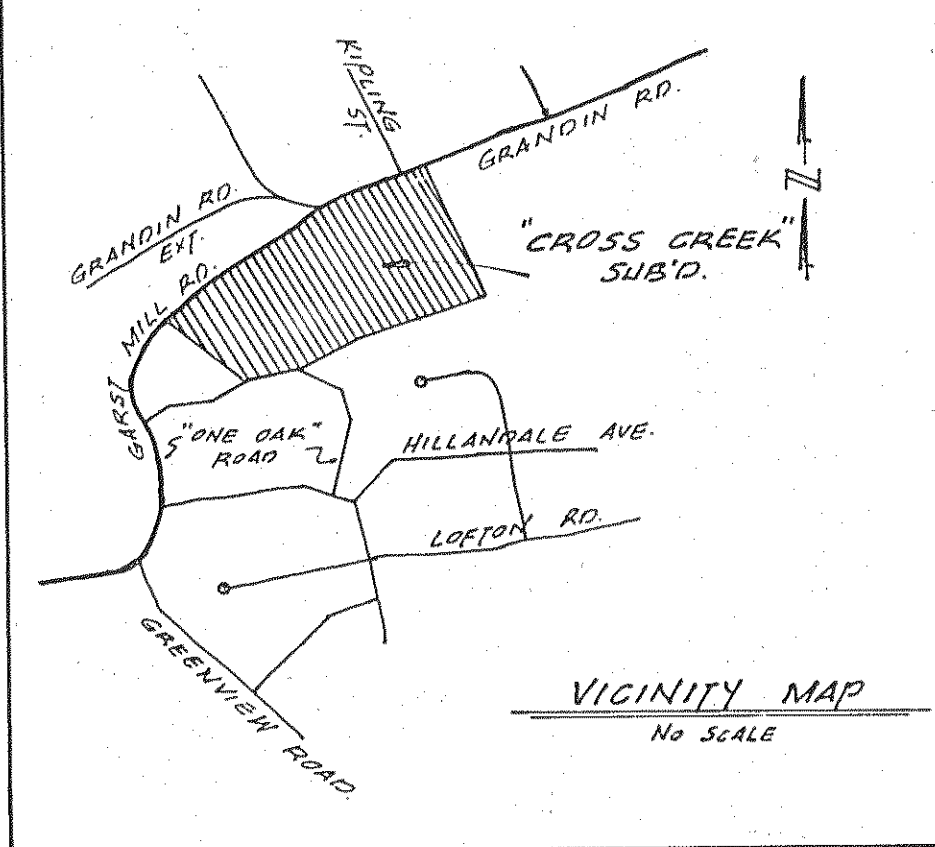
MY COMMISSION EXPIRES ON _____

NOTARY PUBLIC

BENCHMARK:
ON S.E. WINGWALL OF BRIDGE OVER
MUDLICK CREEK ON GARST MILL ROAD.
ELEVATION = 1014.77



NOTE "A":
RIGHTS TO INGRESS AND EGRESS TO
CROSS CREEK SUBDIVISION WAIVED BY
QUIT CLAIM DEED RECORDED IN D.B. 1103
PG. 48.



- LEGEND:
- M.B.L. DENOTES MINIMUM BUILDING LINE
 - G.A.E. DENOTES GUY ANCHOR EASEMENT
 - D.E. DENOTES DRAINAGE EASEMENT
 - S.S.E. DENOTES SANITARY SEWER EASEMENT
 - P.U.E. DENOTES PUBLIC UTILITY EASEMENT

APPROVED: Robert W. Hopper 12-12-78
SECRETARY, ROANOKE COUNTY PLANNING COMMISSION DATE

Thomas J. Braden 12-13-78
CITY ENGINEER, ROANOKE, VIRGINIA DATE

IN THE CLERK'S OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT HERETO ANNEXED IS ADMITTED TO RECORD ON 1978, AT 10 O'CLOCK P.M.

TESTEE: ELIZABETH STOKES, CLERK
BY: Elizabeth Stokes DEPUTY CLERK

CURVE DATA									
CURVE	LOT	BLK	ANGLE	RADIUS	TAN.	ARC	CHORD	CH. BEARING	
A			82 09' 56"	25.00'	21.79'	35.85'	32.86'	S 86 04' 07" E	
B			102 30' 12"	25.00'	31.15'	44.73'	38.99'	N 1 35' 41" E	
C			70 28' 07"	195.00'	137.73'	239.83'	225.00'	N 84 53' 27" W	
	1		52 50' 21"	195.00'	96.88'	179.83'	173.52'	N 76 04' 54" W	
	2		17 37' 46"	195.00'	30.24'	60.00'	59.76'	S 68 41' 03" W	
D			75 08' 26"	245.00'	188.47'	321.31'	298.77'	S 82 33' 18" E	
	1		17 50' 45"	245.00'	38.47'	76.31'	76.00'	S 53 54' 27" E	
	2		18 14' 28"	245.00'	39.33'	78.00'	77.67'	S 71 57' 03" E	
	3		18 00' 26"	245.00'	38.82'	77.00'	76.68'	N 89 55' 30" E	
	4		18 56' 34"	245.00'	40.87'	81.00'	80.63'	N 71 27' 00" E	
	5		2 06' 13"	245.00'	4.50'	9.00'	9.00'	N 60 55' 36" E	
E			12 32' 00"	205.00'	22.51'	44.84'	44.76'	N 66 08' 30" E	
F			12 32' 00"	255.00'	28.00'	55.78'	55.67'	S 58 11' 30" W	
G			120 00' 00"	50.00'	-	86.60'	104.72'	S 72 24' 30" W	
	12	I	76 27' 21"	50.00'	39.39'	66.72'	61.88'	N 85 49' 10" W	
	11	I	43 32' 41"	50.00'	19.97'	38.00'	37.09'	S 34 10' 41" W	
H			11 48' 00"	1407.39'	145.44'	289.85'	289.33'	S 58 45' 00" W	
	3		2 01' 05"	1407.39'	24.77'	49.56'	49.54'	S 53 51' 33" W	
	4		3 15' 45"	1407.39'	40.08'	80.14'	80.13'	S 56 29' 58" W	
	5		3 15' 25"	1407.39'	40.02'	80.01'	80.00'	S 59 45' 33" W	
	6		3 15' 45"	1407.39'	40.08'	80.14'	80.13'	S 63 01' 08" W	
K			120 00' 00"	50.00'	86.60'	104.72'	86.60'	N 72 24' 30" E	
TOT.			58 51' 17"	50.00'	28.21'	51.36'	49.13'	S 77 01' 08" E	
	13	2	61 08' 43"	50.00'	29.54'	53.36'	50.86'	N 42 58' 52" E	

BOUNDARY CO-ORDINATES		
ORIGIN OF CO-ORDINATES ASSUMED		
CORNER	NORTH	EAST
1	1000.00	1000.00
2	1268.85	1354.83
3	1418.94	1602.19
4	1634.89	2057.99
5	1074.05	2325.50
6	938.38	1949.52
7	643.36	1501.02
8	751.98	1179.97
9	873.70	1053.13
BOUNDARY CONTAINS 15.721 AC.		

- NOTES:
1. ALL LOTS IN BLOCK 1 ARE TO FRONT ON GARST CABIN DRIVE.
 2. LOTS 1 THRU 14 OF BLOCK 2 ARE WITHIN A DESIGNATED SPECIAL FLOOD HAZARD AREA.

PLAT OF
CROSS CREEK

WINDSOR HILLS MAGISTERIAL DISTRICT
ROANOKE CO., VIRGINIA

PROPERTY OF
UNITED VIRGINIA
BANK OF ROANOKE, N.A.
SCALE: 1"=100' DATE: 9 AUG. 1978

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