

KNOW ALL MEN BY THESE PRESENTS:

THAT WILEY M. GARST AND BERTHA M. GARST ARE THE FEE SIMPLE OWNERS AND PROPRIETORS OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, KNOWN AS SECTION NO. 5, HEMLOCK HILLS, BOUNDED AS SHOWN HEREON IN DETAIL BY OUTSIDE CORNERS 1 THRU 25 INCLUSIVE.

THE UNDERSIGNED OWNERS AND PROPRIETORS, CERTIFY THAT THE SAID SUBDIVISION AS APPEARS ON THIS PLAT IS WITH THE CONSENT AND IN ACCORDANCE WITH THE UNDERSIGNED PARTIES.

THE SAID OWNERS AND PROPRIETORS, HEREBY DEDICATE TO AND VEST IN THE COUNTY OF ROANOKE, WHEREIN SAID LAND LIES, SUCH PORTIONS OF THE PREMISES PLATTED AS ARE ON THIS PLAT SET APART FOR STREETS, EASEMENTS, OR OTHER PUBLIC USE, OR FOR FUTURE STREET WIDENING IN ACCORDANCE WITH THE PROVISIONS OF THE LAND SUBDIVISION ORDINANCES OF THE COUNTY OF ROANOKE, AS AMENDED, AND THE VIRGINIA LAND SUBDIVISION ACT.

THE UNDERSIGNED OWNERS DO, BY VIRTUE OF RECORDATION OF THIS PLAT, DEDICATE CERTAIN DRAINAGE EASEMENTS OF VARYING WIDTHS AS SHOWN ON THE ANNEXED PLAT, FOR DRAINAGE PURPOSES, AND THE OWNERS DO, FURTHER, AS A CONDITION PRECEDENT TO THE APPROVAL OF THE FINAL PLAT AND SUBDIVISION AND THE ACCEPTANCE OF THE DEDICATION OF THE STREETS SHOWN THEREON BY THE BOARD OF SUPERVISORS OF ROANOKE COUNTY, ON OF THEIR OWN BEHALF AND FOR AND ON ACCOUNT THEIR HEIRS, SUCCESSORS, DEVISEES, AND ASSIGNS, SPECIFICALLY RELEASE THE COUNTY OF ROANOKE AND THE VIRGINIA DEPARTMENT OF HIGHWAYS FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SUCH OWNER OR OWNERS, HIS OR 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 AND ALLEYS AS SHOWN ON THE PLAT OF THE LAND SUBDIVIDED (OR SUCH CHANGED STREETS OR ALLEYS 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 AND ALLEYS 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 AND ALLEYS AND PROPERTY LINES THEREOF.

IN WITNESS WHEREOF, IS HEREBY PLACED THE SIGNATURES AND SEALS OF SAID OWNERS ON THIS THE 29 DAY OF DECEMBER, 1958

Wiley M. Garst SEAL
WILEY M. GARST

Bertha M. Garst SEAL
BERTHA M. GARST

STATE OF VIRGINIA } To Wit.
CITY OF ROANOKE }

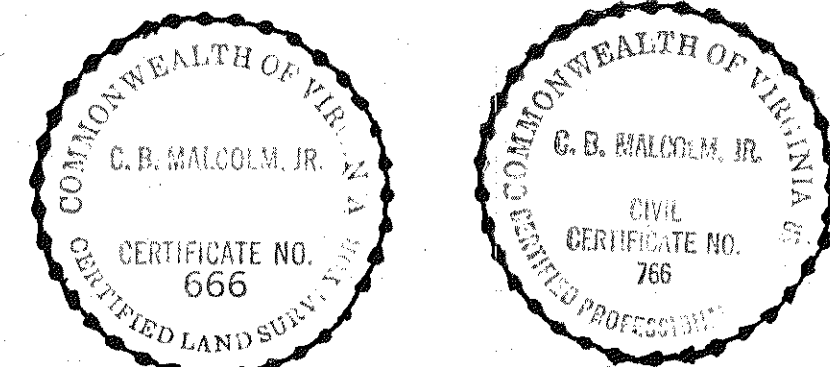
I, MARY LINDA M. SMILEY, A NOTARY PUBLIC IN AND FOR THE CITY OF ROANOKE AND THE STATE OF VIRGINIA, DO HEREBY CERTIFY THAT WILEY M. GARST AND BERTHA M. GARST, WHOSE NAMES ARE SIGNED TO THE ABOVE WRITING DATED DECEMBER 29, 1958, HAVE EACH PERSONALLY APPEARED BEFORE ME IN MY SAID CITY AND STATE, AND ACKNOWLEDGED THE SAME ON DECEMBER 29, 1958.

MY COMMISSION EXPIRES JANUARY 2, 1961.

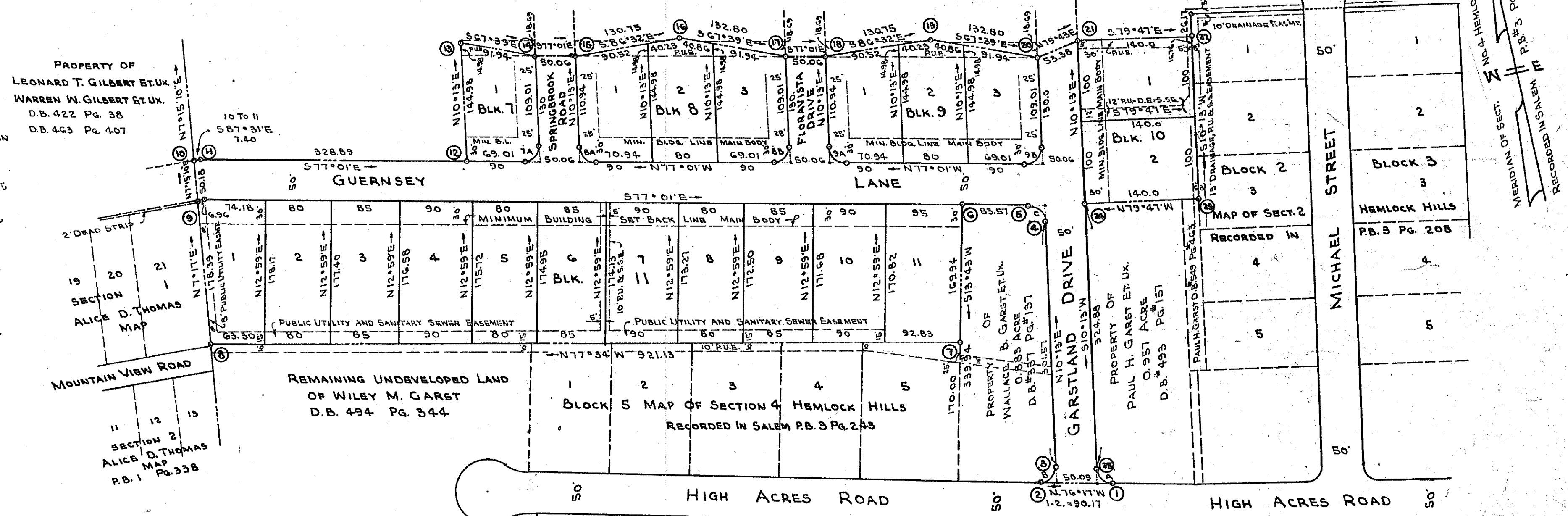
Mary Linda M. Smiley
NOTARY PUBLIC

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF ROANOKE, VIRGINIA, THIS MAP IS PRESENTED ON DECEMBER 30, 1958, AND WITH THE CERTIFICATES OF DEDICATION AND ACKNOWLEDGEMENT THERETO ANNEXED, IS ADMITTED TO RECORD AT 4:45 O'CLOCK P.M.

TESTE: Ruby M. Brown By: Jean F. Staley
CLERK DEPUTY CLERK



REMAINING UNDEVELOPED LAND OF WILEY M. GARST SEE D.B. 494 Pg. 344



RESERVATIONS AND RESTRICTIONS

- ALL OF THE LOTS IN BLOCKS 7, 8, 9, 10 AND 11, SECTION NO. 5, HEMLOCK HILLS AS SHOWN HEREON, SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY, AND THE SAID PROPERTY SHALL NOT BE USED FOR ANY PURPOSE THAT WILL CREATE A NUISANCE OR ANNOYANCE IN THE NEIGHBORHOOD.
- THREE LOTS MAY NOT BE RESUBDIVIDED SO AS TO CREATE ADDITIONAL BUILDING LOTS, EXCEPT THAT INDIVIDUAL LOT LINES BETWEEN BUILDING SITES MAY BE ADJUSTED.
- NO DWELLING SHALL BE ERRECTED OR PLACED ON ANY LOT OR PORTIONS OF LOTS HAVING A WIDTH OF LESS THAN 75 FEET, AND WITH THE MAIN BODY OF SAID DWELLING NOT NEARER TO THE STREET THAN THE MINIMUM BUILDING LINES AS SHOWN HEREON.
- EASEMENTS FOR INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE ARE DEDICATED WHERE SHOWN HEREON.
- NO STRUCTURE OF A TEMPORARY NATURE SUCH AS TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDING, SHALL BE USED ON ANY LOT, AT ANY TIME AS A RESIDENCE, EITHER TEMPORARILY OR PERMANENTLY.
- NO LOT SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR RUBBISH, TRASH, GARAGE, OR OTHER WASTE, EXCEPT IN SANITARY CONTAINERS.
- NO DWELLING SHALL BE CONSTRUCTED WITH LESS THAN 1200 SQUARE FEET OF LIVABLE FLOOR SPACE FOR ONE FLOOR PLAN OR WITH LESS THAN 960 SQUARE FEET OF FIRST FLOOR AREA FOR SPLIT LEVEL OR TWO STORY RESIDENCES, EXCEPT THAT IF ATTACHED GARAGES OR CAR PORTS OR PORCHES HAVE AN AREA OF NOT LESS THAN 300 SQUARE FEET, THE ABOVE REQUIRED LIVING AREA MAY BE REDUCED 100 SQUARE FEET. LIVABLE FLOOR SPACE SHALL NOT INCLUDE BASEMENTS, ATTICS, GARAGES, PORCHES AND BREEZEWAYS. ALL RETAINING WALLS SHALL BE CONSTRUCTED OF CONCRETE, STONE, OR BRICK. NO CINDER BLOCK, CONCRETE BLOCK OR SIMILAR MATERIAL SHALL BE USED AS A FINISHED EXTERIOR.
- NO HOUSE SHALL BE ERRECTED ON ANY LOT EXCEEDING TWO STORIES IN HEIGHT AND A ONE OR TWO CAR GARAGE, AND NOT MORE THAN ONE SUCH DWELLING HOUSE SHALL BE ERRECTED ON ANY LOT OR PORTIONS OF LOTS HAVING A WIDTH OF LESS THAN 75 FEET.
- NO FOWL, HOGS, GOATS, OR OTHER LIVESTOCK WILL BE ALLOWED ON THE LOTS SHOWN HEREON.
- THESE COVENANTS ARE TO RUN WITH THE LAND FOR A PERIOD OF TWENTY FIVE YEARS FROM THE DATE OF RECORDATION OF THIS MAP, AFTER WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS, UNLESS AN INSTRUMENT SIGNED BY A MAJORITY OF OWNERS OF THE LOTS, HAS BEEN RECORDED AGREEING TO CHANGE SAID COVENANTS IN WHOLE OR IN PART.
- ENFORCEMENT SHALL BE BY PROCEEDINGS AT LAW OR IN EQUITY AGAINST ANY PERSON OR 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 JUDGEMENT OR COURT ORDER SHALL IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

BOUNDARY DATA: BOUNDARY CONTAINS 8.456 ACRES*

LINE	COR.	COR.	BEARING	DIST.	N.	S.	E.	W.
1 - 2			N 76° 17' W	90.17	21.38			87.60
2 - 3			N 56° 58' E	29.13	15.88		24.42	
3 - 4			N 10° 13' E	301.57	294.79		53.49	
4 - 5			N 33° 24' W	27.59	23.03			15.19
5 - 6			N 77° 01' W	83.57	18.77			81.43
6 - 7			S 13° 43' W	163.94		165.09		40.30
7 - 8			N 77° 34' W	92.13	198.32			899.53
8 - 9			N 7° 11' E	178.39	176.96			22.62
9 - 10			N 7° 15' 10" E	50.18	49.78			6.33
10 - 11			S 87° 31' E	7.40		0.32		7.39
11 - 12			S 77° 01' E	328.89		73.89	320.47	
12 - 13			N 10° 13' E	144.98	142.68			25.71
13 - 14			S 67° 39' E	91.94		34.94	85.03	
14 - 15			S 77° 01' E	50.06		11.25	48.78	
15 - 16			S 86° 32' E	130.75		7.91	130.51	
16 - 17			S 67° 39' E	132.80		50.50	122.82	
17 - 18			S 77° 01' E	50.06		11.25	48.78	
18 - 19			S 86° 32' E	130.75		7.91	130.51	
19 - 20			S 67° 39' E	132.80		50.50	122.82	
20 - 21			N 73° 43' E	53.38	9.53		52.52	
21 - 22			S 79° 47' E	140.00		24.83	137.78	
22 - 23			S 10° 13' W	200.00		196.83		35.47
23 - 24			N 73° 47' W	140.00		24.83		137.78
24 - 25			S 10° 13' W	324.88		319.73		57.62
25 - 1			S 33° 02' E	27.41		22.98	14.94	
TOTALS					977.95	977.95	1354.92	1354.92

P.U.E. = PUBLIC UTILITY EASEMENT
S.S.E. = SANITARY SEWER EASEMENT
D.E. = DRAINAGE EASEMENT

DECEMBER 22, 1958
I, HEREBY CERTIFY THAT THIS PLAT OF SURVEY IS CORRECT.
C.B. Malcolm, Jr.
VIRGINIA CERTIFIED SURVEYOR.

CURVE DATA				CHORD			
CURVE	LOT	BLK	ANGLE	TAN.	RAD.	ARC.	BEARING
7A	1	7	92° 46'	20.99	20	32.38	N 56° 36' E
8A	1	8	87° 14'	19.06	20	30.45	S 33° 24' E
8B	3	8	92° 46'	20.99	20	32.38	N 56° 36' E
9A	1	9	87° 14'	19.06	20	30.45	S 33° 24' E
9B	3	9	92° 46'	20.99	20	32.38	N 56° 36' E
A			86° 30'	18.82	20	30.19	S 33° 02' E
B			93° 30'	21.26	20	32.64	N 56° 58' E
C			87° 14'	19.06	20	30.45	N 33° 24' W

APPROVED:

W.E. Canfield 12-29-58
CHAIRMAN OF BOARD OF SUPERVISORS OF ROANOKE CO. DATE

R. M. ... 12-27-58
SECRETARY OF ROANOKE COUNTY PLANNING COMM. DATE

H. Clinton ... 12-29-58
CITY ENGINEER OF ROANOKE VIRGINIA DATE

J.R. Hildebrand 12-29-58
AGENT FOR ROANOKE CITY PLANNING COMM. DATE

CAPTION LEGAL REFERENCE:

THE LAND SHOWN SUBDIVIDED HEREON IS A PORTION OF THE PROPERTY OF WILEY M. GARST AND BERTHA M. GARST RECORDED IN SALEM D.B. 494 Pg. 344. SEE DEED DATED DEC. 18, 1958 AND RECORDED DEC. 1958 IN D.B. Pg. FOR DEED OF EXCHANGE OF LAND BETWEEN WILEY M. GARST ET AL. & W. B. GARST ET AL. ESTABLISHING PROPERTY LINE BETWEEN CORNS. 2 AND 6 AS SHOWN HEREON.

MAP OF
SECTION No. 5
HEMLOCK HILLS
PROPERTY OF
WILEY M. GARST & BERTHA M. GARST
ROANOKE COUNTY, VIRGINIA
By: C.B. MALCOLM & SON
VIRGINIA CERT. ENGINEERS
DATE: DEC. 22, 1958 SCALE 1" = 100'