

RESERVATIONS AND RESTRICTIONS
THE FOLLOWING RESERVATIONS AND 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 MAP.

1. LOTS SHOWN HEREON ARE FOR RESIDENTIAL PURPOSES ONLY.
2. THE GRADE AND DRAINAGE OF IMPROVED YARDS AND ALONG EASEMENT RESERVED FOR THAT PURPOSE SHALL NOT BE ALTERED OR OBSTRUCTED BY LOT OWNER OR OWNERS UNLESS SAID ALTERATION IS IN ACCORDANCE WITH A PLAN OF A CERTIFIED ENGINEER, ARCHITECT, OR LANDSCAPE ARCHITECT WHICH PROVIDES ADEQUATE PIPES OR DRAINAGE STRUCTURE AS NEEDED FOR THE DISPOSITION OF STORM WATER, NOR SHALL SUCH ALTERATIONS BE ALLOWED UNLESS AGREED TO IN WRITING BY THE OWNER OR OWNERS OF THE ADJOINING LOTS OR THOSE DIRECTLY AFFECTED IN THIS SUBDIVISION.
3. NO PART OF ANY BUILDING OTHER THAN PORCHES SHALL BE LOCATED Nearer TO THE FRONT OR SIDE STREET THAN THE BUILDING LINE SHOWN ON THIS MAP.
4. NO FOWL, HOGS, GOATS, OR OTHER OBNOXIOUS ANIMALS SHALL BE PERMITTED ON ANY LOT SHOWN HEREON.
5. NO FENCE OR HEDGE SHALL BE PERMITTED ON THE FRONT 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.
6. NO RESIDENCE SHALL BE CONSTRUCTED ON ANY LOT OR PORTIONS OF LOTS WHOSE LIVABLE AREA FOR A 1 STORY HOUSE IS LESS THAN 1000 SQUARE FEET EXCLUSIVE OF PORCHES AND GARAGES.
7. NO GARAGES SHALL BE USED AS LIVING QUARTERS NOR SHALL ANY TEMPORARY LIVING QUARTERS OF ANY NATURE BE PERMITTED.
8. THE FOREGOING BUILDING RESTRICTIONS AND CONDITIONS ARE SUBORDINATED TO AND THE VIOLATION OF THE SAME ARE SUBORDINATED TO, ANY LEASE NOW OR HEREFTER PLACED ON ANY LOT IN THIS SUBDIVISION.

KNOW ALL MEN BY THESE PRESENTS, TO WIT:
THAT FRANK AND WALDRON, INC. IS THE FREE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED KNOWN AS "ETON HILL" BOUNDED AS SHOWN HEREON IN DETAIL BY OUTSIDE CORNERS 1 THRU 6 TO 1 INCLUSIVE, WHICH COMPREHENDS A PORTION OF THE LAND CONVEYED TO SAID OWNER BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY IN DEED BOOK 688 PAGE 5, AND WHICH LAND IS SUBJECT TO THE LIEN OF A CERTAIN DEED OF TRUST TO A.L. HODGSON, JR. AND ROBERT E. GLENN, TRUSTEES, SECURING J.N. VEST, AND RECORDED IN DEED BOOK 688 PAGE 9 IN THE AFORESAID CLERK'S OFFICE.

THE SAID OWNER CERTIFIES THAT IT HAS SUBDIVIDED THIS LAND, AS SHOWN HEREON ENTIRELY WITH ITS OWN FEES WALL AND PURSUANT TO AND IN COMPLIANCE WITH SECTIONS 15-773 THROUGH 15-794.3 OF THE VIRGINIA CODE OF 1960, AS AMENDED TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE COUNTY OF ROANOKE LAND SUBDIVISION ORDINANCES. THE SAID OWNER, WITH THE CONSENT OF THE UNDERSIGNED TRUSTEES, DOES BY VIRTUE OF RECORDATION OF THIS PLAT DOES DEDICATE IN FEE SIMPLE TO THE COUNTY OF ROANOKE ALL THE LAND EMBRACED WITHIN THE STREETS OF THIS SUBDIVISION.

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 THEIR HEIRS, SUCCESSORS, DEVISEES AND ASSIGNS, SPECIFICALLY RELEASE THE 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 STREETS AS SHOWN ON THIS PLAT OF THE LAND SUBDIVIDED FOR 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 AND PROPERTY LINES THEREOF.

IN WITNESS WHEREOF IS HEREBY PLACED THE SIGNATURE OF THE SAID CORPORATION BY ELBERT H. WALDRON, ITS PRESIDENT, WITH ITS CORPORATE SEAL HEREUNTO AFFIXED AND ONLY ATTESTED BY MORRIS G. FRANKLIN, ITS SECRETARY AND TREASURER, AND THE SIGNATURE OF ONE OF THE AFORESAID TRUSTEES, THIS 11TH DAY OF MAY, 1962.

WALDRON AND FRANKLIN, INC.

Elbert H. Waldron President
A. Linwood Holton, Jr. Trustee

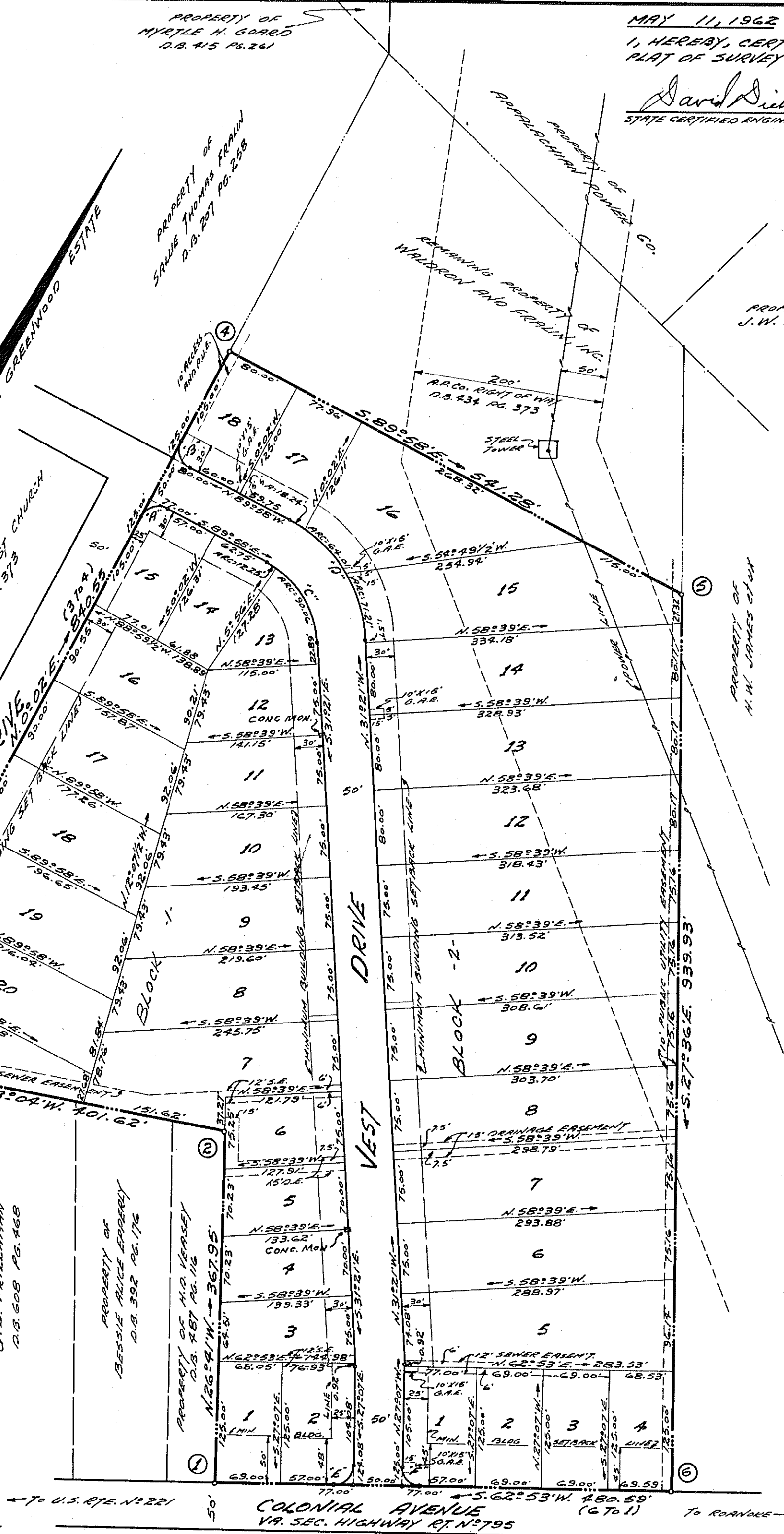
ATTEST:

Shirley B. Franks
Secretary-Treasurer

STATE OF VIRGINIA, TO WIT:
CITY OF ROANOKE, I, WM. J. MOODY, A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT ELBERT H. WALDRON AND MORRIS G. FRANKLIN, PRESIDENT AND SECRETARY & TREASURER OF FRANK AND WALDRON, INC. RESPECTIVELY, AND A. LINWOOD HOLTON, JR., TRUSTEE WHOSE NAMES AS SUCH ARE SIGNED TO THE FOREGOING WRITING DATED MAY 11, 1962, HAVE EACH PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON MAY 11, 1962.

JUNE 14, 1964
MY COMMISSION EXPIRES

Wm. J. Moody
Notary Public

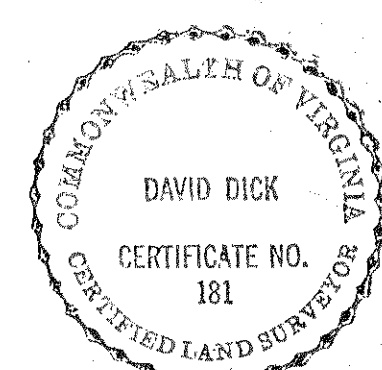
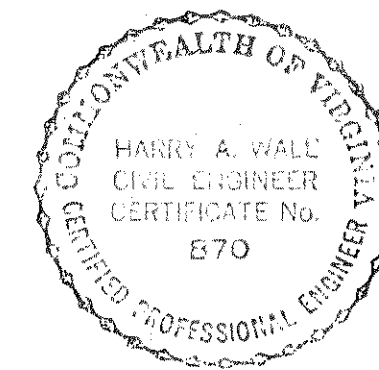


MAY 11, 1962
I, HEREBY CERTIFY THAT THIS PLAT OF SURVEY IS CORRECT.
David Dick
STATE CERTIFIED ENGINEER & SURVEYOR

CURVE DATA				CHORD		
CURVE	ANGLE	RADIUS	TANGENT	ARC	BEARING	DIST.
A	90°00'	20.00	20.00	31.42	N. 45°02'E.	28.28
B	90°00'	20.00	20.00	31.42	N. 44°58'W	28.28
C	58°37'	100.00	56.13	102.31	S. 60°39'W	97.90
LOT-13	51°36'	100.00	48.34	90.06	S. 57°09'E.	87.05
LOT-14	7°01'	100.00	6.13	12.25	S. 86°27'W	12.24
D	58°37'	150.00	84.21	153.46	N. 60°39'W	146.85
LOT-15	27°12'	150.00	36.29	71.21	N. 44°57'W	70.54
LOT-16	24°27'	150.00	32.50	64.01	N. 70°46'W	63.53
LOT-17	6°58'	150.00	9.13	18.24	N. 86°29'W	18.23
E	90°00'	20.00	20.00	31.42	S. 17°53'W	28.28
F	90°00'	20.00	20.00	31.42	N. 72°07'W	28.28

BOUNDARY LINE CALCULATIONS						
CORS.	BEARING	DIST.	N.	S.	E.	W.
1-2	N. 26°41'W	367.95	328.76			165.23
2-3	S. 73°04'W	401.62		116.98		354.21
3-4	N. 0°02'E.	840.55	840.55		0.49	
4-5	S. 89°55'E.	541.28		0.31	541.28	
5-6	S. 27°36'E.	939.93		832.97	435.43	
6-1	S. 62°53'W	480.59		219.05		427.76
TOTALS			1169.31	1169.31	977.20	977.20

TOTAL AREA = 15.351 ACRES



LEGENDS
P.U.E. = PUBLIC UTILITY EASEMENT
G.A.E. = GUY ANCHOR EASEMENT
S.E. = SEWER EASEMENT
D.E. = DRAINAGE EASEMENT

NOTES: SEE PLANS AND PROFILES MADE BY DAVID DICK AND HARRY A. WALL, CIVIL ENGINEERS AND SURVEYORS DATED MARCH 23, 1962 AND APPROVED APRIL 26, 1962.

APPROVED:

John Y. Terrell
Chairman, Board of Supervisors of Roanoke County
DATE: 5-14-62

James Matthews
Secretary, Roanoke County Planning Commission
DATE: 5-14-62

Wm. K. Senneker
Agent, Roanoke City Planning Commission
DATE: 5-18-62

H. Charles Boyles
City Engineer, Roanoke, Virginia
DATE: 5-18-62

PLAT
of
ETON HILL
ROANOKE COUNTY, VIRGINIA
BY: DAVID DICK & HARRY A. WALL
CIVIL ENGINEERS & SURVEYORS
DATE: MAY 11, 1962 SCALE: 1"=100'

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 MAY 11, 1962 AT 1:00 O'CLOCK P.M.
TESTED BY ROY K. BROWN
CLERK