

GENERAL LOCATION MAP

RESERVATIONS AND RESTRICTIONS: THE FOLLOWING SHALL BE COVENANTS RUNNING WITH THE TITLE TO THIS LAND SHOWN HEREON SUBDIVIDED FOR A PERIOD OF 25 YRS. FOLLOWING THE RECORDED DATE OF THIS MAP

- 1. NO TEMPORARY LIVING QUARTERS, SUCH AS TENTS, SHACKS, OR GARAGES SHALL BE ALLOWED.
2. NO NUISANCE, SUCH AS HOSS SHALL BE TOLERATED, NOR SHALL ANY ACTIVITY BE ALLOWED WHICH WILL DISTURB THE PEACE AND QUIETUDE OF THE NEIGHBORHOOD.
3. NO EXPOSED CONCRETE, CINDER OR CONCRETE MASONRY BLOCK OR CINDER CONCRETE BRICK RETAINING WALLS SHALL BE CONSTRUCTED WHEN SUCH WALLS ARE VISIBLE FROM THE STREET UNLESS PAINTED.
4. NO EXPOSED CONCRETE CINDER OR CONCRETE MASONRY FOUNDATIONS SHALL EXTEND ABOVE FINISH GRADES WHEN SUCH GRADES ARE VISIBLE FROM THE STREET ADJOINING THE PROPERTY LINES, UNLESS PAINTED.
5. NO SINGLE STORY RESIDENCE OR SPLIT LEVEL RESIDENCE SHALL BE CONSTRUCTED ON ANY LOT WHICH SHALL HAVE LESS THAN 900 SQ. FT. OF LIVABLE FLOOR AREA, AND NO TWO STORY OR ONE AND ONE HALF STORY RESIDENCE SHALL BE CONSTRUCTED ON ANY LOT WHICH SHALL HAVE LESS THAN 1100 SQ. FT. OF LIVABLE FLOOR AREA.
6. ALL HOUSE PLANS AND SPECIFICATIONS MUST BE APPROVED IN WRITING BY THE DEVELOPER PRIOR TO CONSTRUCTION. COMPLETION OF CONSTRUCTION SHALL AUTOMATICALLY RELEASE THIS RESERVATION AND RESTRICTION.
7. ALL LOTS ARE SUBJECT TO EASEMENTS AS SHOWN ON BODY OF DETAIL MAP AS WELL AS NECESSARY GUY AND ANCHOR EASEMENTS FOR ELECTRIC AND TELEPHONE POLES AND EASEMENTS FOR INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES ARE RESERVED AS SHOWN IN THE RECORDED PLAT. WITHIN THESE EASEMENTS NO STRUCTURE, PLANTING, OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY DAMAGE OR INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF UTILITIES, OR WHICH MAY CHANGE THE DIRECTION OF FLOW OF DRAINAGE CHANNELS IN THE EASEMENTS, OR WHICH MAY OBSTRUCT OR RETARD THE FLOW OF WATER THROUGH DRAINAGE CHANNELS IN THE EASEMENTS. THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS IN IT SHALL BE MAINTAINED CONTINUOUSLY BY THE OWNER OF THE LOT, EXCEPT FOR THOSE IMPROVEMENTS FOR WHICH A PUBLIC AUTHORITY OR UTILITY CO. IS RESPONSIBLE.
8. ALL LOTS ARE SUBJECT TO PRIVATE DRAIN EASEMENTS FIVE FEET WIDE ALONG ALL SIDE LINES (10 FT WIDTH TOTAL) AND THE AREAS SHOWN ON MAP AS PUBLIC UTILITY EASEMENTS (C.U.E.) SHALL ALSO BE CONSTRUED AS PRIVATE DRAIN EASEMENTS. ALL PRIVATE DRAIN EASEMENTS ARE FULLY AFFECTED BY THE CONDITIONS AND REQUIREMENTS OF THE ABOVE RESERVATION AND RESTRICTION NOT PERTINENT TO DRAINAGE. EXCEPT THAT THIS COVENANT SHALL NOT BE CONSTRUED AS PREVENTING THE USE OF THE SIDE FIVE FT. WIDTH OF THESE LOTS FOR DRIVEWAY PURPOSES.

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT STONYBROOK FARMS, INC. IS THE FEE SIMPLE OWNER OF THE TRACT OF LAND SHOWN HEREON IN DETAIL BY OUTSIDE CORNERS 1 THRU 25 INCLUSIVE, SUBJECT ONLY TO THE LIEN OF A CERTAIN DEED OF TRUST DATED OCT 20, 1968 FROM STONYBROOK FARMS, INC TO JOHN LEE TURNER AND A B CARR JR TRUSTEES, CATERINE CAMERON BROWN COMMON BENEFICIARY AND RECORDED IN DEED BOOK 8 PAGE 430. ALSO A CERTAIN DEED OF TRUST DATED AUG. 28 1968 FROM STONYBROOK FARMS, INC. TO G O CLEMENS AND H M JOLLY TRUSTEES, SECURING L. EARL SIMMS AND IRENE S. SIMMS BENEFICIARY AND RECORDED IN DEED BOOK 3 PAGE 530. ALSO A CERTAIN DEED OF TRUST DATED AUG 28 1968 FROM STONYBROOK FARMS, INC. TO G O CLEMENS AND H M JOLLY TRUSTEES, SECURING L. EARL SIMMS AND IRENE S. SIMMS BENEFICIARY AND RECORDED IN DEED BOOK 3 PAGE 530. ALSO A CERTAIN DEED OF TRUST DATED AUG 28 1968 FROM STONYBROOK FARMS, INC TO CHARLES C BROWN JR AND A B CARR JR TRUSTEES AND RECORDED IN DEED BOOK 9 PAGE 589. EACH BEING RECORDED IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA.

THE SAID OWNER HEREBY DEDICATES TO THE CITY OF SALEM, VIRGINIA, THE STREETS AS SHOWN HEREON AND FURTHER DEDICATES TO THE CITY OF SALEM, CERTAIN EASEMENTS FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES AS SHOWN AND NOTED HEREON AND SAID OWNER FURTHER CERTIFIES THAT IT HAS SUBDIVIDED THIS LAND AS SHOWN HEREON, ENTIRELY WITH ITS OWN FREE WILL AND ACCORD, PURSUANT TO AND IN COMPLIANCE WITH SECTIONS 151-105 THRU 151-108 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH CHAPTER 26 "SUBDIVISIONS" AS AMENDED TO DATE OF THE GENERAL ORDINANCE OF THE CITY OF SALEM, VIRGINIA.

THE SAID OWNER FURTHER CERTIFIES THAT AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT BY THE COUNCIL AND PLANNING COMMISSION OF THE CITY OF SALEM, VA, THEY DO HEREBY RELEASE SAID CITY OF SALEM, VA FROM ANY AND ALL CLAIMS OR CLAIMS FOR DAMAGES WHICH SAID OWNER, ITS SUCCESSORS AND ASSIGNS MAY HAVE OR ACQUIRE AGAINST SAID CITY, BY REASON OF ESTABLISHING PROPER GRADE LINES ON AND ALONG THE STREETS SHOWN HEREON AND BY REASON OF DOING THE 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 CITY AND SAID CITY OF SALEM, VA. SHALL NOT BE REQUIRED TO CONSTRUCT ANY RETAINING WALL OR WALLS ALONG THE STREETS AND PROPERTY LINES THEREOF.

WITNESS THE FOLLOWING SIGNATURES AND SEALS ON THIS 4 DAY OF May 1970

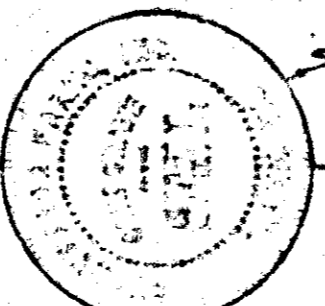
STONYBROOK FARMS, INC. BY: Brenton S. Morgan, BRENTON S. MORGAN - PRESIDENT; John Lee Turner, JOHN LEE TURNER - TRUSTEE; L. Earl Simms, L. EARL SIMMS - BENEFICIARY; G. O. Clemens, G. O. CLEMENS - TRUSTEE

ATTEST: Mary Anne Morgan, MARY ANNE MORGAN - SEC; A B Carr Jr, A B CARR JR - SOLE ACTING TRUSTEE; Irene S. Simms, IRENE S. SIMMS - BENEFICIARY; W H Jolly, W H JOLLY - TRUSTEE

STATE OF VIRGINIA TO WIT: CITY OF SALEM I, [Notary Name], A NOTARY PUBLIC IN AND FOR THE SAID CITY AND STATE DO HEREBY CERTIFY THAT BRENTON S. MORGAN, PRESIDENT, MARY ANNE MORGAN, SECRETARY, L. EARL SIMMS AND IRENE S. SIMMS BENEFICIARY, AND G. O. CLEMENS AND H. M. JOLLY TRUSTEES WHOSE NAMES ARE SIGNED TO THE ANNEXED WRITING, BEARING DATE OF [Date], HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED SAME ON [Date], 1970. MY COMMISSION EXPIRES [Date].

STATE OF VIRGINIA TO WIT: CITY OF ROANOKE I, [Notary Name], A NOTARY PUBLIC IN AND FOR THE SAID CITY AND STATE DO HEREBY CERTIFY THAT JOHN LEE TURNER TRUSTEE AND A. B. CARR JR. TRUSTEE WHOSE NAMES ARE SIGNED TO THE ANNEXED WRITING, BEARING THE DATE OF [Date], 1970 HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED SAME ON [Date], 1970. MY COMMISSION EXPIRES [Date].

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF SALEM, VIRGINIA, THIS MAP IS PRESENTED ON [Date], 1970 AND WITH THE CERTIFICATE OF ACKNOWLEDGMENT THEREOF ANNEXED IS ADMITTED TO RECORD AT [Time] O'CLOCK [AM/PM].

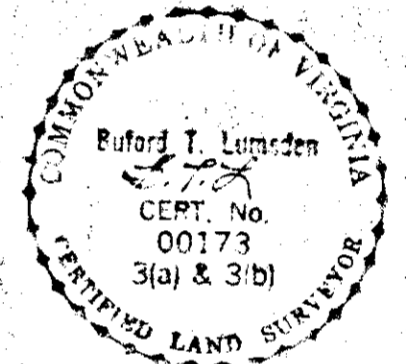


APPROVED:

William F. [Signature], 6-24-70 EXEC. SEC. CITY OF SALEM PLANNING COMM. DATE

F. A. [Signature], 6-24-70 CITY ENGINEER, CITY OF SALEM DATE

REVISED APRIL 28, 1970 MAY 31, 1969 I HEREBY CERTIFY THAT THIS PLAT OF SURVEY IS CORRECT. Buford T. Lumsden, STATE CERTIFIED LAND SURVEYOR



CAPTION LEGAL REFERENCES: BEING ALL THE PROPERTY CONVEYED TO STONYBROOK FARMS, INC BY CLAUDE K. BROWN AND CATHERINE C. BROWN IN DEED BOOK 4 PAGE 326. ALSO BEING A PORTION OF THE PROPERTY CONVEYED TO STONYBROOK FARMS, INC BY L. EARL SIMMS AND IRENE S. SIMMS IN DEED BOOK 3 PAGE 525.

MAP OF SHAMROCK SALEM, VIRGINIA PROPERTY OF STONYBROOK FARMS, INC. SCALE 1"=100' DATE MAY 31, 1970 REVISED APRIL 28, 1970

PREPARED BY BUFORD T. LUMSDEN & ASSOCIATES CERTIFIED LAND SURVEYORS ROANOKE, VIRGINIA SHEET 1 OF 2

