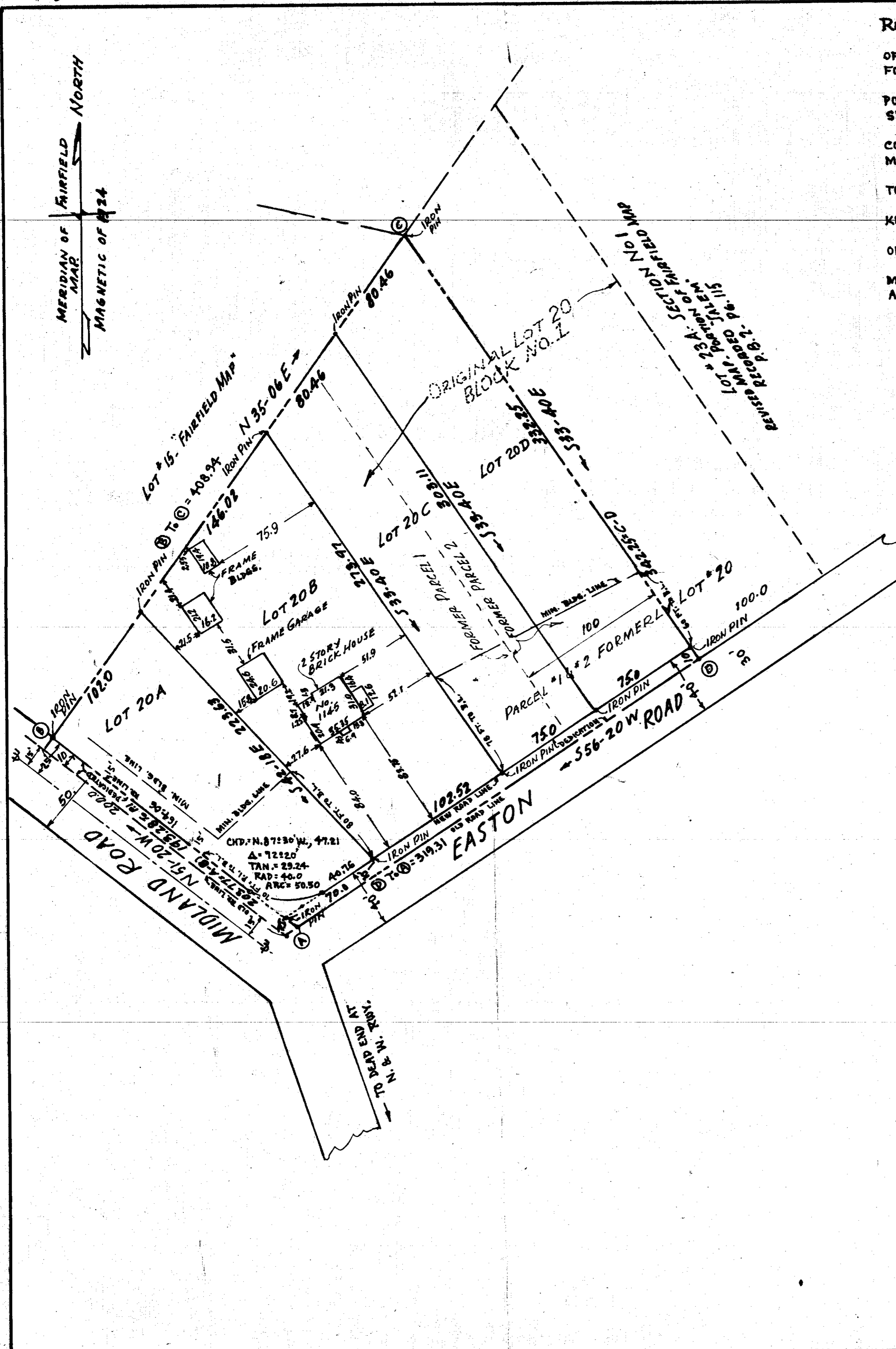


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RESERVATION AND RESTRICTIONS
 THE FOLLOWING ARE MADE COVENANTS, RUNNING WITH THE TITLE OF THE LAND SHOWN HEREON AS MINTER SUBDIVISION, FOR A PERIOD OF 25 YEARS FROM DATE OF RECORDATION OF THIS PLAT.
 1. ALL LOTS SHOWN HEREON SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY AND ONLY ONE RESIDENCE, OUT-BUILDINGS EXCEPTED, SHALL BE ERRECTED ON ANY LOT SHOWN HEREON.
 2. NO RESIDENCE SHALL BE ERRECTED ON ANY LOT SHOWN HEREON COSTING LESS THAN \$12,000, BASED UPON THE COST OF LABOR AND MATERIALS IN THE YEAR 1961; HABITABLE AREA SHALL NOT BE LESS THAN 1000 SQ. FT.
 3. NO RESIDENCE SHALL HAVE THE MAIN BODY ERRECTED CLOSER TO THE STREET THAN THE BUILDING SET-BACK LINE SHOWN HEREON.
 4. NO TEMPORARY BUILDING OR TRAILER, OR STRUCTURE OF ANY KIND SHALL BE USED AS LIVING QUARTERS ON ANY SAID LOT.
 5. NO SWINE, GOATS, CHICKENS, OR OTHER OBNOXIOUS ANIMALS OR FOWLS SHALL BE KEPT UPON THE PREMISES OF ANY SAID LOT.
 6. THE SUBDIVIDER HEREOF RESERVES THE RIGHT TO WAIVE, MODIFY, OR RELEASE ANY OF THE RESERVATIONS AND RESTRICTIONS AS SET FORTH HEREON.

BOUNDARY DATA 2.2092 ACRES

LINE	BEARING	DISTANCE	NORTH	SOUTH	EAST	WEST
A-B	N 51-20W	203.77	127.91			159.10
B-C	N 35-06E	408.94		334.58	235.14	
C-D	S 33-40E	342.25		284.85	189.73	
D-A	S 56-20W	319.31		177.01		265.76
TOTALS			461.89	461.86	424.87	424.86

(WIDOW OF T.O. MINTER)
 KNOW ALL MEN BY THESE PRESENTS, THAT RUTH J. MINTER AND WALTER M. MINTER ARE THE OWNERS OF THE TRACT OF LAND SHOWN HEREON BOUNDED BY OUTSIDE CORNERS ①-②-③-④ TO ① AND KNOWN AS MINTER SUBDIVISION, AND WHICH SAID TRACT IS NOT SUBJECT TO ANY LIEN OR ENCUMBRANCE, AND WHICH SAID TRACT IS OWNED IN FEE SIMPLE BY THE SAID OWNER.
 THE UNDERSIGNED OWNER DOETH, BY VIRTUE OF THE RECORDATION OF THIS PLAT, DEDICATE TO THE TOWN OF SALEM IN FEE SIMPLE SUCH PORTION OF THE PREMISES PLATTED AS IS ON THIS PLAT SET APART FOR STREET PURPOSES, AND THE SAID OWNER FURTHER CERTIFIES THAT THEY HAVE SUBDIVIDED THE LAND AS SHOWN HEREON ENTIRELY OF THEIR OWN FREE WILL AND ACCORD, PURSUANT TO AND IN COMPLIANCE WITH SECTIONS 15-179 THROUGH 15-194-3, OF THE CODE OF VIRGINIA, 1950, AS AMENDED TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH TITLE 15, CHAPTER TWO (2)-LAND SUBDIVISION REGULATIONS, AS AMENDED TO DATE, OF THE GENERAL ORDINANCES OF THE TOWN OF SALEM, VIRGINIA.
 THE SAID OWNERS DO FURTHER CERTIFY THAT AS A CONDITION PRECEDENT TO THE ACCEPTANCE OF THIS PLAT BY THE PLANNING COMMISSION OF THE TOWN OF SALEM AND ITS COUNCIL, AND THE ACCEPTANCE OF THE DEDICATION OF THE PREMISES PLATTED AS IS ON THIS PLAT SET APART FOR STREET PURPOSES, THE SAID OWNERS DO HEREBY RELEASE THE TOWN OF SALEM FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SAID OWNERS, THEIR SUCCESSORS OR ASSIGNS, MAY HAVE OR ACQUIRE AGAINST THE TOWN OF SALEM BY REASON OF ESTABLISHING PROPER GRADE LINES AND ALONG THE STREETS IN AND ABUTTING SAID SUBDIVISION AND BY REASON OF DOING THE NECESSARY GRADING AND FILLING FOR THE PURPOSE OF PLACING SAID STREETS UPON PROPER GRADE, AS MAY, FROM TIME TO TIME, BE ESTABLISHED BY SAID TOWN, AND THE TOWN SHALL NOT BE REQUIRED TO BUILD ANY RETAINING WALL OR WALLS ALONG SAID STREETS OR PROPERTY LINES.
 WITNESS THE SIGNATURES OF RUTH J. MINTER, WIDOW OF T.O. MINTER, AND WALTER M. MINTER, SAID OWNERS, ON THE 4TH DAY OF MAY, 1961.

Walter M. Minter
 OWNER - WALTER M. MINTER

Ruth J. Minter
 OWNER - RUTH J. MINTER

STATE OF VIRGINIA }
 CITY OF ROANOKE } TO WIT:
 I, MARY LINDA M. SMILEY, A NOTARY PUBLIC IN THE CITY OF ROANOKE, IN THE STATE OF VIRGINIA, DO HEREBY CERTIFY THAT RUTH J. MINTER AND WALTER M. MINTER WHOSE NAMES ARE SIGNED TO THE FOREGOING INSTRUMENT BEARING DATE OF MAY 4, 1961, HAVE PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY SAID CITY AND STATE AFORESAID.

My Commission expires JAN. 2, 1965.
Mary Linda M. Smiley
 NOTARY PUBLIC

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF ROANOKE, VIRGINIA, THIS MAP IS PRESENTED ON THE DAY OF 1961, AND WITH THE CERTIFICATE OF DEDICATION AND ACKNOWLEDGMENT THERE TO ANNEXED IS ADMITTED TO RECORD AT O'CLOCK P.M.

Teste: Roy K. Brown
 CLERK

BY: _____
 DEPUTY CLERK

NOTE: THE TRACT OF LAND SHOWN HEREON, AND SUBDIVIDED INTO MINTER SUBDIVISION, EMBRACES THE GREATER PORTION OF ORIGINAL LOT NO. 20 AS SHOWN ON THE ORIGINAL MAP OF FAIRFIELD RECORDED IN SALEM PLAT BOOK 1 - PG. 318-319 AND REVISED AND RE-RECORDED IN SALEM PL. BK. 2 - PAGE 115.

CAPTION LEGAL REFERENCE:
 FOR CONVEYANCE OF 3.092 ACRES TO T. O. MINTER BY C. C. HELMS ET AL AND J. W. C. MILLER ET UX SEE DEED DATED AUGUST 3, 1929, AND OF RECORD IN THE CLERK'S OFFICE OF ROANOKE COUNTY, VIRGINIA, IN DEED BOOK 190, PAGE 220.

APPROVED:
W. D. P. Chapman DATE 7-12-61
 EXECUTIVE SECY., TOWN OF SALEM PLANNING COMMISSION.

F. A. Spiggle DATE 7-12-61.
 TOWN ENGINEER OF SALEM, VIRGINIA.

MAP OF MINTER SUBDIVISION
 PROPERTY OF
RUTH J. MINTER & WALTER M. MINTER
 SITUATE AT MIDLAND ROAD & EASTON ROAD
SALEM, ROANOKE CO., VIRGINIA.
 By: *C. B. Malcolm & Son*
 VA. STATE CERT. ENGRS.
 DATE: MAY 4, 1961. SCALE: 1" = 50'

MAY 4, 1961.
 I, HEREBY CERTIFY THAT THIS PLAT OF SURVEY IS CORRECT.
C. B. Malcolm & Son
 VA. STATE CERT. ENGRS.