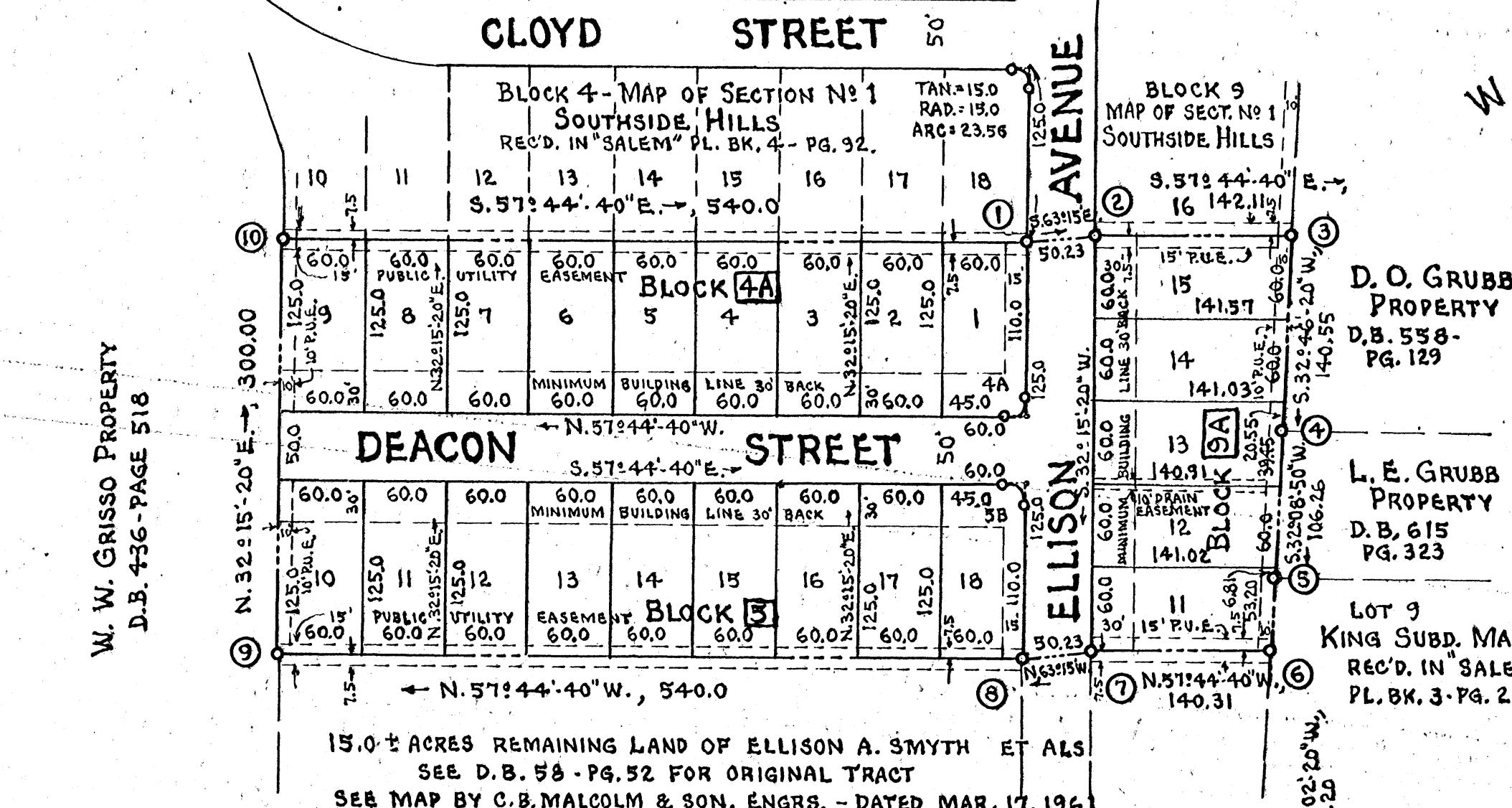


F.W. + W.H.L. (13567)
CKD. BY: JJM



CURVE	LOT	BLK.	ANGLE	TAN.	RAD.	ARC	CHORD		DIST.
							BEARING	DIST.	
4A	1	4A	90°00'	15.0	15.0	23.56	S. 11°15'20" W.	21.21	
5B	18	5	90°00'	15.0	15.0	23.56	S. 12°44'40" E.	21.21	

LINE	COR-COR.	BOUNDARY DATA		BOUNDARY CONTAINS 5.035 +/- ACRES			
		BEARING	DIST.	N. COS.	S.	E. SIN	W.
1-2		S. 63°15' E.	50.23	22.61	44.85		
2-3		S. 57°44'40" E.	142.11	75.84	120.18		
3-4		S. 32°46'20" W.	140.55	118.18	76.08		
4-5		S. 32°08'50" W.	106.26	89.91	56.54		
5-6		S. 33°02'20" W.	53.20	44.60	29.00		
6-7		N. 57°44'40" W.	140.31	74.89	118.66		
7-8		N. 63°15' W.	50.23	22.61	44.85		
8-9		N. 57°44'40" W.	540.00	288.20	456.66		
9-10		N. 32°15'20" E.	300.00	253.10	160.11		
10-1		S. 57°44'40" E.	540.00	288.20	456.66		
TOTALS			2062.89	639.40	639.40	781.80	781.79

RESERVATIONS AND RESTRICTIONS

THE LAND SHOWN HEREON SUBDIVIDED AS SECTION NO. 2 - SOUTHSIDE HILLS IS SUBJECT TO THE FOLLOWING CONDITIONS, RESTRICTIONS AND RESERVATIONS FOR A PERIOD OF TWENTY-FIVE (25) YEARS FROM THE DATE OF RECORDATION OF THIS PLAT WHICH SHALL BE COVENANTS RUNNING WITH THE TITLE TO THE SAID LAND AND BINDING UPON THE OWNER THEREOF AND ITS ASSIGNS AND WHICH ARE AS FOLLOWS:

1. NO RESIDENCE SHALL BE ERECTED UPON ANY LOT SHOWN HEREON WHICH RESIDENCE SHALL CONTAIN LESS THAN 900 SQUARE FEET. SUCH AREA SHALL BE MEASURED ON THE EXTERIOR OF THE BUILDING AND SHALL BE EXCLUSIVE OF OPEN PORCHES & GARAGES. SAID LOTS SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY AND ONLY ONE RESIDENCE SHALL BE ERECTED UPON EACH LOT. 2. NO TEMPORARY BUILDINGS, OR TRAILERS, OR BASEMENTS OF ANY KIND SHALL BE USED AS LIVING QUARTERS UPON ANY LOT. 3. NO SWINE, GOATS OR CHICKENS OR OTHER OBNOXIOUS ANIMALS OR FOWL SHALL BE KEPT UPON THE PREMISES. 4. THE MAIN BODY OF ANY BUILDING SHALL NOT BE LOCATED ON ANY LOT NEARER TO THE FRONT LOT LINE THAN THE MINIMUM BUILDING LINE SHOWN HEREON FOR THE APPLICABLE LOT. NO BUILDING SHALL BE ERECTED ON ANY LOT NEARER TO THE SIDE LOT LINE THAN A DISTANCE EQUAL TO TEN PER CENT (10%) OF THE LOT WIDTH MEASURED ALONG THE FRONT BUILDING LINE. 5. EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES ARE DEDICATED AS SHOWN HEREON. 6. IF THE OWNERS HEREOF OR ANYONE CLAIMING UNDER IT SHALL VIOLATE OR ATTEMPT TO VIOLATE ANY OF THESE COVENANTS, IT SHALL BE LAWFUL FOR ANY PERSON OR PERSONS OWNING REAL PROPERTY SITUATE IN THE SAID SUBDIVISION TO PROSECUTE ANY PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY OF SUCH COVENANTS, AND EITHER TO PREVENT THEM OR HIM FROM FURTHER DOING, OR TO RECOVER DAMAGES FOR SUCH VIOLATION.

APPROVED

Frank M. Lipp
Vice Chairman of Board of Supervisors, Roanoke Co.

1-22-64

DATE

F. A. Spiggle
Town Engineer of Salem, Virginia.

1-31-64

DATE

Lee M. Smith
Executive Secy., Roanoke County Planning Comm.

1-22-64

DATE

J. D. Chapman
Executive Secy., Town of Salem Planning Comm.

1-31-64

DATE

GENERAL LOCATION
1/800'

Smythe Road

VA. Hwy. No. 630

Smythe Road