

RESERVATIONS & RESTRICTIONS

The following shall be covenants running with the title to the land shown subdivided hereon known as MEADOWVIEW.

1. This property is to be used for residential purposes only.
2. No dwelling shall be erected costing less than \$8500.00 based upon the dollar purchasing value obtaining labor & materials in the year 1954; or with less than 900 sq. ft. of floor space for a one (1) story dwelling, or 700 sq. ft. of first floor space for a one & one-half (1½) or two (2) story dwelling.
3. Only one dwelling shall be erected on any building site except a duplex house may be erected housing two (2) families.
4. The lots shown hereon may be re-proportioned, but no building site shall have a frontage of less than 60 ft., and shall have an area of not less than 9000 sq. ft.
5. No temporary living quarters such as tents, shacks, trailers, basements or garages shall be allowed.
6. No hogs or swine shall be allowed nor shall any nuisance be tolerated which may disturb the peace and quietude of the neighborhood.

KNOW ALL MEN BY THESE PRESENTS, to wit that E.N. MILLER and ANNIE M. MILLER are the owners of the land shown hereon subdivided, known as MEADOWVIEW. The said owners further certify that they have subdivided this land as shown hereon entirely with their own free will and consent as required by the Section of the Code of Virginia thereto applying. The said owners hereby dedicate and deed in fee simple to the County of Roanoke Va. all of the land shown hereon within the limits of the Roads, Streets or Avenues which were within the original boundary of land deeded to said owners. In witness hereof is hereby placed the signatures and seals of the said owners on January 19, 1955.

E.N. Miller Seal Annie M. Miller Seal

STATE OF VIRGINIA
CITY OF ROANOKE

To Wit
I, Laurie M. Miller, a Notary Public in and for the aforesaid City and State do hereby certify that E.N. Miller and Annie M. Miller whose names are signed to the foregoing writing dated Jan 19, 1955, have each personally appeared before me, in my said City and State and acknowledged the same on Jan 19, 1955.

Laurie M. Miller Notary Public
My commission expires Dec 30, 1955

In the Clerk's office of the Circuit Court of Roanoke County, Virginia, this map is presented on January 26, 1955 and with the Certificates of acknowledgment and dedication thereto annexed is admitted to Record at 1:50 A.M. o'clock.

TESTE Ray E. Brown Clerk

Note:
The parcel of land bounded by corners 1-4-5-6 inclusive is hereby dedicated for street purposes in fee simple.

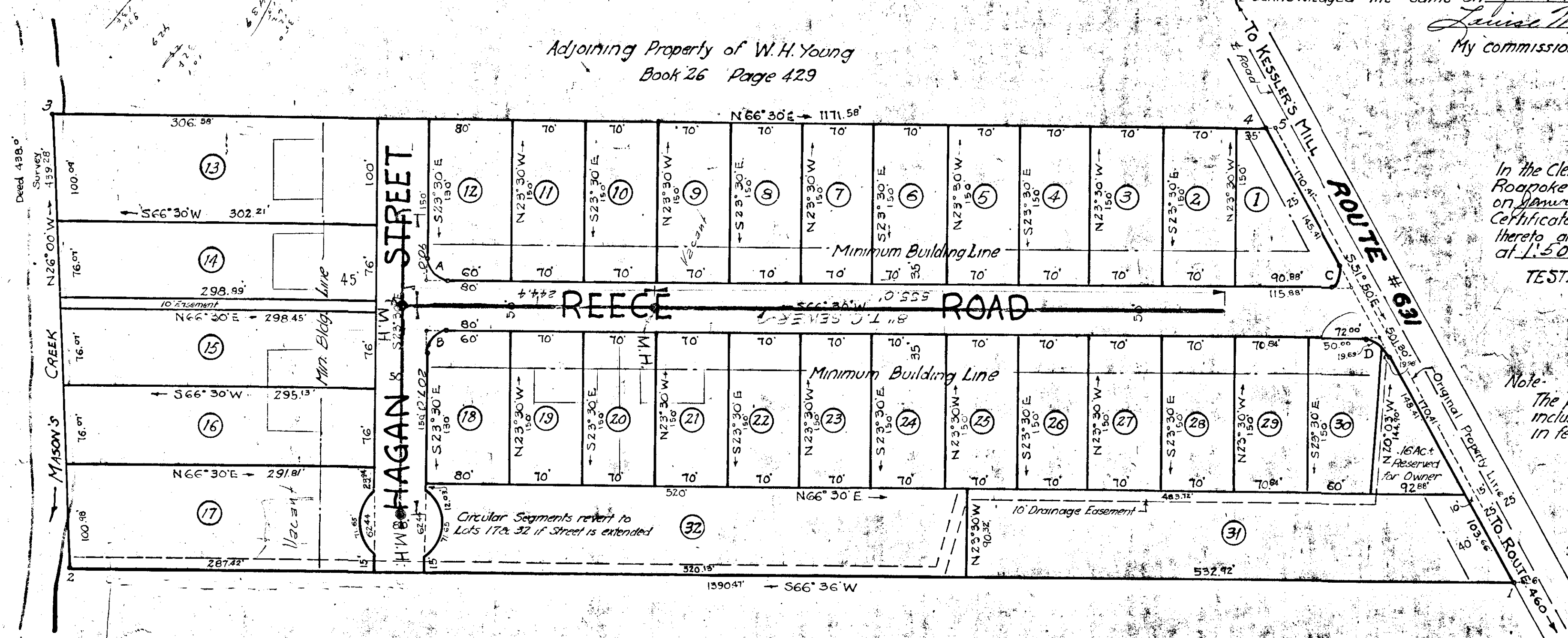
For Legal Reference to conveyance of this land to E.N. Miller, see Salem Deed Book 506 Page 400-401

REVISED MAP OF MEADOWVIEW

PROPERTY OF E.N. MILLER
SITUATED NEAR SUNSET VILLAGE
ON STATE ROUTE # 631
3 MI. WEST OF CITY LIMITS

IN ROANOKE COUNTY, VA
HENRY E. DEARING - STATE CERTIFIED CIVIL ENGINEER.
SCALE 1" = 80'
DEC. 27, 1954

Note:
This Map supercedes and makes Null and Void the Map of MEADOWVIEW-Recorded in Plat Book 3- Page 127



CURVE DATA				
CURVE	A	B	C	D
Δ	90°	90°	118°20'	61°40'
TANGENT	20'	20'	25'	22'
RADIUS	20'	20'	14.92'	36.86'
ARC LG.	31.42'	31.42'	30.81'	39.67'
CHORD	28.28'	28.28'	25.62'	37.78'
Ch. Bg.	N68°30'W	N21°30'E	S7°20'E	N82°40'W

BOUNDARY LINE CALCULATIONS						
CORNER	BEARING	DIST.	LATITUDE		DEPARTURE	
			N	S	E	W
1	2	S66°36'W	1390.47			
				552.23		1276.40
2	3	N26°00'W	439.28	394.82		
						192.57
3	4	N66°30'E	1171.58	467.17		1074.41
4	1	S51°50'E	501.30		309.78	394.13
		3502.43	861.99	862.01	1468.54	1468.57

Adjoining Property of S.B. Ferguson
Book 359 Page 148

Percy M. Matthews Date 1-18-55
Secretary, Roanoke County Planning Commission.
Notary Date 1-18-55
Chairman of Board of Supervisors of Roanoke County.
H. Clus Broyles Date 1-20-55
City Engineer of Roanoke, Va.
J. R. Hildebrand Date 1-20-1955
Agent for Roanoke City Planning Commission.