

BOUNDARY DATA					
Car	Bearing	Distance	N	S	E
A-B	N12-52E	340.14	334.60		75.74
B-C	S87-23E	112.91		50.23	112.79
C-D	S20-05W	72.30		16.69	31.61
D-E	S19-02W	63.63		60.15	20.73
E-F	S18-01W	61.49		62.18	20.26
F-G	S16-43W	130.65		125.13	37.58
G-H	S12-11W	130.03		127.10	27.44
H-I	S11-42W	65.0		63.45	13.18
I-J	S11-00W	315.0		338.44	65.83
J-K	S14-02W	85.41		83.05	20.76
K-L	S24-00W	85.0		182.4	33.21
L-M	S29-43W	140.0		121.59	69.30
M-N	S36-51W	70.45		56.37	42.25
N-O	S46-57W	70.07		71.98	54.14
O-P	N48-51W	504.73	332.76		380.21
P-Q	S40-14W	22.67		2.448	20.71
Q-R	N59-40W	221.45	111.84		191.13
R-S	N30-20E	395.0	340.92		199.49
S-T	N59-40W	120.0	60.60		103.37
T-U	N30-20E	12.0	10.36		6.06
U-A	N59-40W	320.85	162.04		276.32
Total			1149.62	1349.60	1409.02

CURVE DATA					
Curve	angle	Tangent	Radius	Arc	Long Chord
A	90°00'	25	25	39.27	N15-10E 35.35
B	90°00'	25	25	39.27	N14-40W 35.35
C	19°20'	48.44	284.37	75.75	N20-40E 95.50
D	13°0'	58.66	318.37	116.2	N20-40E 115.65
E	19°20'	42.42	219.6	85.02	N6°20W 84.62
F	19°20'	34.30	201.6	69.15	N6°20W 67.83
G	62°13'	34.51	90.32	78.08	N61-06E 93.92
H	10°00'	25	25	39.27	N42-27W 35.35
J	117°47'	27.11	16.36	33.63	N61-27E 28.01
K	44°26'	15.30	37.46	29.05	N81-53W 28.33
L	44°26'	15.30	37.46	29.05	N37-27W 28.33
M	98°27'	25.0	21.46	37.05	N38-17W 32.65
N	81°23'	25.0	28.49	41.26	N54-47E 37.87
P	90°00'	25.0	25.0	39.27	N34-00W 35.35
Q	90°00'	25.0	25.0	39.27	N56-00E 35.35

5. No dwelling shall be erected or placed on any lot or portion of lot or lots having a width of less than 60' at the minimum setback line, or on any lot having an area of less than 7200 square feet.

6. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on plat over the rear 5 feet of each lot.

7. No noxious or offensive activity shall be carried on upon any lot nor shall anything be done thereon which may become an annoyance or nuisance to the neighbor.

8. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.

9. No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than 5 square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction or sales period.

10. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purpose.

11. No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste shall be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

12. No individual sewage disposal system shall be permitted on any lot unless such system is designed, located or constructed in accordance with the requirements, standards and recommendations of the public health authority. Approval of such system as installed shall be obtained from the public health authority.

13. A protective screening area 10 in width is established in Block 8 along the Norfolk Western Ky. property line. Planting, fences or walls shall be maintained throughout the entire length of this area by the owner or owners of the lots at their own expense to form an effective screen for the protection of the residential area. No building or structure except a screen fence or wall or utilities or drainage facilities shall be placed or permitted to remain in this area. No vehicular access over the area shall be permitted except for the purpose of installation and maintenance of screening, utilities and drainage facilities.

RESERVATIONS & RESTRICTIONS.

The following reservations and restrictions shall be in force and constitute covenants running with the title to the lots shown hereon for a period of twenty-five years from the date of recordation of section 2, Park Place, after which time said covenants shall be automatically extended for successive periods of ten years unless an instrument signed by a majority of the then owners of the lots has been recorded agreeing to change said covenants in whole or in part.

1. No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single family dwelling not to exceed two and one-half stories in height and a private garage for not more than two cars.
2. No building shall be erected or moved on to any lot unless it conforms in external design with existing buildings in the subdivisions.
3. No dwelling shall be permitted on any lot costing less than \$10,000.00 or the equivalent value of \$10,000.00 in 1952, exclusive of cost of garage or outbuildings. The ground floor area of the main structure, exclusive of one story open porches and garages shall be not less than 720 square feet for a one story dwelling, nor less than 600 square feet for a dwelling of more than one story.
4. No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum setback lines shown as B.L. on plat or in any event not nearer than 25 feet from the front lot or side street line. No building shall be located nearer than 10 feet to an interior lot line except that no side yard shall be required for a garage or other permitted accessory building located 75 feet or more from the minimum building setback line. Eaves, steps and open porches shall not be considered as a part of a building, provided however, that this shall not be construed to permit any portion of a building, including eaves, to encroach upon another lot.

Cont'd

14. Entertainment shall be by proceedings of law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.
15. Invalidity of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.



SECTION NO. 2 PARK PLACE

PROPERTY OF PARK PLACE, INC.
SITUATE EAST OF TOWN OF SALEM
ROANOKE COUNTY, VA.
SCALE: 1"=100'
Jan. 26, 1953
By: T. P. Parker
State Certified Engineer

Know all men by these presents, to wit: That Nellie Assaid, President of Park Place, Inc. and M.C. Assaid, Secretary-Treasurer of Park Place, Inc. owner of the tract of land shown hereon, bounded by outside corners A-B-C-D-E-F-G-H-I-J-K-L-M-N-O-P-Q-R-S-T-U-V-W-X-Y-Z, known as section 2, Park Place, the said owner certifies that it has subdivided this land into lots and blocks as shown hereon, entirely with its own free will and accord as required by the Code of Virginia. In witness whereof it is hereby placed the signature of Nellie Assaid, President of Park Place, Inc. and attested by M.C. Assaid, Secretary-Treasurer of Park Place, Inc., on this 26th day of March, 1953.

Attest: M.C. Assaid Signed: Nellie Assaid
Secy. Treasurer of Park Place, Inc. President of Park Place, Inc.

State of Virginia
County of Roanoke
I, T. P. Parker, a Notary Public in and for the aforesaid State and County, do hereby certify that Nellie Assaid, President of Park Place, Inc., whose name is signed to the foregoing writing has personally appeared before me and acknowledged the same, and that M.C. Assaid, Secy. Treasurer of Park Place, Inc. has attested the same on this 26th day of March, 1953.

Signed: T. P. Parker
My commission Expires: Jan. 26, 1954
Notary Public

The source of the title of the owner of this subdivision is the deed from Sadie Assaid and Nellie Assaid to Park Place, Inc. and recorded in Deed Book 233, page 354 in the Clerk's Office for the Circuit Court of Roanoke County, Va.

APPROVED: T. P. Parker 3/26/53
Chairman of Board of Supervisors - date

APPROVED: W. B. Smith 3/26/53
Secy. Roanoke County Planning Comm. - date

APPROVED: F. A. Spiggle 3/26/53
Act. Secy. Town of Salem Planning Comm. - date

APPROVED: F. A. Spiggle 3/26/53
Town Engineer, Salem, Va. - date

In the Clerk's Office for the Circuit Court of Roanoke County, Va. this map was presented and with the certificate of acknowledgment thereto annexed, admitted to record at 4:10 o'clock P.M. on this 21st day of August, 1953.

Teste: Ray H. Mann
Clerk