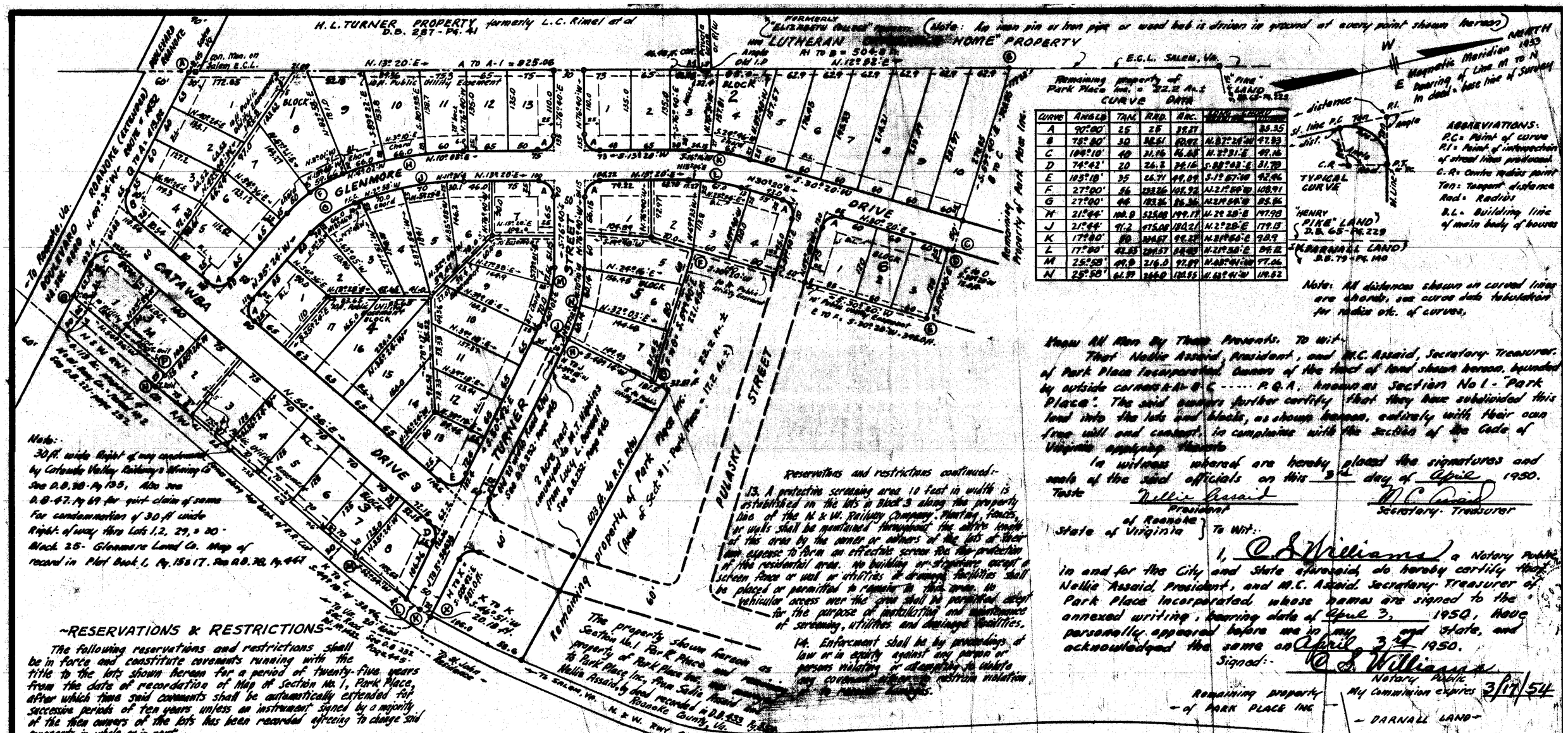

CURVE DATA						
Curve	Angle	Tan.	Rad.	Arc.	Bearing of Chord	Chord
A	90°00'	25	25	39.27		35.35
B	75°50'	30	38.61	60.82	N.87°20'W	47.93
C	104°10'	40	31.16	46.68	N.2°31'E	40.16
D	74°42'	20	26.3	34.16	S.88°03'E	31.79
E	105°18'	35	46.71	49.09	S.1°57'W	42.46
F	27°00'	56	238.26	107.92	N.21°50'W	106.91
G	27°00'	44	187.26	84.96	N.21°50'W	85.86
H	21°44'	100.0	525.00	199.17	N.29°35'E	197.98
J	21°44'	91.2	475.08	180.21	N.29°35'E	179.15
K	17°00'	80	504.67	98.27	N.31°50'E	98.9
L	17°00'	72.83	484.57	94.49	N.31°50'E	94.12
M	25°58'	49.0	216.0	97.89	N.38°41'W	97.06
N	25°58'	61.97	244.0	110.55	N.38°41'W	109.62

Note: All distances shown on curved lines are chords, see curve data tabulation for radius etc. of curves.

Note:
30 ft. wide Right of way conveyed by Colorado Valley Railway's Mining Co. See D.B. 38 - Pg 195. Also see D.B. 47 - Pg 69 for quit-claim of same for condemnation of 30 ft wide Right of way thru Lots 1, 2, 29, & 30 - Block 25 - Glenmore Land Co. Map of record in Plat Book 1, Pg. 15 & 17. See D.B. 78, Pg. 447

Know All Men By These Presents. To Wit:
That Nellie Assaid, President, and M.C. Assaid, Secretary-Treasurer, of Park Place Incorporated, owners of the tract of land shown hereon, bounded by outside corners A-A1-B-C ..... P.Q.A. known as Section No 1 - "Park Place". The said owners further certify that they have subdivided this land into the lots and blocks, as shown hereon, entirely with their own free will and consent, in compliance with the Section of the Code of Virginia applying thereto.
In witness whereof are hereby placed the signatures and seals of the said officials on this 3rd day of April 1950.
Teste
Nellie Assaid
President
M C Assaid
Secretary-Treasurer

State of Virginia
of Roanoke } To Wit:
I, C. B. Williams a Notary Public in and for the City and State aforesaid, do hereby certify that Nellie Assaid, President, and M.C. Assaid, Secretary-Treasurer of Park Place Incorporated, whose names are signed to the annexed writing, bearing date of April 3, 1950, have personally appeared before me in my city and state, and acknowledged the same on April 3rd 1950.
Signed:- C. B. Williams
Notary Public
My commission expires 3/17/54

Reservations and restrictions continued:-
13. A protective screening area 10 feet in width is established on the lots in Block 3 along the property line of the N. & W. Railway Company. 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 & 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.
14. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

~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 Map of Section No. 1, 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 subdivision.

3. No dwelling shall be permitted on any lot costing less than $5000.00, or the equivalent value of $5000.00 in 1950, exclusive of cost of any 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 set back 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.

5. No dwelling shall be erected or placed on any lot or portion of lot or lots having a width of less than 60 feet at the minimum building setback line, or on any lot having an area of less than 7,200 square feet.

6. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on plat and 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 be or may become an annoyance or nuisance to the neighborhood.

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 five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and 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 not 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, and constructed in accordance with the requirements, standards, and recommendations of the public health authority having jurisdiction. Approval of such system as installed shall be obtained from the public health authority.

15. Invalidation 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.

In the Clerks Office of the Circuit Court for the County of Roanoke, Virginia, this Map was presented on _____ 1950, and with the Certificate of acknowledgment thereto annexed, admitted to record at _____ o'clock ___ M.
Teste:-
Clerk

APPROVED:
H. A. Taylor — Chairman of Board of Supervisors, Roanoke Co. — 3-25-50 (date)
W. Hampden Johnson — Roanoke County Planning Commission — 3-4-50 (date)
Paul B. Matthews — Roanoke Co. Planning Commission — 3-23-50 (date)
T. A. Spiggle — County Engineer, Roanoke Co., Va. — 3-4-50 (date)

SECTION NO. 1
PARK PLACE
PROPERTY OF PARK PLACE INCORPORATED
SITUATE EAST OF TOWN OF SALEM
ROANOKE COUNTY, VIRGINIA
BY: C. B. Malcolm & Son
Va. State Cert. Engrs.
N.B. 84-1954
Date: Feb. 18, 1950
Scale: 1" = 100'