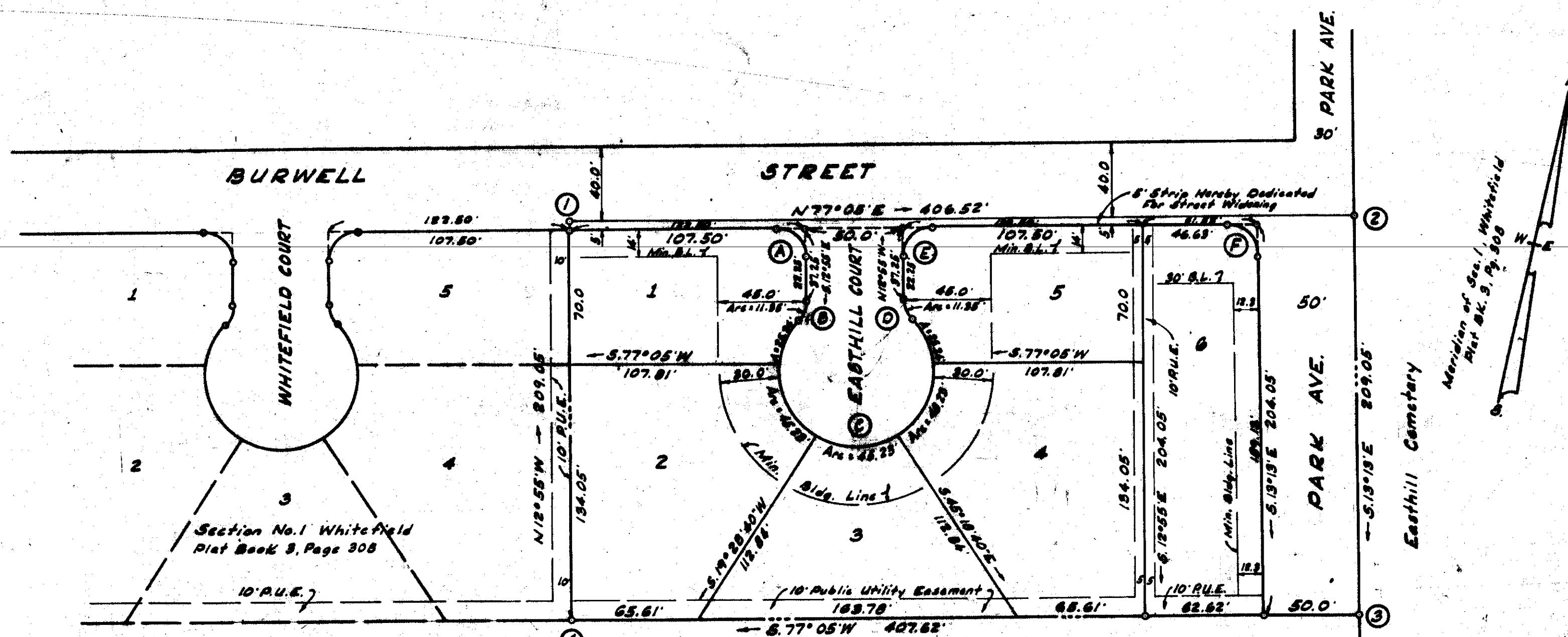




Property of George A. L. Kolmar Deed BK. 41, Pg. 311

RESERVATIONS & RESTRICTIONS

1. No Residence shall be erected on any lot shown on this map costing less than \$11,000.00 or the equivalent of \$11,000.00 in 1960, garage and/or outbuildings not included. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 1,000 Sq. Ft. for a one-story dwelling, nor less than 800 Sq. Ft. for a dwelling of more than one-story.
2. The main body of any residence shall face Easthill Court and shall not be erected closer to the street line than the setback building lines as shown on this map. Except Lot 6 shall face Burwell Street.
3. Easements for installation and maintenance of public utilities and for drainage facilities over the rear of each lot are reserved as shown on the recorded plat.
4. Nuisances - 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 to the neighborhood.
5. Temporary structures - 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.

State of Virginia } to wit:
County of Henrico }
I, James P. Jones, a notary public in and for the County of Henrico, State of Virginia, do hereby certify that John M. Stephens, Jr., Furman Whitescarver, Trustee, T.A. Carter, Jr., and Jeanette W. Carter, his wife, whose names, as such, are signed to the foregoing writing, bearing date on the 21st day of June 1960, have each personally appeared before me in my said County and State and acknowledged the same.
Given under my hand this 21st day of June, 1960
My Commission expires Nov. 28, 1960

James P. Jones
Notary Public

State of Virginia } to wit:
City of Richmond }
I, James P. Jones, a notary public in and for the City of Richmond, State of Virginia, do hereby certify that W. Gibson Harris, Trustee, Elizabeth Davis White, deceased, whose name as such, is signed to the foregoing instrument, bearing date on the 21st day of June, 1960, have each personally appeared before me in my said City and State and acknowledged the same.
Given under my hand this 21st day of June, 1960
My Commission expires April 30, 1961

James P. Jones
Notary Public

State of North Carolina } To Wit:
County of Dare }

I, Louise D. Register, a notary public in and for the County of Dare, State of North Carolina, do hereby certify that Elizabeth White Gregory, Executrix of the estate of Elizabeth Davis White, deceased, whose name is signed to the foregoing instrument, bearing date on the 15th day of July, 1960, has personally appeared before me in my said County and State and acknowledged the same.

Given under my hand this 15th day of July, 1960
My Commission expires Feb. 11, 1961

Louise D. Register
Notary Public

KNOW ALL MEN BY THESE PRESENTS:

That John M. Stephens, Jr., and Dorothy T. Stephens, his wife, on the one hand, and the owners of a tract of land shown hereon, bounded by corners 1, 2, 3, 4 to 1: which said land is the same property conveyed to said owner by T.A. Carter, Jr. and wife, by deed dated July 18, 1958, and recorded July 28, 1958, in the Clerk's Office of the Circuit Court of Henrico County, Virginia and which said tract of land contains 1.953 Acres and is subject to the lien of a certain deed of trust dated December 10, 1957, from T.A. Carter, Jr. and wife to Furman Whitescarver and W. Gibson Harris, Trustees, either or both of whom may act, of record in the aforesaid Clerk's Office in Deed Book 587, Page 279, and which said deed of trust secures Elizabeth White Gregory, Executrix of the estate of Elizabeth Davis White, deceased, the payment of an indebtedness therein set forth; and the said property is also subject to a certain other deed of trust dated July 18, 1958, from said owner, John M. Stephens, Jr., and Dorothy T. Stephens, his wife, to Furman Whitescarver, Trustee, and recorded July 28, 1958, in the aforesaid Clerk's Office, and which said deed of trust secures T.A. Carter, Jr. and Jeanette W. Carter the balance of the purchase price of the property subdivided as shown on the annexed plat.

The said owners, by and with the consent of the undersigned Trustees and Beneficiaries, as is evidenced by their joining herein and signing this plat, do dedicate to the Town of Salem, in fee simple, all the land shown hereon within the limits of Easthill Court and do further dedicate the easements as shown on the annexed plat for public utilities, together with the five foot strip for widening Burwell Street, and 50 ft. width for Park Ave.

The owners certify that they have subdivided the land as shown hereon entirely of their own free will and accord, pursuant to and in compliance with Section 15-779 through 15-794.8 of the Official Code of Virginia of 1950, as amended to date, and further pursuant to and in compliance with Title 15, Chapter 2, "Land Subdivision Regulations," as amended to date, of the General Ordinances of the Town of Salem.

The said owners, Trustees and Beneficiaries further certify that as a condition precedent to the approval of this plat by the Planning Commission of the Town of Salem, and its Council, that they do hereby release the Town of Salem from any and all claims for damages which said owners, the Trustees, the beneficiaries, and their successors or assigns, may have or acquire against the Town of Salem by reason of establishing proper grade lines on and along the said Easthill Court, and along Park Ave. and Burwell Street where the same abuts said subdivision, and by reason of the doing of 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 following signatures and seals this the 21st day of June, 1960.

John M. Stephens, Jr.
John M. Stephens, Jr.
Dorothy T. Stephens
Dorothy T. Stephens

Elizabeth White Gregory, Executrix of the estate of Elizabeth Davis White, deceased
Elizabeth White Gregory, Executrix of the estate of Elizabeth Davis White, deceased

T.A. Carter, Jr.
T.A. Carter, Jr.
Jeanette W. Carter
Jeanette W. Carter

W. Gibson Harris
W. Gibson Harris, Trustee
Furman Whitescarver
Furman Whitescarver, Trustee

APPROVED:

W. J. Chapman
Executive Secretary, Town of Salem Planning Comm.
7-20-60
Date

F. A. Spiggle
Town Engineer of Salem, Virginia
7-20-60
Date

In the Clerk's Office of the Circuit Court for the County of Henrico, Virginia, this map is presented on 21st JULY, 1960 and with the certificates of dedication and acknowledgment thereto annexed, is admitted to record at _____ o'clock _____ M.

Teste: Ray K. Brown By Deputy Clerk

June 16, 1960
I, hereby certify that this plat of survey is correct.

C. B. Malcolm
State Cert. Surveyor

CAPTION LEGAL REFERENCE
Conveyance to John M. Stephens, Jr. By T.A. Carter, Jr. & Wife Recorded in D.B. 589, Page 46.

MAP OF
SECTION NO. 2
WHITEFIELD
PROPERTY OF
JOHN M. STEPHENS, JR.
SALEM, VIRGINIA
By: C. B. Malcolm & Son
State Cert. Engrs.
DATE: JUNE 16, 1960 SCALE: 1"=50'