

MAP OF SECTION NO. 2 CAMERON COURT OWNED BY SHENANDOAH LAND & BLDG. CORP.

Scale: 1" = 100' July 15 1959

By: T. P. Parker
State Certified Engineer

or claims for damages which said OWNER, Trustees and Beneficiary, their successors or assigns, may have or acquire against the Town of Salem by reason of establishing proper grade lines on and along the streets in and abutting said subdivision and by reason of doing 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 thereof.

Witness the following signatures and seals, and the signature of Shenandoah Land and Building Corp. by its President, Harold Deplin, and its corporate seal duly affixed and attested by Margaret J. Brown, its Secretary, and further witness the signature of the Virginia Baptist Children's Home by its President Leonard G. Muse, and its corporate seal duly affixed and attested by R. P. Downey, its Secretary, on this 9th day of September, 1959.

Shenandoah Land and Building Corporation
By: Harold Deplin Attest: Margaret J. Brown
its President its Secretary

Virginia Baptists Children's Home
By: Leonard G. Muse Attest: R. P. Downey
its President its Secretary

R. Franklin Hough, Jr.
R. Franklin Hough, Jr., Trustee

Leonard G. Muse
Leonard G. Muse, Trustee

State of Virginia
County of Roanoke
I, Dorothy L. Collins, a Notary Public in and for the County of Roanoke, State of Virginia, do hereby certify that Harold Deplin, President of the Shenandoah Land and Building Corp., whose name is signed to the foregoing instrument bearing date of September 9th, 1959, has personally appeared before me, and acknowledged the same in my said County and State aforesaid; and I further certify that Margaret J. Brown, the Secretary of said Corporation, acknowledged that she as such secretary, had duly attested and affixed the seal of said Corporation.

My Commission Expires Nov. 18, 1961
Given under my hand this 9th day of September, 1959.
Dorothy L. Collins
Notary Public

State of Virginia
County of Roanoke
I, Dorothy L. Collins, a Notary Public in and for the County of Roanoke, State of Virginia, do hereby certify that Leonard G. Muse, President of the Virginia Baptist Children's Home and in his capacity as Trustee, whose name as such is signed to the foregoing instrument bearing date of Sept. 9th, 1959, has personally appeared before me and acknowledged the same in my County and State aforesaid; and I further certify that R. P. Downey, the Secretary of said Home, acknowledged that he, as such Secretary, had duly attested and affixed the seal of said Home.

My Commission Expires Nov. 18, 1961
Given under my hand this 9th day of September, 1959.
Dorothy L. Collins
Notary Public

State of Virginia
County of Roanoke
I, Dorothy L. Collins, a Notary Public in and for the County of Roanoke, State of Virginia, do hereby certify that R. Franklin Hough, Jr., Trustee, whose name is signed to the foregoing instrument bearing date of September 9th, 1959, has personally appeared before me and acknowledged the same in my said County and State aforesaid.

My Commission Expires Nov. 18, 1961
Given under my hand this 9th day of Sept. 1959.
Dorothy L. Collins
Notary Public

Approved: H. Frank Johnson 11-12-59
Exec. Secy. Town of Salem Planning Comm. date

Approved: F. A. Spiggle 11-12-59
Town Engineer of Salem, Va. date

In the Clerks Office for the Circuit Court of Roanoke County, Va., this map was presented and with the certificate of acknowledgment thereon appended, admitted for record at _____ O'clock, _____ M., on this _____ day of _____ 1959.
Teste: _____
Clerk

CURVE DATA								
Curve	Lot	Block	Rad.	Tan.	Arc	Bearing	Chord	
A	2	7	65.38	57.39	93.94	82.33	533-10 1/2 W	86.26
B	overall		115.38	101.27	165.74	82-33	533-10 1/2 W	152.23
B	2	8	115.38	25.47	30.0	24-54	N4-21 E	49.75
B	3	8	115.38	33.90	65.79	32-45	N33-10 1/2 E	65.06
B	4	8	115.38	25.47	30.0	24-54	N62-00 E	49.75
C	5	8	26.43	30	44.86	97-15	N71-25 1/2 E	39.67
D	3	7	28.38	25	40.99	82-45	N64-10 1/2 E	37.52
E	overall		318.51	41.98	83.40	15-01	N16-17 1/2 W	83.24
E	3	7	318.51	30.34	60.48	10-63	N17-21 1/2 W	60.41
F	4	7	318.51	11.51	23.0	4-08	N9-49 W	22.97
F	7	6	368.51	48.57	96.58	15-01	N15-17 1/2 W	96.31
G	9	7	23.31	25	38.23	93.59	N39-13 E	34.10
H	2	6	89.40	30	57.89	37-06	N26-20 W	56.80
J	1	6	40	14.99	28.88	41-05	S24-20 1/2 E	28.07
K	1	4	200	43.85	86.54	24-48	N16-10 W	85.67
L	1	5	260	29.33	58.39	13-23	N16-05 1/2 W	58.26
M	1	5	2890	26.21	42.57	84-24	S51-36 E	38.82
N	6	5	25	25	39.27	90-00	N41-12 E	35.36
P	2	5	43.30	13.62	26.40	34-56	N68-48 E	25.99
Q	5	5	43.30	13.62	26.40	34-56	S76-20 E	25.99
R	2	5	40	20.08	37.22	53-19	N77-55 1/2 E	35.89
R	3	5	40	28.86	50	71-37	N39-36 1/2 W	46.81
R	4	5	40	28.86	50	71-37	N32-00 1/2 E	46.81
R	5	5	40	20.08	37.22	53-19	S85-31 1/2 E	35.89

BOUNDARY DATA					
Corners	Bearing	Distance	North	East	West
1-2	S 67-12 W	470.34	182.27	10.07	432.59
2-3	S 3-39 E	158.23	157.92	12.07	
3-4	S 13-20 E	163.00	158.62	37.59	
4-5	S 14-35 E	147.68	142.92	37.18	
5-6	S 24-26 E	155.08	141.19	64.18	
6-7	S 86-21 W	570.8	3.63	56.96	
7-8	S 88-12 W	370.10	20.55	309.42	
8-9	N 7-47 W	461.60	457.35	62.51	
9-10	S 81-54 W	301.40	42.47	298.39	
10-11	N 7-32 W	343.94	340.97	45.09	
11-12	N 74-27 E	415.80	111.39	400.29	
12-13	N 67-12 E	490.14	189.93	451.84	
13-14	N 84-02 E	152.11	15.81	151.28	
14-15	S 15-12 E	254.34	245.44	66.69	
15-16	N 89-15 W	20.00	0.26	20.00	
16-1	S 20-43 E	22.00	20.58	7.78	
Totals			1115.71	1115.59	1226.64

RESERVATIONS AND RESTRICTIONS:

- The following covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five (25) years from the date of recordation of this plat, after which time said covenants shall be automatically extended for an additional period of ten (10) years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change such covenants, in whole or in part. 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. 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.
- Land use and Building type:** 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.
- Dwelling Cost, Quality and Size:** No dwelling shall be permitted on any lot at a cost of less than \$16,000.00, based on cost levels prevailing on the date this plat is recorded, it being the intention and purpose of this covenant to insure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date this plat is recorded at the minimum cost stated herein for the minimum permitted dwelling size. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall not be less than 1400 sq. ft. for a one-story dwelling.
- 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.
- Nuisances:** 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 neighborhood.
- Easements:** Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat.
- Building Location:** No building shall be located on any lot shown hereon nearer to the front lot line or nearer to the side street line than the minimum building setback lines shown on the recorded plat. In any event, no building shall be located on any lot nearer than 30 feet to the front lot line, or nearer than 20 feet to any side street line.

Know all men by these presents, that the Shenandoah Land and Building Corp. is the OWNER of the tract of land shown hereon bounded by corners 1 through 16 to 1, which said land is all of the property conveyed to said OWNER by deed from The Virginia Baptist Children's Home and recorded in Deed Book 615, page 395, and a southwesterly portion of the property conveyed to said OWNER by deed from the Virginia Baptist Children's Home and recorded in Deed Book 585, page 150, which said tracts of land containing 10.41 Acres is subject to the lien of two deeds of trust, one dated Nov. 1, 1957, and one dated Jan. 28, 1959, from said OWNER to R. Franklin Hough, Jr. and Leonard G. Muse, Trustees, recorded in Clerks Office for Circuit Court of Roanoke County Va. in Deed Book 585, page 125 and Deed Book 615, page 397, and which said trust deeds secure the Virginia Baptists Children's Home herein designated "BENEFICIARY", the balance of the purchase price of the property subdivided and shown on the annexed plat.

The said OWNER, with the consent of the undersigned Trustees and Beneficiary, as is evidenced by their signing this plat, doth dedicate to the Town of Salem in fee simple, all the land shown hereon within the limits of Shanks Street, Crestwood Drive, Watts Street, Highfield Road and Valleydale Ave., and doth further dedicate easements for public utilities and drainage purposes in the respective strips of land, of varying widths, as shown on the annexed plat; and said OWNER certifies that it has subdivided the land as shown hereon, entirely of its own free will and accord, pursuant to and in compliance with Sections 15-77A through 15-74.3 of the Virginia Code of 1950, as amended to date, and further pursuant to and in compliance with Title 15 Chapter two (2) "Land Subdivision Regulations, as amended to date of the General Ordinances of the Town of Salem, Virginia.

The said OWNER, TRUSTEES AND BENEFICIARY, 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, they do hereby release the Town of Salem from any and all claim

