

Comm. No. 8888
F.B.K. 50-56
F.W.R.C.M. & M.H.L.
Dwg. 1-50
Checked: R.C.M.

RESERVATIONS & RESTRICTIONS

The following shall be covenants running with the title of the land shown subdivided hereon, for a period of 25 years following the date of recordation of this map.

1. The purchase and use of any lot shall conform to the requirements of the Land Subdivision Ordinance of Roanoke County, as adopted by the Board of Supervisors and dated, June 21, 1954.

2. No portion of any lot shall be improved or occupied for other than Residential purposes, and no trailer or temporary living quarters shall be placed thereon.

3. A Septic disposal system, in accordance with the Standards of the State and County health officials, shall be provided for each residence to be erected on each lot by the owner thereof, his successors or assigns, before such residence is occupied.

4. If any lot in this subdivision is offered for sale by the owner thereof other than Bart Galbraith and Florence D. Galbraith, the said original owners or their nominee, shall be given the first opportunity to purchase the same upon the same terms and conditions as offered to any other purchaser.

5. No lot in this subdivision may be resubdivided to create an additional building site, but lot lines may be adjusted by conveyance by adjoining owners.

6. Not more than one residence shall be erected on any one lot. Each residence shall not have less than 1200 sq. ft. of enclosed heated floor space, if the same is a one floor plan residence, not less than 800 sq. ft. of enclosed heated floor space on the first floor if the same is either one and one-half, or two story residence. All residences erected in this subdivision shall be constructed of either brick or natural stone with not more than 25% of the exterior being of frame construction.

7. No spirituous liquors or intoxicating beverages shall be sold on any of the lots, nor any cattle, goats, swine, chickens or fowls be kept thereon, nor any obnoxious trade be carried on upon any lot, nor shall anything be done thereon which is unlawful or which may become a nuisance to the neighborhood.

8. Easements: The right is reserved to cause or permit surface waters to drain from the drives, streets, avenues and parking areas and uplands, and along the natural ravines and depressions or other reasonable locations across the lots.

The aforesaid Reservations and Restrictions supersede and render null and void the Reservations and Restrictions listed on Map No. 1, Woodside Park recorded in R.B. 3 - Page 281

KNOW ALL MEN BY THESE PRESENTS: - To Wit:

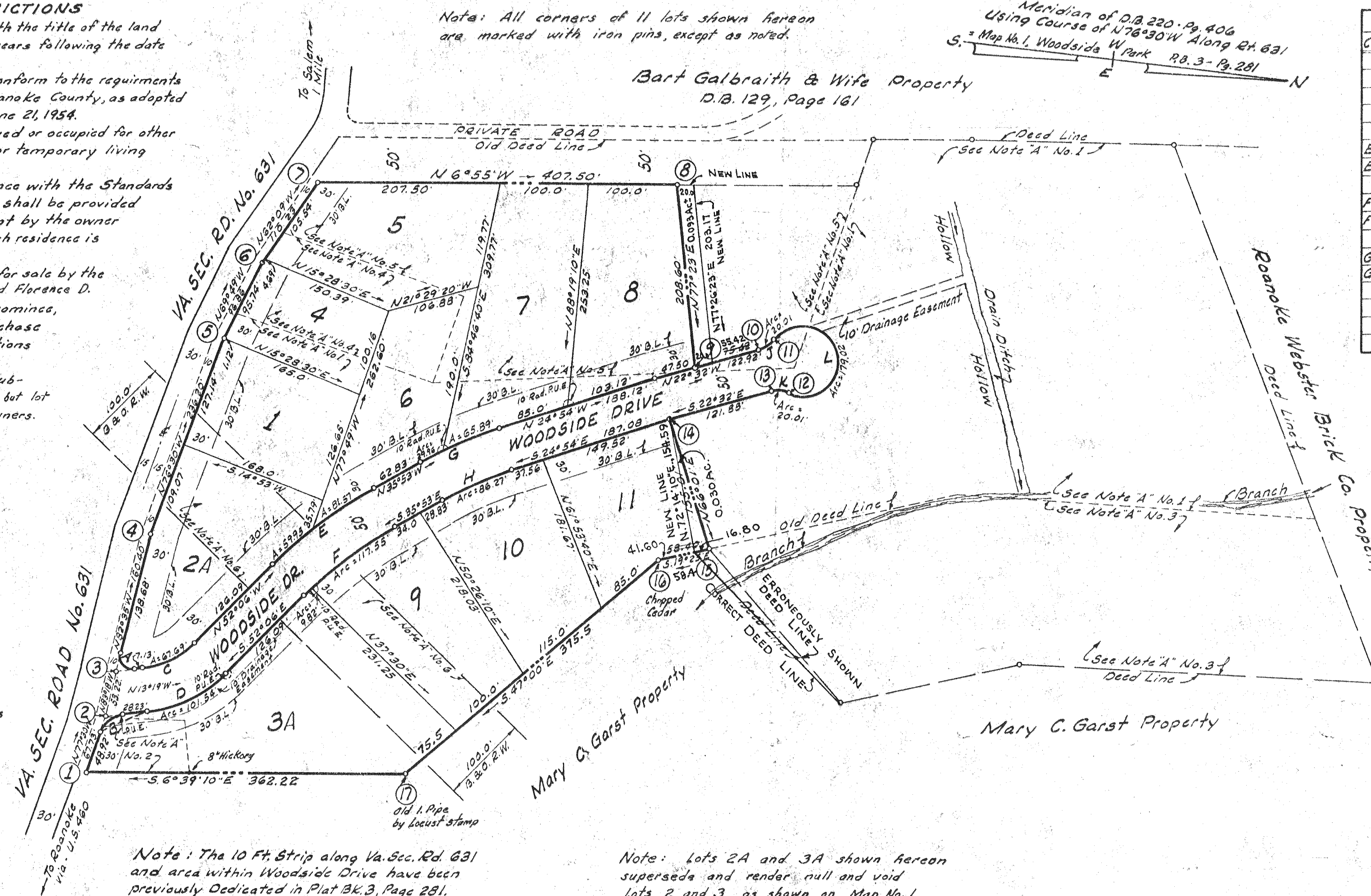
That Bart Galbraith and Florence D. Galbraith, are the owners of the fee simple unencumbered title of the land shown subdivided hereon lots 1 thru 11 and known as Map No. 2, Woodside Park.

The land of the said owners having been conveyed to them as set forth in Detail by Note "A".

The said owners certify that they have subdivided this land as shown hereon entirely of their own free will and accord, pursuant to and in compliance with Sections 15-779, through 15-794.3 of the Virginia Code of 1950, as amended to date, and further pursuant to and in compliance with Title 15, Chapter 12, Land Subdivision Regulations of the General Ordinances of the Town of Salem, Va.

The undersigned owners doth, by virtue of recordation of this plat, dedicate certain drainage easements of varying widths, as shown on the annexed plat, for drainage purposes, and the owners doth further, as a condition precedent to the approval of the final plat and subdivision and the acceptance of the dedication of the streets and alleys shown thereon by the Board of Supervisors of Roanoke County, on their own behalf and for and on account of their heirs, successors, devisees, and assigns, specifically release the County of Roanoke and the Virginia Department of Highways from any and all claim or claims for damages which such owners, their heirs, successors, devisees, and assigns, may or might have against the County or Virginia Department of Highways by reason of establishing proper grade lines on such streets, alleys as shown on the plat of the land subdivided (or such changed streets or alleys as may be agreed upon in the future) and by reason of doing necessary grading, cutting, or filling for the purpose of placing such streets and alleys upon the proper grade as may, from time to time, be established by said County or Virginia Department of Highways,

Note: All corners of 11 lots shown hereon are marked with iron pins, except as noted.



Note: The 10 Ft Strip along Va. Sec. Rd. 631 and area within Woodside Drive have been previously Dedicated in Plat Bk. 3, Page 281.

Note: Lots 2A and 3A shown hereon supersede and render null and void lots 2 and 3 as shown on Map No. 1 Woodside Park, recorded in R.B. 3 - Pg. 281.

and said County or Virginia Department of Highways shall not be required to construct any retaining wall or walls along the streets and alleys and property lines thereof.

In Witness whereof are hereby placed the signatures and seals of said owners on November 11, 1958.

Bart Galbraith Seal

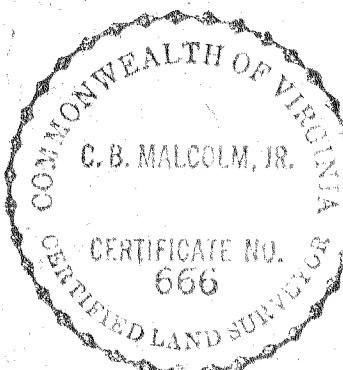
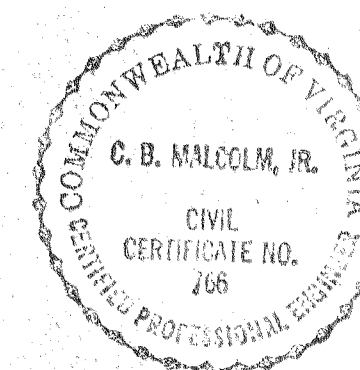
Florence D. Galbraith Seal

State of Virginia } To Wit:
City of Roanoke }

I, Mary Linda M. Smiley, a Notary Public in and for the City of Roanoke and the State of Virginia, do hereby certify that Bart Galbraith, and Florence D. Galbraith, whose names are signed to the above writing dated Nov. 11, 1958, have each personally appeared before me in my said City and State, and acknowledged the same, on Nov. 12, 1958.

My Commission Expires January 2, 1951.

Mary Linda M. Smiley
Notary Public



In the Clerk's Office of the Circuit Court for the County of Roanoke, Virginia, this map is presented on _____ 1958, and with the certificates of acknowledgement and dedication thereto annexed, is admitted to Record at _____ o'clock _____ M.

Teste:
Roy E. Brown By Deputy Clerk

REVISED: MARCH 16, 1964 - SHOWING CORRECT DEED LINE AND NEW LINE IN LOT # 11.

Nov. 5, 1958
I, hereby certify that this plat of Survey is correct.
C. B. Malcolm, Jr.
State Cert. Surveyor

CURVE DATA					
Curve	Angle	Tangent	Radius	Arc	CHORD
A	110°44'	21.72'	15.0	28.99	N43°03'E 24.69'
B	64°11'	18.81'	30.0	33.61	N45°24'30"W 31.87'
C	38°47'	35.20'	100.0	67.69	N32°42'30"W 66.40'
D	38°47'	52.80'	150.0	101.54	N32°42'30"W 99.61'
E	16°13'	71.24'	500.0	141.52	N43°59'30"W 141.05'
E-Lot2	6°52'10"	30.01'	500.0	59.95	N43°39'55"W 59.92'
F	9°20'50"	40.87'	500.0	81.57	N40°33'25"W 81.48'
F	16°13'	64.11'	450.0	127.36	N43°59'30"W 126.95'
F-Lot3	1°15'	4.91'	450.0	9.82	N51°28'30"W 9.81'
F-Lot9	14°58'	59.11'	450.0	117.55	N43°22'W 117.25'
G	10°59'	48.07'	500.0	95.85	N30°23'30"W 95.70'
G-Lot6	3°26'	14.98'	500.0	29.96	S34°10'E 29.95'
G-Lot7	7°33'	32.99'	500.0	65.89	S28°40'30"E 65.84'
H	10°59'	48.26'	450.0	86.27	N30°23'30"W 86.13'
J	38°13'	10.39'	30.0	20.01	N41°38'30"W 19.64'
K	38°13'	10.39'	30.0	20.01	N3°25'30"W 19.64'
L	256°26'	∞	40.0	179.02	N67°28'E 62.86'

BOUNDARY DATA					
Corner	Bearing	Dist	North	South	East
1	N77°30'W	67.73	14.66		66.12
2	N83°18'W	53.22	6.21		52.86
3	N82°35'W	160.40	20.70		159.06
4	N76°30'W	236.21	55.14		229.68
5	N69°49'W	96.86	33.42		90.91
6	N62°09'W	110.23	51.50		97.46
7	N6°55'W	407.50	404.53		49.07
8	N77°23'E	208.60	45.58	203.57	
9	N22°32'W	75.42	69.66		28.90
10	N41°38'30'W	19.64	14.68		13.05
11	N67°28'E	62.86	24.09		58.06
12	S3°25'30'E	19.64		19.60	1.17
13	S22°32'E	121.88		112.58	46.71
14	N66°01'E	155.01	63.01		141.63
15	S19°25'E	58.40		55.08	19.41
16	S47°00'E	375.50		256.09	274.62
17	S6°39'10"E	362.22		359.78	41.97
TOTALS			803.16	803.13	787.14

Boundary Contains 8.082 Acres

APPROVED:

[Signature] 11-10-58
Chairman of Board of Supervisors of Roanoke County Date

[Signature] 11-10-58
Secretary of Roanoke County Planning Commission Date

[Signature] 11-13-58
Executive Sec. of Town of Salem Planning Commission Date

F. A. Spiggle 11-13-58
Town Engr. of Salem, Va. Date

Note "A" Legal Reference to "Galbraith," Properties bounded by outside Corners 1 to 17 to 1 inclusive, shown hereon.

Part of 1, From Emma Garst D.B. 220, Page 406 9.88 Acres
All of 2, From N.C. Williams D.B. 367, Page 208 0.16 Acres
None of 3, From Mary Garst D.B. 241, Page 202 2.72 Acres
All of 4, From H.L. Johnston D.B. 304, Page 195 0.50 Acres
Part of 5, From E.C. Sink D.B. 203, Page 516 3.00 Acres
All of 6, From R.B. & R. Corp. & D.R.W. D.B. 524, Page 289 1.03 Acres

TOTAL 17.29 Acres

MAP NO. 2
WOODSIDE PARK
PROPERTY OF
BART & FLORENCE D. GALBRAITH
SITUATE ABOUT 1 MI. N.E. OF N.E. SALEM LIMITS
ROANOKE COUNTY, VIRGINIA
By: C.B. MALCOLM & SON
State Cert. Engrs.
REVISED: OCT. 22, 1962 - SHOWING 0.093 AC.
DATE: NOV. 5, 1958
SCALE: 1"=100'

C.B.M. Roanoke Co. Sect. # 33

Annexed by Town of Salem - 1967