

Know all men by these presents to wit:

That L. Earl Simms & Irene S. Simms, his wife are the owners of the land shown hereon, subdivided and bounded by corners 1 through 22 to 1, which said land is a portion of the property conveyed to said owners by the Forest Hills Corporation and recorded in deed book # 340, Page # 516 in the Clerks Office for the Circuit Court of Roanoke County, Va.

The said owners as is evidenced by their signing this plat, doth dedicate to the County of Roanoke the easements as shown hereon for Public Utility and Drainage purposes and said owners further certifies that they have subdivided the 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 Va. 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, Va.

In witness whereof are hereby placed the signatures and seals of said owners this 14th day of January, 1963.

L. Earl Simms
OWNER

Irene S. Simms
OWNER

State of Virginia:
City of Roanoke

I, Gerald K. Beutcher, a Notary Public in and for the said City and State do hereby certify that L. Earl Simms and Irene S. Simms, whose names are signed to the certificates on this map dated January 25, 1963 have each personally appeared before me in my aforesaid City and State and acknowledged same on this 14th day of January, 1963.

My Commission Expires:

July 14, 1965
Gerald K. Beutcher
Notary Public

The following Reservations and Restrictions are made covenants running with the title of the land shown hereon, for a period of 25 years from the date of recordation of this map.

1. The property shown is to be used for residential purposes only.
2. No dwelling or residence shall be erected on any of the hereon-platted lots costing less than \$14,000.00 based on costs of labor and materials in January, 1963.
3. No dwelling or residence shall be erected on any lot shown hereon containing less than 1,200 square feet in liveable floor area.
4. No dwelling shall be erected on any of the lots shown hereon with the main body of same closer to the street than the minimum building setback line.
5. No trailer, basement, garage, shack, barn or out building erected on any of these lots shall at any time be used as a residence or dwelling, nor shall any residence or dwelling, of a temporary nature be permitted.
6. All lots shown hereon are subject to Public Utility and drainage Easements shown.
7. No goats, hogs, horses, cattle, or fowl shall be kept on any lot, nor shall anything be suffered or done on any lot which shall be a nuisance to persons residing in the vicinity.
8. The Subdivider reserves the right to waive, modify or release any of the restrictions herein contained.

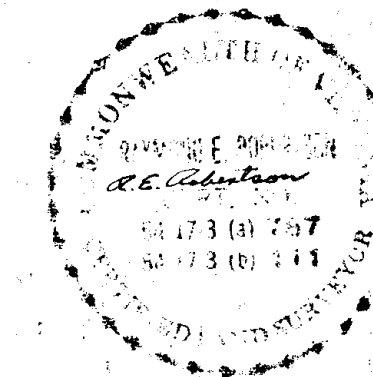
MAP OF

HOMEPLACE TWO

BEING A RESUBDIVISION OF LOTS 2 THRU 13,
BLOCK 3, SECTION 2, ORCHARD HEIGHTS
PROPERTY OF L. EARL SIMMS & IRENE S. SIMMS
ROANOKE COUNTY, VA.

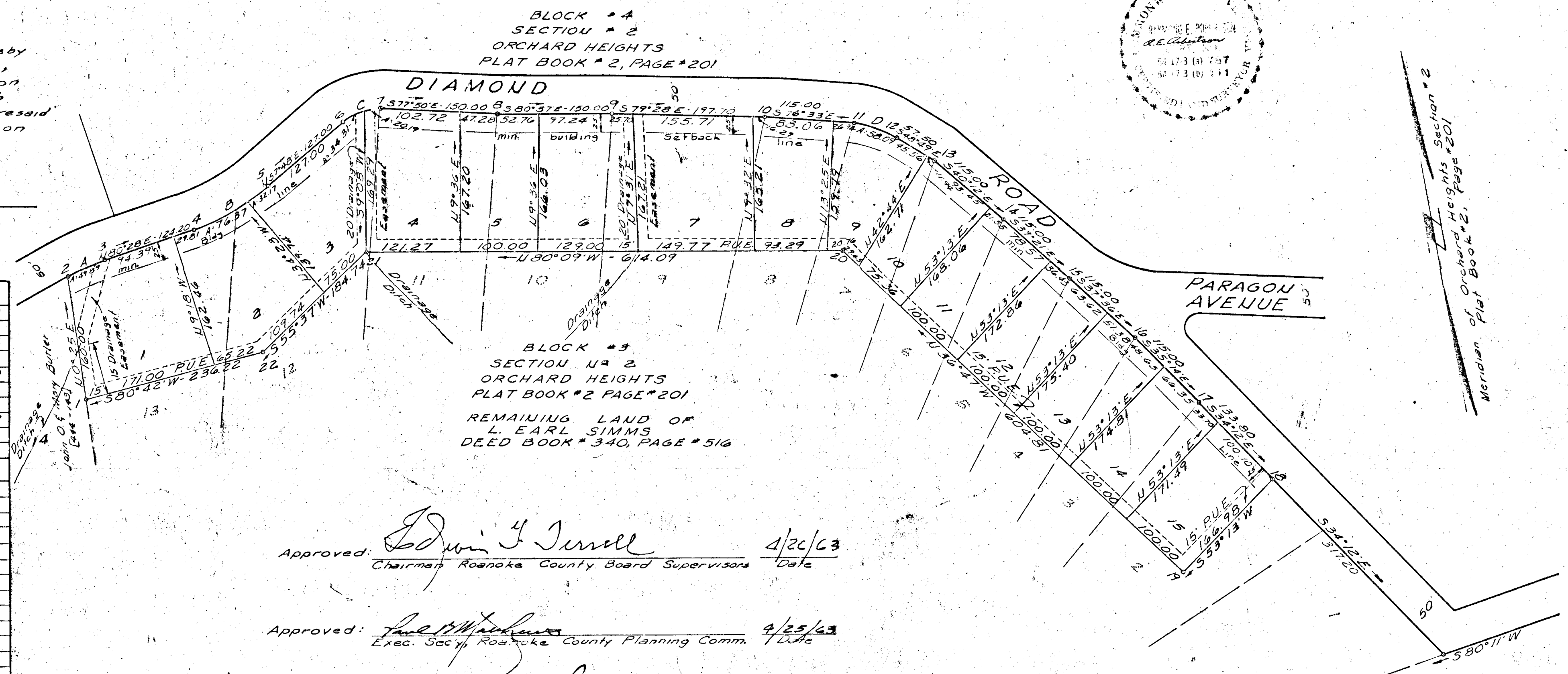
SCALE: 1" = 100' DECEMBER 28, 1962

BY: RAYMOND E. ROBERTSON
STATE CERTIFIED LAND SURVEYOR



CURVE DATA						
CURVE	ANGLE	RADIUS	TAU	ARC	BEARING	CHORD
A	9°35'	298.25	25.00	49.89	N75°40'4"E	49.83
B	22°40'	274.42	55.00	108.54	N69°08'E	107.86
C	44°22'	70.39	28.70	54.50	N79°59'E	53.15
D	28°38'	116.27	29.67	58.09	S62°14'E	57.50
2-B	15°57'	274.42	38.45	76.37	S72°19'4"W	76.15
3-B	6°43'	274.42	16.11	32.17	S61°09'4"W	32.16
3-C	27°56'	70.39	17.51	34.31	N71°46'E	33.98
4-C	16°26'	70.39	10.16	20.19	S86°03'E	20.12

BOUNDARY DATA						
CORNER	BEARING	DIST	N	S	E	W
1-2	N0°25'E	160.00	159.995		1.163	
2-3	N75°40'4"E	49.83		12.329		48.280
3-4	N80°28'E	124.20	20.570			122.485
4-5	N69°08'E	107.86	38.419			100.785
5-6	N57°48'E	127.00	67.676			107.466
6-7	N79°59'E	53.15	9.244			52.340
7-8	S77°50'E	150.00		316.14	146.63	
8-9	S80°57'E	150.00		23.595	148.133	
9-10	S79°28'E	197.70		36.142	194.367	
10-11	S76°33'E	115.00		26.749	111.846	
11-12	S62°14'E	57.50		26.788	50.879	
12-13	S48°49'E	57.50		37.862	43.275	
13-14	S40°12'E	115.00		87.837	74.228	
14-15	S39°21'E	115.00		88.928	72.977	
15-16	S37°36'E	115.00		91.113	70.167	
16-17	S35°14'E	115.00		93.933	66.343	
17-18	S34°12'E	133.80		110.663	75.206	
18-19	S53°13'W	166.98		99.786		133.736
19-20	N36°47'W	604.81	484.385			362.154
20-21	N80°09'W	614.09	105.058			605.043
21-22	S55°37'W	184.74		104.325		152.462
22-1	S80°42'W	236.22		38.173		233.116
TOTALS:			8976.89	897.71	1486.515	1486.511



Approved: Edwin J. Jernell 4/26/63
Chairman Roanoke County Board Supervisors Date

Approved: Paul H. Wadsworth 4/25/63
Exec. Sec'y Roanoke County Planning Comm. Date

Approved: W. Frank Chapman 3-29-63
Exec. Sec'y Town of Salem Planning Comm. Date

Approved: F. A. Single 3-29-63
Town Engineer of Town of Salem Date

In the Clerks 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 10 O'clock on this 28th day of December, 1962.

Teste: _____
Clerk