

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

That John W. and Marion M. Dennis are the owners of the tract of land shown hereon bounded by corners A through J to A which said tract of land is partly a portion of the land conveyed to the said owners by deed from F. Cameron Wiley Jr. dated April 27, 1948 and recorded in deed book 390, page 469 in the Clerk's Office for the Circuit Court of Roanoke County, Va. The remainder of said tract being the land conveyed to said owners by deed from William H. Bishop dated August 26, 1949 and recorded in deed book 423 page 434, and the deed from D.R. Carpenter dated May 16, 1957 and recorded in deed book 575 page 92 in the Clerk's Office for the Circuit Court of Roanoke County, Va.

The said owners as is evidenced by their signing this plat do hereby dedicate to the Town of Salem the easement as shown hereon for the uses shown hereon excepting the 30' wide entrance easement to Lot 3. The said owners certify that they have subdivided this land into lots as shown hereon, entirely with their own free will and accord, pursuant to and in compliance with Section 15-779 through 15-783 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, Va. The said owners 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 or claims for damages which said owners their heirs, devisees, successors may have or acquire against the Town of Salem by reason of establishing proper grade lines on and along the street abutting said subdivision and by reason of doing the necessary grading and filling for the purpose of placing said street upon the proper grade as may from time to time be established by the Town of Salem and said Town shall not be required to construct any retaining wall or walls along said streets.

The said owners grant, within this subdivision, the right of the public to use their 30' wide easement from lot 3 of this subdivision to Walnut Road, granted to them by F. Cameron Wiley Jr. in deed dated March 8, 1955 and recorded in deed book 524, page 480 in the Clerk's Office of the Circuit Court of Roanoke County, Va.

In witness whereof is hereby placed the signatures of said owners on this 16 day of November, 1963.

John W. Dennis Marion M. Dennis
OWNER OWNER

State of Virginia:
County of Roanoke:

I, Mary J. Hollander, a Notary Public in and for the said County and State do hereby certify that John W. and Marion M. Dennis whose names are signed to the certificates on this map dated November 5, 1963, have each personally appeared before me in my aforesaid County and State and acknowledged same on this 16 day of November, 1963.

My Commission Expires: May 24, 1964
Mary J. Hollander
NOTARY PUBLIC

APPROVED: [Signature] 11-18-63
Exec. Secy. Town of Salem Planning Comm. Date

F.A. Lingle 11-15-63
Town Engineer Salem, Va. Date

BOUNDARY DATA						
CORNER	BEARING	DIST.	N	S	E	W
A-B	S76°07'W	214.11		51.376		207.856
B-C	N26°33'W	210.18	188.01			93.943
C-D	N19°40'W	182.57	171.921			61.444
D-E	N53°37'E	90.00			72.456	
E-F	S36°50'E	288.82		231.166	173.145	
F-G	N5°11'W	85.81		85.459		7.752
G-H	S30°07'E	48.83		42.238	24.501	
H-J	S30°07'E	62.45		54.020	31.335	
J-A	S30°07'E	138.70		119.977	69.594	
TOTALS			498.867	498.777	371.031	370.995

RESERVATIONS AND RESTRICTIONS

1. A building plot as used herein means any of the lots shown on this plat
2. No building shall be erected or maintained on any building plot in this subdivision other than one single family dwelling and necessary outbuildings
3. No dwelling or residence shall be erected costing less than \$12,000.00 based on the dollar purchasing value in the year 1955 or with less than 1200 sq. ft. of floor space for a one-story dwelling or, with 800 sq. ft. of floor space on the first floor of a 1 1/2 or 2 story dwelling.
4. No temporary living quarters shall be permitted or erected on a lot in this development.
5. No offensive or obnoxious trade or activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become a nuisance, neither shall there be raised or kept on these premises any swine, cattle, poultry or fur bearing or meat producing animals.
6. The restrictions listed above are hereby made covenants running with the land and shall be binding upon the parties hereto and all persons claiming under them for a period of time extending for 40 years from the date of recordation of this plat, after which said covenants shall terminate.
7. If either of the parties hereto, or anyone claiming under them shall violate or attempt to violate any of the covenants herein, it shall be lawful for any person or persons owning any real property situate in this subdivision to prosecute any proceeding at law or equity against the person or persons violating or attempting to violate any such covenants and either to prevent him or them from doing so, or to recover damages for such violation.

MAP OF
HONEYSUCKLE BLUFF

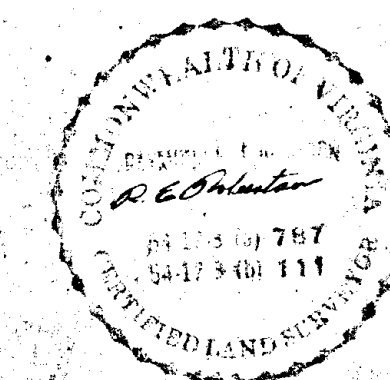
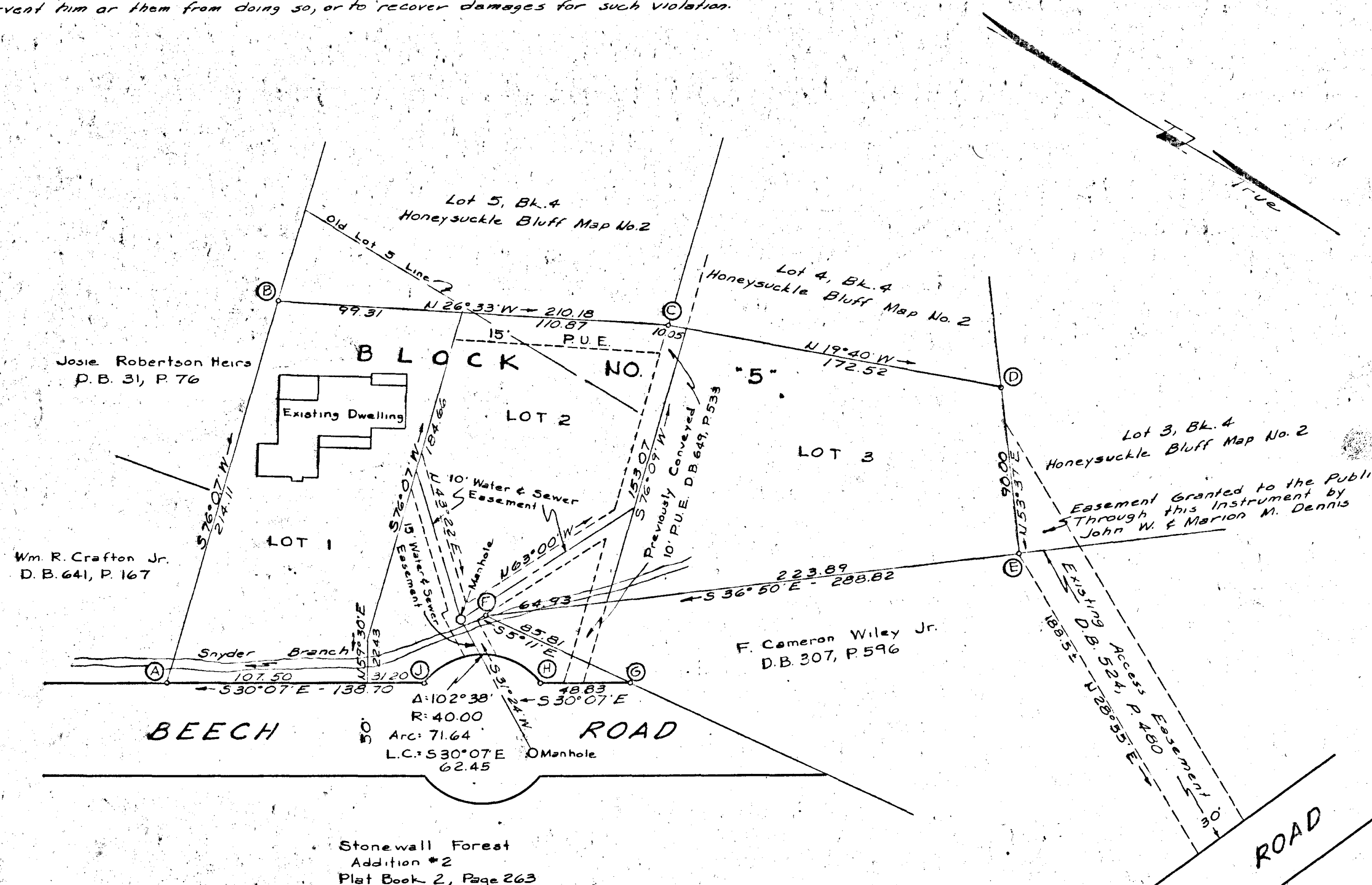
NUMBER 3

PROPERTY OF JOHN W. & MARION M. DENNIS
SITUATE IN THE TOWN OF SALEM, VA.

SCALE: 1" = 50'

NOVEMBER 5, 1963

BY: RAYMOND E. ROBERTSON
STATE CERTIFIED LAND SURVEYOR



In the Clerk's 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 1:00 o'clock P.M. on this 16 day of November, 1963.

Teste: Clerk