

KNOW ALL MEN BY THESE PRESENTS, TO WIT:  
THAT HERIN AND WILKINSON, INC., IS THE ASS SHIP  
OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON  
TO BE SUBDIVIDED INTO AS "BOULEVARD ESTATES,"  
BOUNDARY AS SHOWN HEREON IN DETAIL BY OUTLINE  
CORNER 1 THRU 12 TO 1, INCLUSIVE, WHICH COMPRISES  
THE LAND CONVEYED TO SAID OWNER BY DEED  
RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT  
COURT OF ROANOKE COUNTY IN DEED BOOK 183 PAGE 360.

THE SAID OWNER CERTIFIES THAT THE SUBDIVISION OF  
THE FORESAID PARCELS OF LAND AS SHOWN HEREON  
IS ENTIRELY WITH THE FREE WILL AND CONSENT OF  
THE SAID OWNER 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,"  
AS AMENDED TO DATE, OR THE ORDINANCES OF  
THE TOWN OF SALEM, THE SAID OWNER DOES BY VIRTUE  
OF THE RECORDATION OF THIS PLAT ADVERTISE IN THE  
SIMPLE TO THE TOWN OF SALEM. ALL OF THE LAND  
EMBRACED WITHIN THE SPREADS OF THIS SUBDIVISION.

THE SAID OWNER DOES, AS A CONDITION PRECEDENT TO  
THE APPROVAL OF THIS PLAT AND SUBDIVISION AND  
ACCEPTANCE OF THE DEDICATION OF THE SPREADS SHOWN  
HEREON BY THE COUNCIL OF THE TOWN OF SALEM  
ON ITS OWN BEHALF AND FOR AND ON BEHALF  
OF ITS SUCCESSORS, AND ASSIGNS, SPECIFICALLY RE-  
LEASE THE TOWN OF SALEM

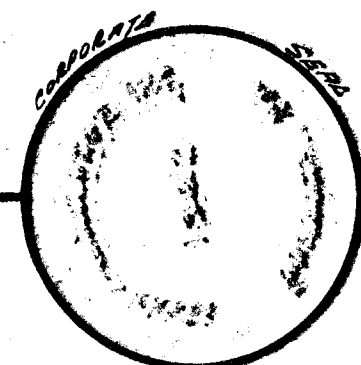
FROM ANY AND ALL CLAIM OR  
CLAIMS FOR DAMAGES WHICH SUCH OWNERS, ITS suc-  
CESSORS AND ASSIGNS, MAY OR MIGHT HAVE AGAINST  
THE TOWN OF SALEM  
BY REASON OF ESTABLISHING PROPER GRADE LINES ON AND  
ALONG SUCH SPREADS AS SHOWN ON THE PLAT OF THE  
LAND SUBDIVIDED (OR SUCH CHANGED SPREADS AS MAY BE  
NECESSARY DURING, CUTTING OR FILLING FOR THE PURPOSE  
OF PLACING SUCH SPREADS UPON THE PROPER GRADE AS  
MAY, FROM TIME TO TIME, BE ESTABLISHED BY SAID  
TOWN OF SALEM AND SAID  
TOWN OF SALEM SHALL  
NOT BE REQUIRED TO CONSTRUCT ANY REMAINING WALL OR  
WALLS ALONG THE SPREADS AND PROPERTY LINES  
THEREOF.

IN WITNESS WHEREOF AND HEREBY PLACED THE  
FOLLOWING SIGNATURES AND SEALS ON AUG. 19, 1965.

HERIN AND WILKINSON, INCORPORATED

BY Colbert H. Waldron  
President

BY James E. Kish  
Secretary & Treasurer

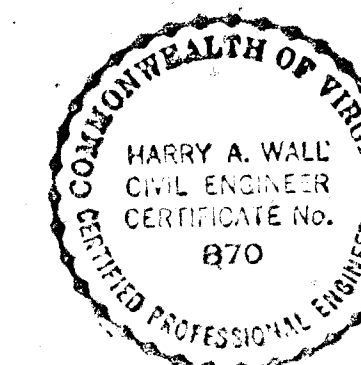
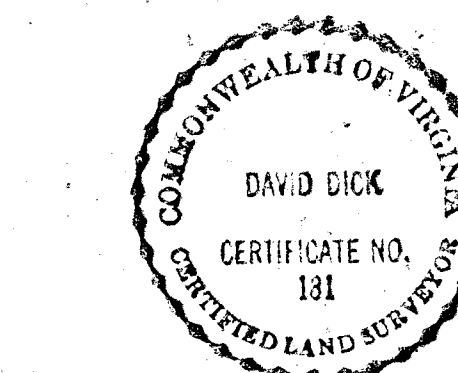


- RESERVATIONS & RESTRICTIONS**  
THE FOLLOWING RESERVATIONS AND RESTRICTIONS ARE  
MADE COVENANTS RUNNING WITH THE TITLE TO THE  
LOTS SHOWN HEREON FOR A PERIOD OF TWENTY (20)  
YEARS FROM THE DATE OF RECORDATION OF THIS PLAT
1. LOTS SHOWN HEREON ARE FOR RESIDENTIAL PUR-  
POSES ONLY.
  2. THE GRADE AND DRAINAGE OF IMPROVED YARDS &  
LAND EMBRACED FOR THAT PURPOSE SHALL  
NOT BE RAISED OR OBTAINED BY LOT OWNER OR  
OWNERS UNLESS SAID RAISING IS IN ACCORD-  
ANCE WITH A PLAN OF A CERTIFIED ENGINEER,  
ARCHITECT OR LANDSCAPE ARCHITECT WHICH PROVIDES  
ADEQUATE PIPE OR DRAINAGE STRUCTURE AS NEEDED  
FOR THE DISPOSITION OF STORM WATER, NOR SHALL  
SUCH RAISING BE ALLOWED UNLESS APPROVED  
IN WRITING BY THE OWNER OR OWNERS OF THE AD-  
JACENT LOTS OR THOSE DIRECTLY AFFECTED IN THIS  
SUBDIVISION.
  3. NO PART OF ANY BUILDING SHALL BE CONSTRUCTED  
NEARER THE FRONT OR SIDE STREET LINE THAN TWENTY  
FOOT (20) FEET.
  4. NO FENCE, HEDG, GATE OR OTHER OBSTACLES SHALL  
BE PERMITTED ON ANY LOT SHOWN HEREON.
  5. NO FENCE OR HEDG SHALL BE PERMITTED ON THE  
FRONT PORTION OF ANY LOT OR THE FRONT 40 FEET  
OF THE DIVIDING LINE OF ANY LOT GREATER THAN  
30 INCHES IN HEIGHT, SAID FENCE INCLUDING AND  
CONSTRUCTION TO BE APPROVED TO BY ADJOINING  
OWNERS IN WRITING BEFORE INSTALLATION.
  6. NO RESIDENCE SHALL BE CONSTRUCTED ON ANY LOT  
OR PORTIONS OF LOTS WHOSE SURFACE AREA FOR A  
1 STORY HOUSE IS LESS THAN 550 SQUARE FEET,  
EXCLUSIVE OF PORCHES AND GARAGES.
  7. NO GARAGES SHALL BE USED AS LIVING QUARTERS  
NOR SHALL ANY TEMPORARY LIVING QUARTERS OF  
ANY NATURE BE PERMITTED.
  8. THE FOREGOING BUILDING RESTRICTIONS AND CON-  
DITIONS ARE SUBORDINATED TO ANY LAW NOW  
OR HEREAFTER PLACED ON ANY LOT IN THIS SUB-  
DIVISION.

STATE OF VIRGINIA } TO WIT:  
COUNTY OF ROANOKE }  
I, JAMES WILLIAM MUTTER  
A NOTARY PUBLIC IN AND FOR THE ABOVE-  
SAID COUNTY AND STATE DO HEREBY  
CERTIFY THAT HERIN AND WILKINSON AND  
ROBERT S. HERIN, PRESIDENT AND  
SECRETARY & TREASURER, RESPECTIVELY,  
OF HERIN AND WILKINSON, INC., WHOSE  
NAMES AS SUCH ARE SIGNED TO THE  
FOREGOING WRITING DATED AUG. 19,  
1965, HAVE EACH PERSONALLY APPEARED  
BEFORE ME IN MY FORESAID  
COUNTY AND STATE AND ACKNOWLEDGED  
THE SAME ON AUG. 19, 1965.

DEC. 4, 1965  
BY COMMISSION EXPIRES

James William Mutter  
Notary Public



IN THE CLERK'S OFFICE OF THE  
CIRCUIT COURT FOR ROANOKE  
COUNTY, VIRGINIA, THIS PLAT  
IS PRESENTED ON \_\_\_\_\_,  
1965, AND WITH THE CERTIFICATES  
OF ACKNOWLEDGMENT AND  
DEDICATION THEREBY ATTACHED  
IS ADMITTED TO RECORD AT  
O'CLOCK \_\_\_\_\_, A.  
1965 BY JES N. C. ROBIN

BY \_\_\_\_\_  
CLERK

JULY 12, 1965  
I HEREBY CERTIFY THAT THIS  
PLAT OF SURVEY IS CORRECT.  
David Dick  
State Clerk of Roanoke County

**APPROVED:**  
Paul M. Lipp August 10-13-65  
Chairman, Board of Supervisors of Roanoke County  
Paul M. Lipp August 10-13-65  
Secretary, Roanoke County Planning Commission  
W. Frank Chapman August 10-14-65  
Executive Secretary, Town of Salem Planning Comm.  
F. A. Spiggle August 10-14-65  
Town Engineer, Salem, Virginia

SHEET NO. 1 OF 3 SHEETS  
PLAT  
OF  
**BOULEVARD ESTATES**  
PROPERTY OF  
HERIN AND WILKINSON, INC.  
TOWN OF SALEM  
ROANOKE CO., VIRGINIA  
DAVID DICK & HARRY A. WALL  
CIVIL ENGINEERS & SURVEYORS  
DATE: JULY 12, 1965 SCALE: 1"=100'