

Know all men by these presents to wit:

*That Brandon Construction Corporation is the fee simple owner and proprietor of the land hereon shown subdivided, the same having been conveyed to said corporation by Ellison A. Smyth, et al, by deed and power of attorney dated March 12, 1965 and known as Section 3- Southside Hills bounded, as shown hereon in detail, by outside corners 1 to 8, inclusive, to 1. See Deed Book 772, Page 161.*

The undersigned owner, hereby, certifies that the subdivision as appears on this plat is with its own free will and consent and in accordance with the desire of the undersigned as required by section 15-779 through 15-794.3 of the 1950 Code of Virginia, as amended to date and as required pursuant to and in compliance with title 15, chapter 11 "Land Subdivision Regulations" of the General Ordinances of the Town of Salem. The said owner, hereby, dedicates to & vests in the Board of Supervisors of Roanoke County, wherein said land lies, such portions of the premises platted as are on this plat set apart for streets, easements or other public use or for future street widening, in accordance with the provisions of the said Subdivision Ordinance of the County of Roanoke, as amended, and the Virginia Land Subdivision Act, and said owner, does further, as a condition precedent to the approval of this plat and subdivision, and the acceptance of the dedication of the said streets shown hereon by the Board of Supervisors, Roanoke County, Virginia, on its own behalf and for and on account of its successors, devisees, and assigns, specifically release the County of Roanoke and The Virginia Dept. of Highways from any and all claim or claims for damages which said owner, its successors, devisees, and assigns may or might have against the said county or Virginia Dept. of Highways by reason of establishing proper grade lines on and along such streets as shown hereon, and by reason of doing necessary grading, cutting or filling for the purpose of placing such streets upon the proper grade as may from time to time, be established by said county or Virginia Dept. of Highways and the said county or Virginia Dept. of Highways shall not be required to construct any retaining wall or walls along said streets and property lines thereof.

In witness whereof is hereby placed the signature of Brandon Construction Corporation by its president, with the Corporation seal of Brandon Construction Corporation duly affixed and attested by its secretary this 4th day of June, 1965.

Corporate  
Seal

Attested: [Signature]  
PRES. OF BRANDON CONST. CORP.

Signed: Tom Slooten, Sec  
SECRETARY OF BRANDON CONST CORP

State of Virginia  
City of Roanoke

I, Melvin G. Philpott, a notary public in and for the aforesaid state and City, do hereby certify that T.A. CARTER, JR. and Tom Stockton Fox, whose names are signed to the foregoing writing respectively as president and secretary of Brandon Construction Corporation, have personally appeared before me in my City and state aforesaid and acknowledged the same this 4th day of June, 1965.

My Commission Expires

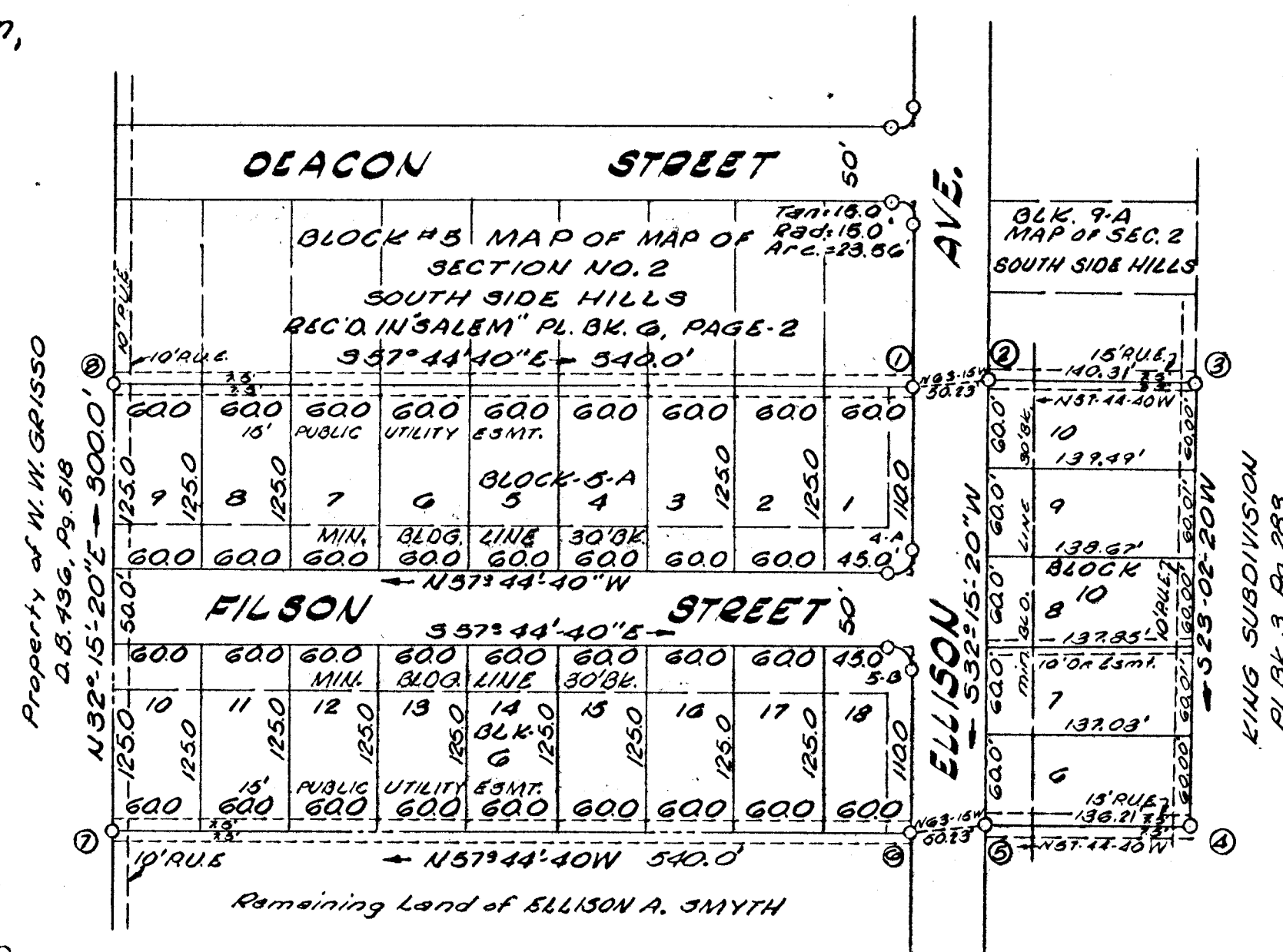
June 8 1968

Melva E. Philpott  
NOTARY PUBLIC

## RESERVATIONS AND RESTRICTIONS

The land shown hereon subdivided as section no. 3 Southside Hills is subject to the following conditions, restrictions and reservations for a period of twenty five (25) years from the date of recordation of this plat which shall be covenants running with the title to the said land and binding upon the owner thereof and its assigns and which are as follows:

1. No residence shall be erected upon any lot shown hereon which residence shall contain less than 900 Sq. Ft. Such area shall be measured on the exterior of the building and shall be exclusive of open porches and garages. Said lots shall be used for residential purposes only and only one residence shall be erected upon each lot. 2. No temporary buildings, or trailers, or basements of any kind shall be used as living quarters upon any lot. 3. No swine, goats or chickens or other obnoxious animals or fowl shall be kept upon the premises. 4. The main body of any building shall not be located on any lot nearer to the front lot line than the minimum building line shown hereon for the applicable lot. No building shall be erected on any lot nearer to the side lot line than a distance equal to ten percent (10%) of the lot width, measured along the front building line. 5. Easements for the installation and maintenance of utilities and drainage facilities are dedicated as shown hereon. 6. If the owners hereof or anyone claiming under it shall violate or attempt to violate any of these covenants, it shall be lawful for any person or persons owning real property situate in the said subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any of such covenants, and either to prevent them or him from further doing, or to recover damages for such violation.



| CURVE DATA: |      |        |        |       |        |                   |
|-------------|------|--------|--------|-------|--------|-------------------|
| Curve Lot   | Blk. | Angle  | Tan.   | Rad.  | Arc    | Bearing Dist.     |
| 4-A 1       | 5A   | 90°00' | 15.00' | 15.0' | 23.56' | S77°15'20"W 2121' |
| 3-B 13      | 6    | 90°00' | 15.00' | 15.0' | 23.56' | S12°44'40"E 2121' |

BOUNDARY DATA:

| Line       | Bearing     | Dist   | N       | cos. S  | E       | sin W   |
|------------|-------------|--------|---------|---------|---------|---------|
| Cor to Cor |             |        |         |         |         |         |
| 1-2        | 323-15 E    | 50.23  |         | 22.608  | 44.884  |         |
| 2-3        | 557-44-40 E | 140.31 |         | 74.883  | 118.657 |         |
| 3-4        | 333-02-20 W | 300.02 |         | 251.507 |         | 163.573 |
| 4-5        | N57-44-40 W | 136.21 | 72.695  |         |         | 118.190 |
| 5-6        | N63-13 W    | 50.23  | 22.608  |         | 44.884  |         |
| 6-7        | N57-44-40 W | 540.00 | 288.196 |         |         | 456.665 |
| 7-8        | N32-15-20 E | 300.00 | 253.703 |         |         | 160.109 |
| 8-1        | 357-44-40 E | 540.00 |         | 288.196 | 456.665 |         |
| TOTALS     |             |        | 637.702 | 637.194 | 780.285 | 780.282 |

**TOTALS**

037,202 037,194 780,285 780,282

1965  
I, Heroby, Certify That  
This Plot of Subdivision  
is correct  
Raymond E. Reiter  
State Certified Land Surveyor

MAP OF SECTION N°. 3

## SOUTH SIDE HILLS

PROPERTY OF  
BRANDON CONSTRUCTION  
CORPORATION

SITUATE S.E. OF VA. HWY. RTE. NO. 636  
& S.W. OF ALTA VIEW & SOUTH OF TOWN  
OF SALEM

ROANOKE COUNTY VIRGINIA

BY: RAYMOND E. ROBERTSON  
STATE CERT. LAND SURVEYOR

DATE: FEBRUARY 26, 1965      SCALE: 1" = 100'

MERIDIAN MAP OF  
 SECTION NO. 1  
 SOUTH SIDE HILLS  
 REC'D. PL. BK. 4, PG. 92  
 ROANOKE COUNTY

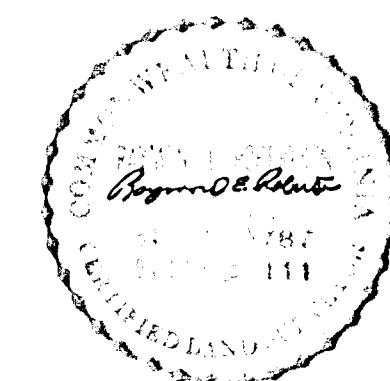
ITY  
APPROVED

Thelma M. Lipe 6/5/65  
CHAIRMAN OF BOARD OF SUPERVISORS DATE  
OF ROANOKE, CO. VA.

F. A. Spuzza 6-4-65  
TOWN ENGINEER OF SALEM, VIRGINIA DATE

Paul B. M. [Signature] 6/4/65  
EXECUTIVE SECY. ROANOKE COUNTY DATE  
PLANNING COMMISSION

*W. H. Chapman* 6.4.65  
EXECUTIVE SECY. TOWN OF SALEM DATE  
PLANNING COMMISSION



In the Clerk's Office of the Circuit Court for the County of Roanoke, Virginia, This map is presented on this 11<sup>th</sup> day of June 1945, and with the certificates of dedication and acknowledgment thereto annexed is admitted to record at O'clock .M.

Teste: \_\_\_\_\_ BY: \_\_\_\_\_  
CLERK DEPUTY CLERK

P.B 6 Pg 43