

Know All Men By These Presents, to wit:

That Suburban Realty Corporation, a West Virginia Corporation duly licensed to do business in Virginia, is the owner of the tract of land shown hereon bounded by corners 1 through 9 to include, subdivided into lots as shown hereon and known as Resubdivision of Tracts 10 and 11, Sec. 1, Carlton Park, subject only to a lien of a certain Deed of Trust dated Sept. 1, 1964 from said owner to Benj. E. Chapman, Atty., securing E.N. Turpley, Beneficiary, the pay. ment of a certain debt, and recorded in Deed BK. 751, Pg. 121, in the Clerk's Office for the Circuit Court of Roanoke County, Va.

The said owner, with the consent of the undersigned Trustee and Beneficiary, as is evidenced by their signing this plat, does hereby dedicate to the Town of Salem in fee simple, all the land shown hereon within the limits of Chamberlain Lane and Turpley Lane, and does further dedicate easements for public utilities and drainage purposes in the respective strips of land as shown on the annexed plat, and the said owner certifies that it has subdivided this land as shown hereon into lots, entirely with its own free will and accord as required by Sections 15-779 through 794.2 of the 1950 Code of Virginia as amended to date and further pursuant to and in compliance with Title 15, Chapter 2, Land Subdivision Regulations as amended to date of the General Ordinances of the Town of Salem, Va.

The said owner, Trustee, and Beneficiary 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 claims for damages which said owner, Trustee and Beneficiary, their successors or assigns, may have or acquire against the Town of Salem by reason of establishing proper grade lines on and along the streets in and abutting the said subdivision and by reason of doing the necessary grading, cutting or filling for the purpose of placing said streets upon the proper grade, as may from time to time be established by the said Town and the Town shall not be required to construct any retaining wall or walls along the said streets or property lines thereof.

In Witness whereof is hereby placed the signature of M.L. Foley, president of Suburban Realty Corporation and its Corporate Seal duly attached and attested by Richard C. Foley, secretary of Suburban Realty Corporation and the signatures and seals of Benjamin E. Chapman, Trustee and E.N. Turpley, Beneficiary on this 11th day of Jan., 1965.

SUBURBAN REALTY CORPORATION

By M.L. Foley President Attested By Richard C. Foley Secretary
Benjamin E. Chapman Trustee E.N. Turpley Beneficiary

State of Virginia
County of Roanoke

I, Sadie Wood, a notary public in and for the aforesaid State and County, do hereby certify that M.L. Foley, President of Suburban Realty Corporation, and Richard C. Foley, Secretary of Suburban Realty Corporation, Benjamin E. Chapman and E.N. Turpley, whose names are signed to the foregoing writing dated Jan. 11, 1965, have personally appeared before me in my State and County and acknowledged the same on this 11th day of Jan., 1965.

My Commission expires: Oct 24, 1967

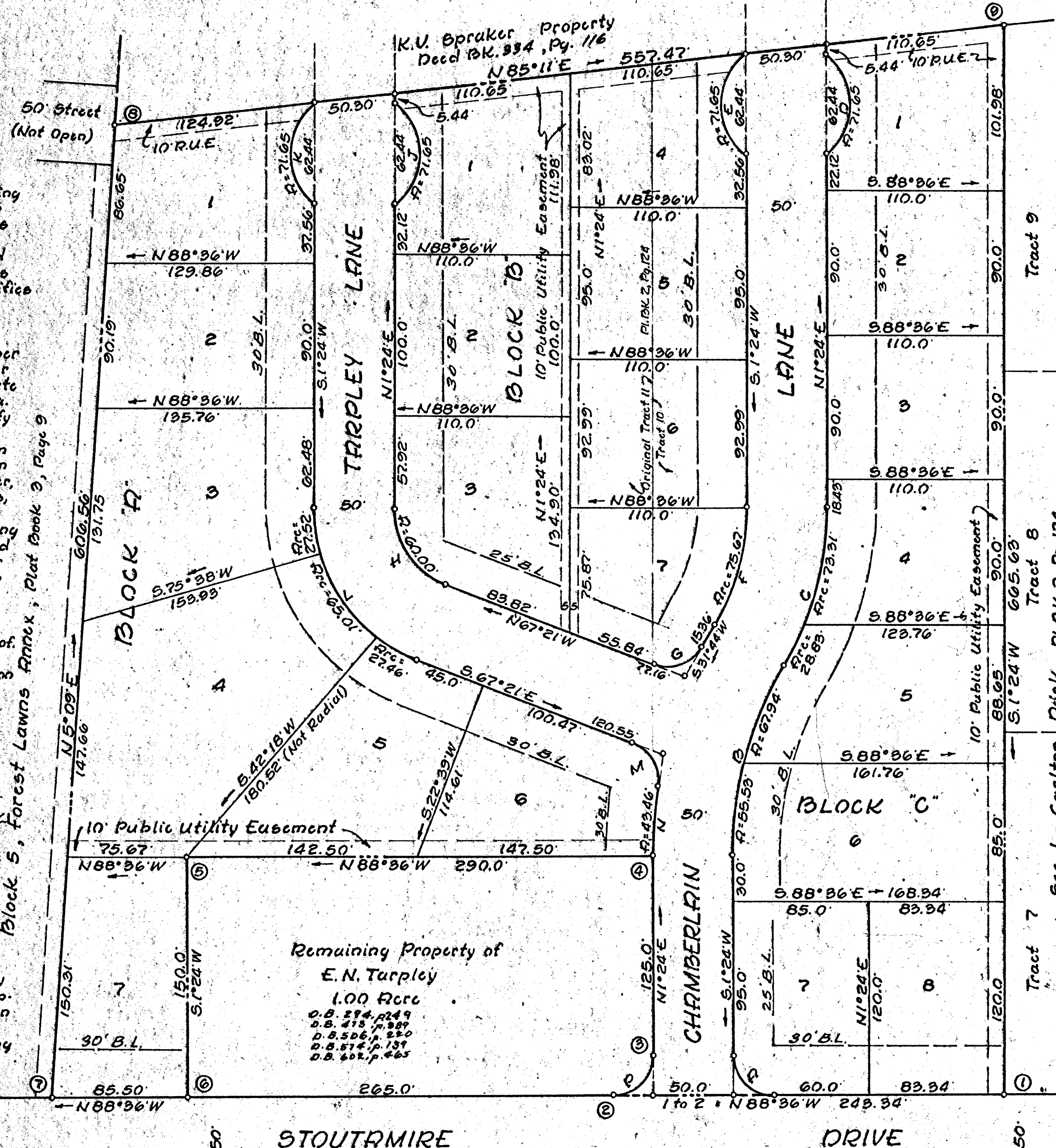
Sadie Wood
Notary Public

Reservations and Restrictions

The following reservations and restrictions are made covenants running with the title of the land shown hereon, known as Tracts 10 & 11, Section 1, Carlton Park, Salem, Va. for a period of 25 years from date of recordation of this plat.

1. The property shown hereon shall be used for residential purposes only.
2. No dwelling or residence shall have less than 1000 sq. ft. of enclosed floor area exclusive of breezeways, porches or garages.
3. All of the aforesaid lots are subject to minimum building lines as shown on plat.
4. No trailer, basement garage, shack, barn or other outbuilding erection and lot shown above shall be used at any time as a residence or dwelling, nor shall any residence or dwelling of a temporary character be permitted.
5. No dogs or cattle, nor other nuisances shall be allowed or tolerated on any lot shown hereon.
6. All public utility easements shown hereon are dedicated to the public use.

Note: The segments of temporary 40' radius turning circle shall revert to adjoining owners whenever street is extended.



CURVE DATA							
Curve	Lot	Blk	Angle	Tan	Rad.	Rrc	Chord
							Bearing Dist.
R	7	C	90°	25.00	25.00	39.27	N43°36'W 35.25
B	6	C	30°20'	63.22	233.23	123.47	N16°34'E 122.04
B	6	C	13°38'30"	27.90	233.23	55.53	N8°13'15"E 55.40
B	5	C	16°41'30"	84.21	233.23	67.94	N20°23'15"E 67.70
C	5	C	30°20'	52.90	192.93	102.14	N16°34'E 100.95
C	5	C	8°33'40"	14.44	192.93	28.83	N27°27'10"E 28.80
C	4	C	21°46'20"	37.10	192.93	73.31	N12°17'10"E 72.85
D	1	C	102°38'	49.96	40.00	71.65	N1°24'E 62.44
E	4	B	102°38'	49.96	40.00	71.65	S1°24'W 62.44
F	7	B	30°20'	38.74	142.93	75.67	S16°34'W 74.79
G	7	B	80°55'	21.32	25.00	35.31	S72°11'30"W 32.44
H	3	B	68°45'	34.20	50.00	60.00	N20°58'30"W 56.46
J	1	B	102°38'	49.96	40.00	71.65	N1°24'E 62.44
K	1	R	102°38'	49.96	40.00	71.65	S1°24'W 62.44
L	4	R	68°45'	68.41	100.00	119.99	S32°58'30"E 115.92
L	3	R	15°46'	13.85	100.00	27.52	S6°29'E 27.43
L	4	R	37°15'	33.70	100.00	65.01	S32°59'30"E 63.88
L	5	R	15°44'	13.82	100.00	27.46	S59°29'E 27.38
M	6	R	77°32'30"	20.08	25.00	33.83	S28°34'45"E 31.31
N	6	R	8°47'30"	21.77	283.23	43.46	S5°47'45"W 43.42
P			90°	25.00	25.00	39.27	S40°24'W 35.25

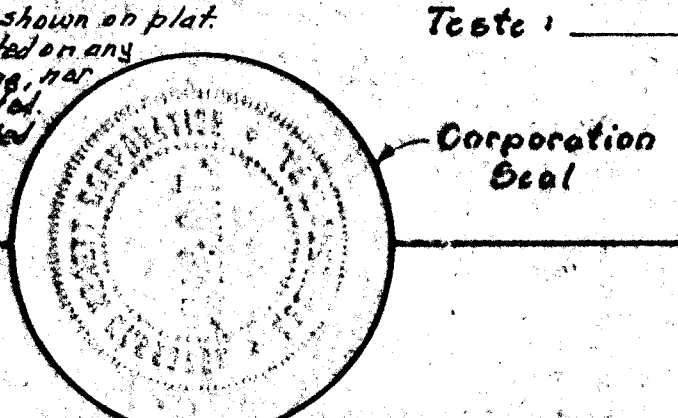
BOUNDARY DATA						
Corner	Bearing	Dist.	North	South	East	West
1-2	N88°36'W	249.34	595			249.27
2-3	N46°24'E	35.25	24.31		25.53	
3-4	N1°24'E	125.00	124.96		3.05	
4-5	N88°36'W	290.00	7.09			289.91
5-6	S1°24'W	150.00		149.95		3.06
6-7	N88°36'W	85.50	2.09			85.47
7-8	N5°09'E	606.56	604.11		54.45	
8-9	N85°11'E	557.47	46.81		555.50	
9-1	S1°24'W	605.63		605.43		10.26
Totals			815.32	815.38	638.53	638.57

APPROVED:
F.A. Spigola 1-11-65
Town Engineer, Salem, Virginia Date
Richard C. Foley 1-11-65
Exec. Sec. Town of Salem Planning Comm. Date

Caption Legal Reference:
See Deed BK. 751, Pg. 121 for conveyance of property shown hereon to Suburban Realty Corp. from E.N. and Stella E. Turpley.

MAP OF RESUBDIVISION OF
TRACTS 10 & 11, SECTION 1
CARLTON PARK
Property of Suburban Realty Corporation
Town of Salem ~ Roanoke Co., Va.
By T.R. Parker
State Cert. Eng.
Scale: 1"=50' 15 Sept. 1964

In the Clerk's Office for the Circuit Court of Roanoke County, Va., this map is presented and with the certificate of dedication and acknowledgment thereto annexed, admitted to record at o'clock, ___ M., on this ___ day of ___, 1965.



Note: Iron rods placed at all lot corners.
B.L. denotes minimum building setback line.
15 Sept. 1964
I, hereby certify that this plat of survey is correct.
T.R. Parker
State Cert. Eng.