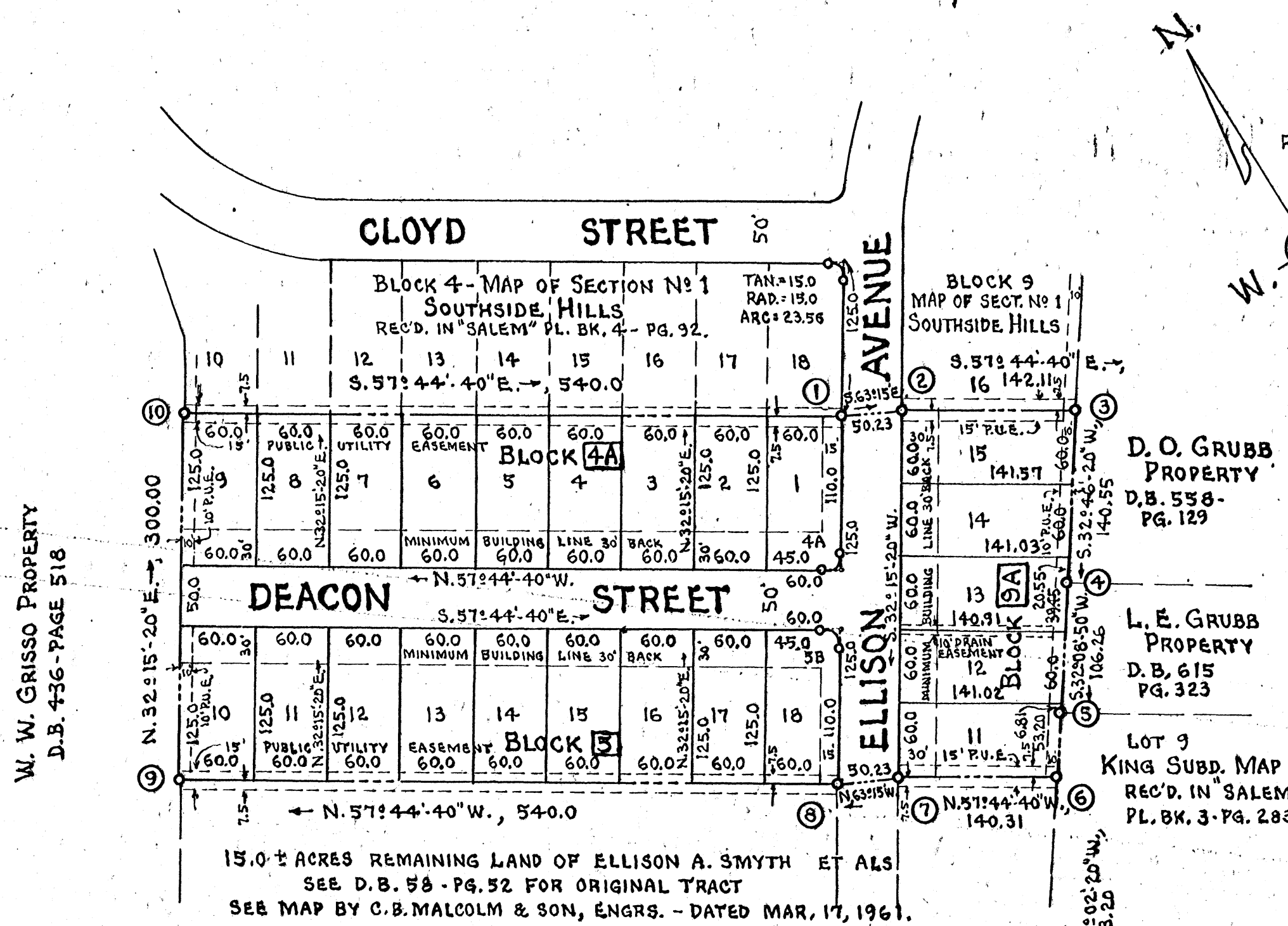


14964

F.W. + W.H.L. (13567)  
CKD. BY: JJM



MERIDIAN MAP OF SECTION No 1  
SOUTHSIDE HILLS  
REC'D. PL. BK. 4 - PG. 92  
ROANOKE COUNTY

NOTE:  
SEE PLAT NO. 13567 OF PARTIAL SURVEY OF 5.035± ACRES TO BE CONVEYED TO BRANDON CONSTRUCTION CORP. BY ELLISON A. SMYTH ET ALS. SAID PLAT BY C.B. MALCOLM & SON, ENGRS., DATED: 6-6-62.

D. O. GRUBB  
PROPERTY  
D.B. 558 -  
PG. 129

L. E. GRUBB  
PROPERTY  
D.B. 615  
PG. 323

LOT 9  
KING SUBD. MAP  
REC'D. IN SALEM  
PL. BK. 3 - PG. 283.

CURVE DATA

| CURVE | LOT | BLK. | ANGLE  | TAN. | RAD. | ARC   | BEARING       | CHORD | DIST. |
|-------|-----|------|--------|------|------|-------|---------------|-------|-------|
| 4A    | 1   | 4A   | 90°00' | 15.0 | 15.0 | 23.56 | S.71°15'20"W. | 21.21 |       |
| 5B    | 18  | 5    | 90°00' | 15.0 | 15.0 | 23.56 | S.12°44'40"E. | 21.21 |       |

BOUNDARY DATA

| LINE COR.-COR. | BEARING       | DIST.   | N. COS. | S. COS. | E. SIN. | W. SIN. |
|----------------|---------------|---------|---------|---------|---------|---------|
| 1-2            | S.63°15'E.    | 50.23   |         | 22.61   | 44.85   |         |
| 2-3            | S.57°44'40"E. | 142.11  |         | 75.84   | 120.18  |         |
| 3-4            | S.32°46'20"W. | 140.55  |         | 118.18  |         | 76.08   |
| 4-5            | S.32°08'50"W. | 106.26  |         | 89.97   |         | 56.54   |
| 5-6            | S.33°02'20"W. | 53.20   |         | 44.60   |         | 29.00   |
| 6-7            | N.57°44'40"W. | 140.31  | 74.89   |         |         | 118.66  |
| 7-8            | N.63°15'W.    | 50.23   | 22.61   |         |         | 44.85   |
| 8-9            | N.57°44'40"W. | 540.00  | 288.20  |         |         | 456.66  |
| 9-10           | N.32°15'20"E. | 300.00  | 253.70  |         | 160.11  |         |
| 10-1           | S.57°44'40"E. | 540.00  |         | 288.20  | 456.66  |         |
| TOTALS         |               | 2062.89 | 639.40  | 639.40  | 181.80  | 181.79  |

RESERVATIONS AND RESTRICTIONS  
THE LAND SHOWN HEREON SUBDIVIDED AS SECTION No 2 - 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 ERRECTED UPON ANY LOT SHOWN HEREON WHICH RESIDENCE SHALL CONTAIN LESS THAN 900 SQUARE FEET. SUCH AREA SHALL BE MEASURED ON THE EXTERIOR OF THE BUILDING AND SHALL BE EXCLUSIVE OF OPEN PORCHES & GARAGES. SAID LOTS SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY AND ONLY ONE RESIDENCE SHALL BE ERRECTED 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 ERRECTED ON ANY LOT NEARER TO THE SIDE LOT LINE THAN A DISTANCE EQUAL TO TEN PER CENT (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.

APPROVED

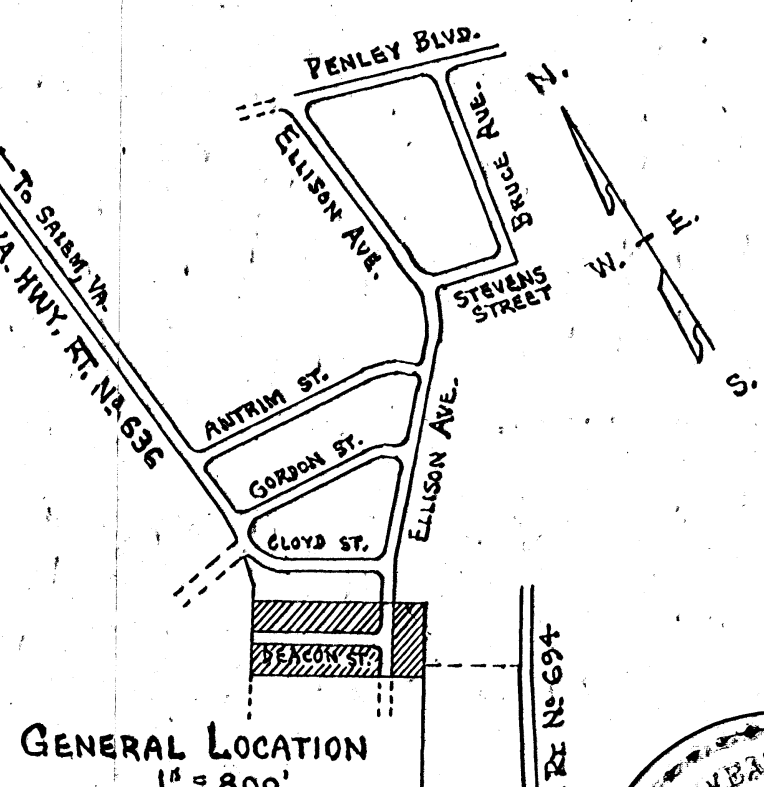
*Paul M. Lipe* 1-22-64  
Vice Chairman of Board of Supervisors, Roanoke Co. DATE

*Paul M. Lipe* 1-22-64  
Executive Sec., Roanoke County Planning Comm. DATE

*F. A. Spiggle* 1-31-64  
Town Engineer of Salem, Virginia. DATE

*W. J. ...* 1-31-64  
Executive Sec., Town of Salem Planning Comm. DATE

STATE OF VIRGINIA  
CITY OF ROANOKE  
I, *Melva 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 FORE-GOING 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 8th DAY OF January, 1964.  
My Commission expires *June 14, 1964*  
*Melva G. Philpott*  
NOTARY PUBLIC



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 ALS, BY DEED AND POWER OF ATTORNEY DATED APRIL 13, 1962 AND KNOWN AS SECTION No. 2 - SOUTHSIDE HILLS BOUNDED, AS SHOWN HEREON IN DETAIL, BY OUTSIDE CORNERS 1 TO 10, INCLUSIVE, TO 1.

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 15-719 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 8th DAY OF January, 1964.

SIGNED: *T. A. Carter, Jr.*  
PRESIDENT OF BRANDON CONSTRUCTION CORP.

ATTESTED: *Tom Stockton Fox*  
SECRETARY OF BRANDON CONSTRUCTION CORP.

CORPORATE SEAL

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF ROANOKE, VIRGINIA, THIS MAP IS PRESENTED ON THIS DAY OF 1964, AND WITH THE CERTIFICATES OF DEDICATION AND ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD AT O'CLOCK P.M.  
TESTE: N.C. LOGAN, CLERK. By: \_\_\_\_\_ DEPUTY CLERK

CAPTION LEGAL REFERENCE:  
5.035± ACRES CONVEYED TO BRANDON CONSTRUCTION CORPORATION BY ELLISON A. SMYTH ET ALS BY DEED AND POWER OF ATTORNEY DATED APRIL 13, 1962, AND RECORDED IN DEED BOOK 701, PAGE 320.

MAP OF SECTION No. 2  
SOUTHSIDE HILLS  
PROPERTY OF  
BRANDON CONSTRUCTION CORPORATION  
SITUATE S.E. OF VA. HWY. RT. NO. 836 & S.W. OF ALTA VIEW & SOUTH OF TOWN OF SALEM,  
ROANOKE COUNTY, VIRGINIA.

DECEMBER 31, 1963.  
I, HEREBY, CERTIFY THAT THIS PLAT OF SUBDIVISION IS CORRECT.

By: C.B. Malcolm & Son  
VA. STATE CERT. ENGRS.

DATE: DECEMBER 31, 1963. SCALE: 1" = 100'.  
CBM# 14964

