

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT ROBIN HOOD PARK, INC. IS THE FEE SIMPLE OWNER OF THE TRACT OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 THRU 8, INCLUSIVE, WHICH SAID LAND IS ALL OF THE PROPERTY CONVEYED TO SAID OWNER BY DEED DATED AUGUST 8, 1967 FROM ELLISON A. SMYTH ET ALS AND RECORDED IN DEED BOOK 836, PG. 144.

THE SAID OWNER HEREBY DEDICATES TO THE CITY OF SALEM IN FEE SIMPLE, THE STREETS AS SHOWN HEREON AND FURTHER DEDICATES TO THE CITY OF SALEM, CERTAIN EASEMENTS FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES AS SHOWN AND NOTED HEREON AND SAID OWNER FURTHER CERTIFIES THAT IT HAS SUBDIVIDED THIS LAND AS SHOWN HEREON, ENTIRELY WITH ITS OWN FREE WILL AND ACCORD, PURSUANT TO AND IN COMPLIANCE WITH SECTIONS 15-779 THROUGH 794.3 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH TITLE 15, CHAPTER TWO "LAND SUBDIVISION REGULATIONS" AS AMENDED TO DATE OF THE GENERAL ORDINANCES OF THE CITY OF SALEM, VA..

THE SAID OWNER FURTHER CERTIFIES THAT AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT BY THE COUNCIL AND PLANNING COMMISSION OF THE CITY OF SALEM, VA., THEY DO HEREBY RELEASE SAID CITY OF SALEM, VA. FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SAID OWNER, ITS SUCCESSORS AND ASSIGNS MAY HAVE OR ACQUIRE AGAINST SAID CITY OF SALEM, VA. BY REASON OF ESTABLISHING PROPER GRADE LINES ON AND ALONG THE STREETS SHOWN HEREON AND BY REASON OF DOING THE 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 CITY OF SALEM, VA. AND SAID CITY OF SALEM, VA. SHALL NOT BE REQUIRED TO CONSTRUCT ANY RETAINING WALL OR WALLS ALONG THE STREETS AND PROPERTY LINES THEREOF.

WITNESS THE FOLLOWING SIGNATURES AND SEALS ON THIS 11th DAY OF September, 1968.

ROBIN HOOD PARK, INC.

BY: A.T. Loyd ATTEST: R.S. Nichols
A.T. LOYD, PRESIDENT R.S. NICHOLS, SECRETARY

CITY OF ROANOKE

STATE OF VIRGINIA TO WIT:
I, Rebecca S. Jamison, A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE, DO HERBY CERTIFY THAT A.T. LOYD, PRESIDENT AND R.S. NICHOLS, SECRETARY OF ROBIN HOOD PARK, INC., WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED September 11, 1968, HAVE PERSONALLY APPEARED BEFORE ME IN MY CITY AND STATE AFORESAID AND ACKNOWLEDGED THE SAME ON THIS 11th DAY OF September, 1968.

MY COMMISSION EXPIRES:
March -1, 1970

Rebecca S. Jamison
NOTARY PUBLIC

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF SALEM, VA, THIS MAP IS PRESENTED ON September 11, 1968, AND WITH CERTIFICATE OF DEDICATION AND ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 10:00 O'CLOCK AM.

TESTE: _____
CLERK

APPROVED:

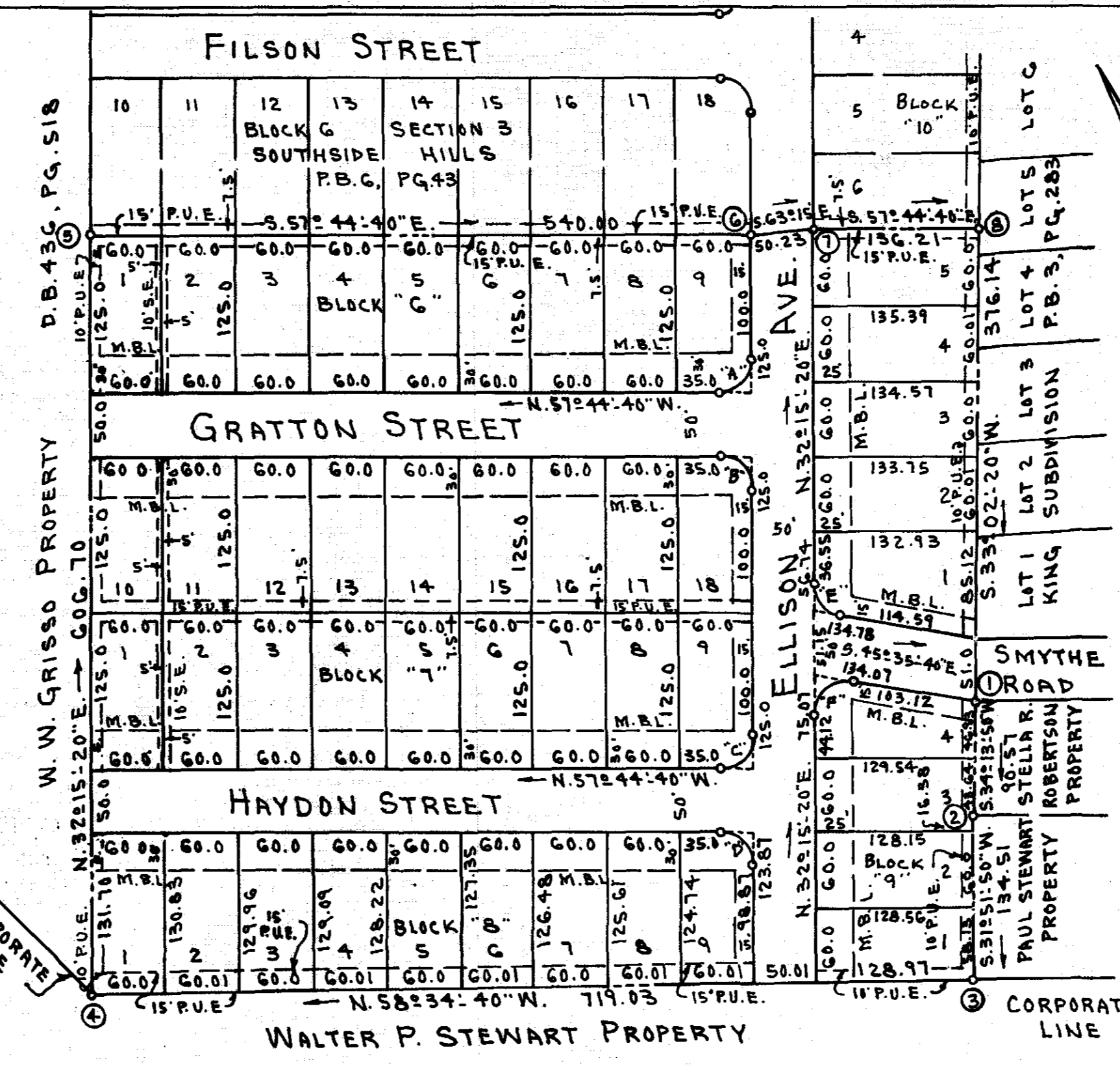
William Taylor Jr. 9-25-68
EXEC. SECY. CITY OF SALEM PLANNING COMM. DATE

F.A. Spiggle 9-25-68
CITY ENGINEER - CITY OF SALEM, VA. DATE

CURVE DATA					
CURVE	DELTA	TAN.	RAD.	ARC	BEARING CHORD DISTANCE
A	90°00'	25.00	25.00	39.27	S. 77°15'20" W. 35.35
B	90°00'	25.00	25.00	39.27	S. 12°44'40" E. 35.35
C	90°00'	25.00	25.00	39.27	S. 77°15'20" W. 35.35
D	90°00'	25.00	25.00	39.27	S. 12°44'40" E. 35.35
E	77°51'	20.19	25.00	33.97	N. 6°40'18" W. 31.41
F	102°09'	30.95	25.00	44.57	N. 83°19'58" E. 38.90

BOUNDARY DATA - 9.985 ACRES					
CORNER	BEARING	DISTANCE	NORTH	SOUTH	EAST WEST
1-2	S. 34°13'50" W.	90.57		74.88	50.95
2-3	S. 31°51'50" W.	134.51		114.24	71.01
3-4	N. 58°34'40" W.	719.03	374.86		613.58
4-5	N. 32°15'20" E.	606.70	513.07		323.79
5-6	S. 57°44'40" E.	540.00		288.20	456.66
6-7	S. 63°15' E.	50.23		22.61	44.85
7-8	S. 57°44'40" E.	136.21		72.69	115.19
8-1	S. 33°02'20" W.	376.14		315.32	205.07
	TOTALS		887.93	887.94	940.49 940.61

SEAL



LEGEND:
M.B.L. DENOTES MINIMUM BUILDING LINE.
P.U.E. DENOTES PUBLIC UTILITY EASEMENT.
S.E. DENOTES SEWER EASEMENT.

RESERVATIONS AND RESTRICTIONS
THE FOLLOWING RESERVATIONS AND RESTRICTIONS ARE MADE COVENANTS RUNNING WITH THE TITLE TO THE LAND SHOWN SUBDIVIDED HEREON, KNOWN AS SECTION NO. 4 SOUTHSIDE HILLS AND SHALL BE BINDING UPON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM FOR A PERIOD OF (25) TWENTY-FIVE YEARS FROM THE DATE OF RECORDATION OF THIS MAP, AFTER WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS UNLESS AN INSTRUMENT, SIGNED BY THE MAJORITY OF THE OWNERS OF THE LOTS, HAS BEEN RECORDED AGREEING TO CHANGE SAID COVENANTS IN WHOLE OR IN PART.

1. ALL OF THE LOTS IN SECTION NO. 4, SOUTHSIDE HILLS AS SHOWN HEREON, SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY, AND SAID PROPERTY SHALL NOT BE USED FOR ANY PURPOSE THAT WILL CREATE A NUISANCE OR ANNOYANCE IN THE NEIGHBORHOOD.
2. NO RESIDENCE LOT SHALL BE SUBDIVIDED INTO BUILDING LOTS EXCEPT THAT A LOT MAY BE DIVIDED AND ADDED TO ADJOINING LOTS.
3. NO DWELLING SHALL BE ERECTED OR PLACED ON ANY LOT, SAID LOT HAVING A FRONTAGE LESS THAN THAT SHOWN ON MAP, AND NOT NEARER THE STREET LINE THAN THE MINIMUM SETBACK LINE SHOWN HEREON.
4. EASEMENTS FOR INSTALLATION AND MAINTENANCE OF UTILITIES ARE RESERVED WHERE SHOWN HEREON.
5. NO STRUCTURE OF A TEMPORARY CHARACTER SUCH AS A TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDING, SHALL BE USED ON ANY LOT AT ANY TIME, AS A RESIDENCE, EITHER TEMPORARILY OR PERMANENTLY.
6. NO LOT SHALL BE USED OR MAINTAINED FOR A DUMPING GROUND FOR RUBBISH, TRASH, GARBAGE OR OTHER WASTE, EXCEPT IN SANITARY CONTAINERS.

7. NO ONE STORY DWELLING SHALL BE ERECTED ON ANY LOT IN SAID SUBDIVISION WHICH HAS LESS THAN 950 SQ. FT. OF LIVABLE AREA ON THE FIRST FLOOR AND WHICH EXCLUDES PORCHES AND CARPORTS, AND NO DWELLING SHALL BE ERECTED HAVING MORE THAN ONE STORY IN HEIGHT WITH THE FIRST FLOOR LIVABLE AREA OF LESS THAN 650 SQ. FT., EXCLUDING PORCHES AND CARPORTS.
8. NO HOUSE SHALL BE ERECTED ON ANY LOT EXCEEDING TWO STORIES IN HEIGHT AND A ONE OR TWO CAR GARAGE, AND NOT MORE THAN ONE SUCH DWELLING HOUSE SHALL BE ERECTED ON ANY LOT, ONE STORY, TWO FAMILY DWELLINGS ARE ACCEPTED WITH A MINIMUM OF 700 SQUARE FEET OF LIVABLE FLOOR SPACE IN EACH UNIT.
9. ENFORCEMENT OF THESE COVENANTS SHALL BE BY PROCEEDINGS AT LAW OR IN EQUITY AGAINST ANY PERSON OR PERSONS, VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANT, EITHER TO RESTRAIN VIOLATION OR TO RECOVER DAMAGES.
10. VIOLATION OR INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGEMENT OR COURT ORDER, SHALL IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.
11. NO FOWL, HOGS, GOATS, OR OTHER LIVESTOCK WILL BE ALLOWED ON THE LOTS SHOWN HEREON.
12. RETAINING WALLS TO BE CONSTRUCTED OF POURED CONCRETE, STONE OR BRICK ONLY.
13. THE OWNER RESERVES THE RIGHT TO CHANGE THE FRONT SETBACK LINES, PROVIDED SUCH CHANGE DOES NOT VIOLATE THE ZONING ORDINANCE OF THE CITY OF SALEM.

MAP OF SECTION NO. 4

SOUTHSIDE HILLS

PROPERTY OF ROBIN HOOD PARK, INC.

SALEM,
SCALE: 1" = 100'

BY: T. P. Parker
STATE CERT. ENGR.

VIRGINIA
SEPT. 3, 1968

SEPT. 3, 1968
I, HEREBY, CERTIFY THAT THIS PLAT OF SURVEY IS CORRECT.

T. P. Parker
STATE CERT. ENGR. & SURVEYOR