

APPROVED:

EXECUTIVE SECRETARY - CITY OF SALEM PLANNING COMMISSION

7-21-87 DATE

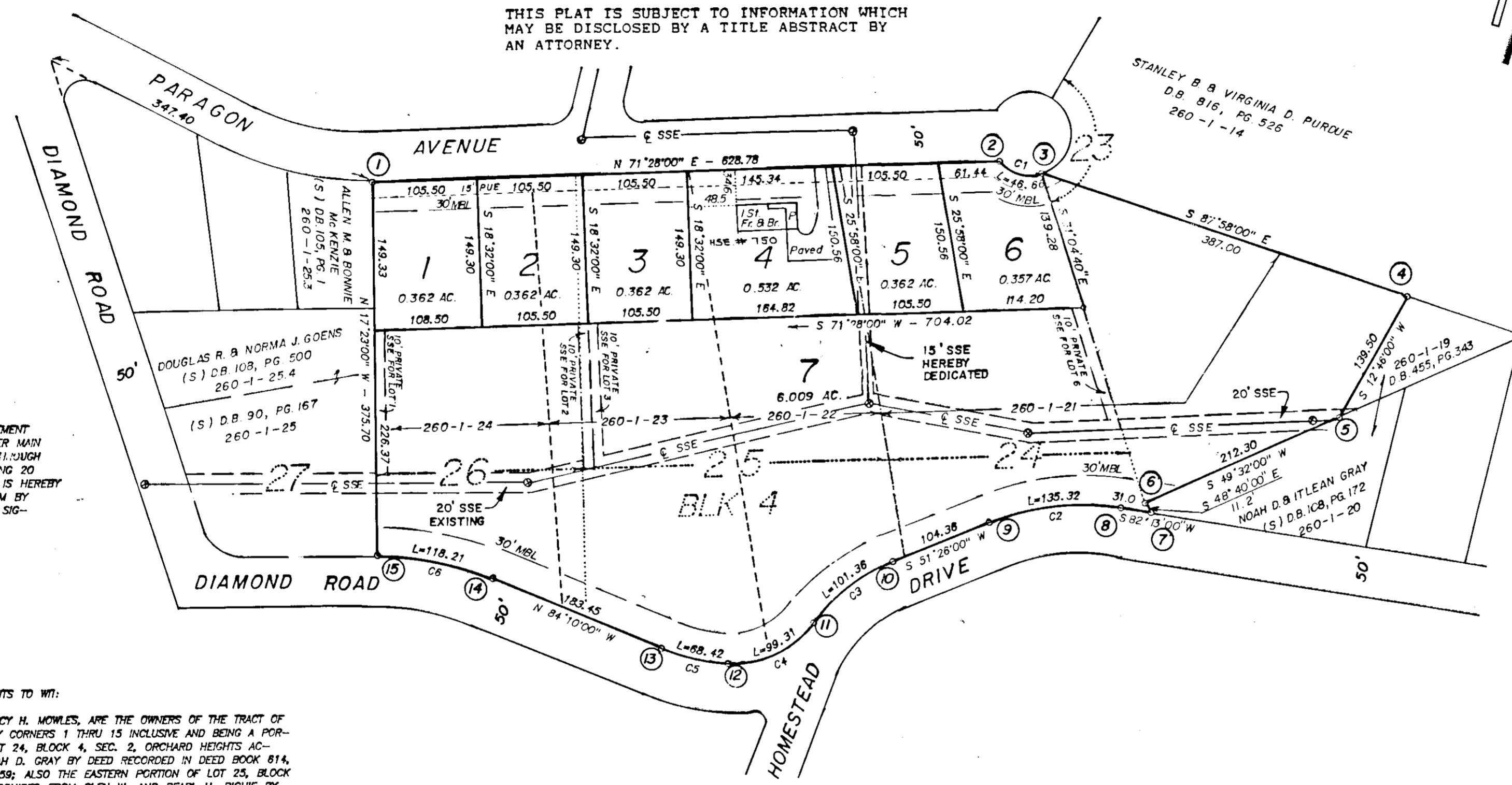
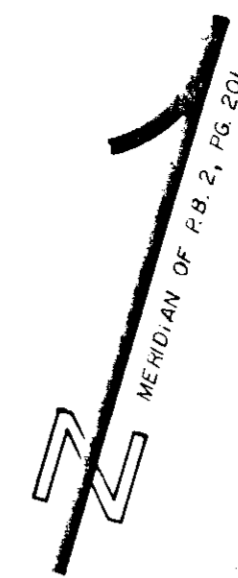
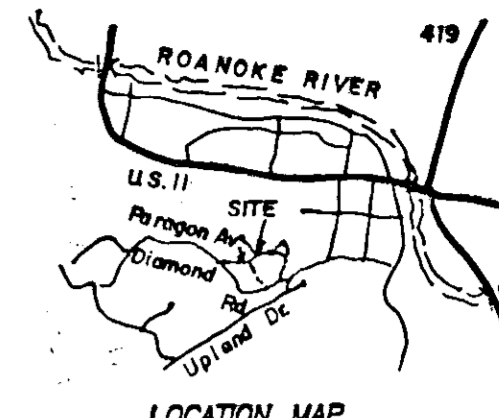
CITY ENGINEER - CITY OF SALEM, VA.

1/21/87 DATE

CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD	CHORD/BRG
C1	40.00	66°50'13"	46.66	26.39	44.06	N 89°06'00" E
C2	251.86	30°47'04"	135.32	69.34	133.70	S 66°49'28" W
C3	178.69	32°30'00"	101.36	52.08	100.01	S 35°11'00" W
C4	98.41	57°49'20"	99.31	54.35	95.15	S 47°50'40" W
C5	205.49	19°04'40"	68.42	34.53	68.11	S 86°17'40" W
C6	303.50	22°19'00"	118.21	59.87	117.47	S 84°40'30" W

THE SUBJECT PROPERTY IS NOT WITHIN THE LIMITS OF THE 100 YEAR FLOOD BOUNDARY AS SHOWN ON THE FEMA FLOOD BOUNDARY MAP. THIS DETERMINATION IS BASED ON THE FLOOD BOUNDARY MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.

THIS PLAT IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY A TITLE ABSTRACT BY AN ATTORNEY.



- RESTRICTIONS AND RESERVATIONS
- THE FOLLOWING SHALL BE COVENANTS RUNNING WITH THE TITLE TO THIS LAND FOR A PERIOD OF 25 YEARS FROM DATE OF THE RECORDATION OF THIS MAP.
- UNLESS OTHERWISE INDICATED HEREON, THESE LOTS SHALL NOT BE USED OR OCCUPIED FOR OTHER THAN SINGLE FAMILY RESIDENTIAL PURPOSES AND NO BUILDING SHALL BE ERECTED THEREON EXCEPT A RESIDENTIAL AND PRIVATE GARAGE, AND SERVANT QUARTERS FOR USE IN CONNECTION WITH THE RESIDENCE.
 - NO HORSES, COWS, PIGS, SWINE, FOWL OR PIGEONS SHALL BE KEPT ON THE PREMISES, NOR SHALL ANY ANIMAL OR PETS BE KEPT UPON THE PREMISES WHICH OCCASIONS OBNOXIOUS ODORS, OR ARE DANGEROUS TO THE HEALTH OR WELFARE OF OTHER RESIDENTS IN THE SUBDIVISION, AND NO NUISANCE SHALL BE MAINTAINED OR PERMITTED ON SAID PROPERTY.
 - NO STRUCTURE OF A TEMPORARY CHARACTER, TRAILER, BASEMENT, TENT, SHACK, GARAGE, OR BARN, OR OTHER OUTBUILDINGS SHALL BE USED ON ANY LOT AT ANY TIME AS A RESIDENCE, EITHER TEMPORARY OR PERMANENTLY.
 - NO SINGLE STORY RESIDENCE OR SPLIT LEVEL RESIDENCE SHALL BE CONSTRUCTED ON ANY LOT WHICH SHALL HAVE LESS THAN 1400 SQ. FT. OF LIVABLE FLOOR AREA, AND NO TWO STORY OR ONE AND ONE HALF STORY RESIDENCE SHALL BE CONSTRUCTED ON ANY LOT WHICH SHALL HAVE LESS THAN 2100 SQ. FT. OF LIVABLE FLOOR SPACE. THE FOLLOWING FLOOR AREA SHALL NOT BE INCLUDED IN THE TABULATION OF THE AFORESAID FLOOR AREAS: BREEZEWAYS, UNATTACHED BUILDINGS, PORCHES, SEMI-DETACHED BUILDING ERECTED IN CONNECTION WITH A RESIDENCE, UNFINISHED BASEMENT AREAS OR FINISHED BASEMENT AREAS WHEN THE AVERAGE DEPTH OF THE FLOOR LEVEL IS TWO FEET OR MORE BELOW FINISHED GRADE.
 - THE FOLLOWING ARE APPLICABLE TO THE CONSTRUCTION OF ANY RESIDENCE, PRIVATE GARAGE, OR SERVANTS QUARTERS:
 - IMITATION STONE OR BRICK, WIRE CUT BRICK, CINDER OR CONCRETE MASONRY BLOCK, CONCRETE BRICK, STUCCO, ASBESTOS SHINGLE, COMPOSITION SHINGLES, WOOD DROP SIDING, OR STAINED PLYWOOD SHALL NOT BE USED AS AN EXTERIOR WALL FINISH, EXCEPT THAT CINDER CONCRETE BRICK MAY BE USED IF PAINTED.
 - NO EXPOSED CONCRETE, CINDER OR CONCRETE MASONRY FOUNDATIONS SHALL EXTEND ABOVE FINISH GRADES WHEN SUCH GRADES ARE VISIBLE FROM THE STREET OR STREETS ADJOINING THE PROPERTY LINES.
 - NO STONE QUOINS SHALL BE USED IN CONJUNCTION WITH BRICK WORK AT DOORS, WINDOWS, AND CORNERS.
 - THE MINIMUM ROOF PITCH FOR ROOFS OF ANY STRUCTURES SHALL BE 3 INCHES IN 12 INCHES.
 - NO RESIDENCE SHALL BE CONSTRUCTED WITHIN THE SUBDIVISION DUPLICATING THE DESIGN OF ANOTHER RESIDENCE ALREADY CONSTRUCTED, OR UNDER CONSTRUCTION WITHIN THE SUBDIVISION.
 - NO WIRE FENCES SHALL BE CONSTRUCTED, WHEN VISIBLE FROM THE STREET OR STREETS ADJOINING THE PROPERTY LINES.
 - ALL DRIVEWAYS SHALL RECEIVE CONCRETE OR BLACKTOP FINISH WITHIN NINE MONTHS FROM DATE CONSTRUCTION OF SUCH DRIVEWAYS IS COMMENCED.
 - ALL FUEL STORAGE TANKS, TRASH AND GARBAGE RECEPTACLES SHALL BE BURIED IN THE GROUND.
 - NO EXPOSED CONCRETE, CINDER OR CONCRETE MASONRY BLOCK, OR CINDER CONCRETE BRICK RETAINING WALLS SHALL BE CONSTRUCTED WHEN SUCH WALLS ARE VISIBLE FROM STREETS ADJOINING THE PROPERTY LINES, EXCEPT THAT CINDER CONCRETE BRICK MAY BE USED IF PAINTED.
 - NO LOT SHOWN HEREON MAY BE RESUBDIVIDED EXCEPT THAT A LOT MAY BE DIVIDED AND ADDED TO ADJOINING LOTS.
 - THESE RESTRICTIONS AND RESERVATIONS APPLY TO LOT 1 THRU 6 ONLY.

A 15 FOOT SANITARY SEWER EASEMENT CENTERED ON THE EXISTING SEWER MAIN LEADING FROM PARAGON AVENUE THROUGH LOT 5 AND LOT 7 TO THE EXISTING 20 FOOT SANITARY SEWER EASEMENT IS HEREBY DEDICATED TO THE CITY OF SALEM BY OWNERS AS EVIDENCED BY THEIR SIGNATURES BELOW.

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT KENNETH L. AND NANCY H. MOWLES, ARE THE OWNERS OF THE TRACT OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 THRU 15 INCLUSIVE AND BEING A PORTION OF LOT 23 AND ALL OF LOT 24, BLOCK 4, SEC. 2, ORCHARD HEIGHTS ACQUIRED FROM ITCAN H. AND NOAH D. GRAY BY DEED RECORDED IN DEED BOOK 814, PAGE 536, DATED MARCH 28, 1959; ALSO THE EASTERN PORTION OF LOT 25, BLOCK 4, SEC. 2, ORCHARD HEIGHTS ACQUIRED FROM GLEN W. AND PEARL H. RICHIE BY DEED RECORDED IN DEED BOOK 825, PAGE 11, DATED AUGUST 5, 1959; ALSO THE WESTERN PORTION OF LOT 25 AND THE EASTERN PORTION OF LOT 26, BLOCK 4, SEC. 2, ORCHARD HEIGHTS ACQUIRED FROM GLEN W. AND PEARL H. RICHIE BY DEED RECORDED IN DEED BOOK 437, PAGE 162, DATED FEBRUARY 27, 1963; ALSO THE WESTERN PORTION OF LOT 26, BLOCK 4, SEC. 2, ORCHARD HEIGHTS ACQUIRED FROM FRANCES L. HURT BY DEED RECORDED IN DEED BOOK 719, PAGE 293, DATED JULY 9, 1963, THE ABOVE ARE RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA.

THE BOUNDARY INFORMATION FROM POINTS 7 THRU 15 HAS BEEN REVISED FROM THE ORIGINAL SUBDIVISION MAP OF ORCHARD HEIGHTS, SECTION 2, RECORDED IN PLAT BOOK 2, PAGE 201 IN ORDER TO CORRECT ERRORS IN THE ORIGINAL MAP AND MAKE THE PLAT SHOWN HEREON MATHEMATICALLY CLOSE.

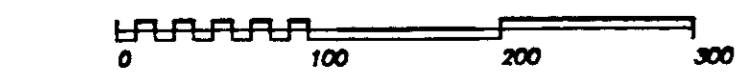
LEGEND: S.S.E. SANITARY SEWER EASEMENT P.U.E. PUBLIC UTILITY EASEMENT

LOTS 24, 25, AND 26, BLOCK 4, AND A PORTION OF LOT 23, BLOCK 4, SECTION 2, ORCHARD HEIGHTS ENCOMPASSED BY THIS RESUBDIVISION ARE HEREBY VACATED.

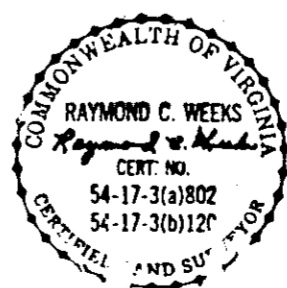
Kenneth Mowles 6/3/87 Nancy H. Mowles 6/3/87

STATE OF VIRGINIA TO WIT: I, Margaret S. Conner, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT KENNETH L. & NANCY H. MOWLES WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 3rd DAY OF JUNE, 1987.

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF SALEM, VIRGINIA THIS MAP WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED, ADMITTED TO RECORD AT 4:09 O'CLOCK P.M. ON THIS 22nd DAY OF JULY, 1987.



TESTE: BY: Harold M. White DEPUTY CLERK



SUBDIVISION PLAT EAST HOMEPLACE SECTION 2 PROPERTY OF KENNETH L. & NANCY H. MOWLES BEING A RESUBDIVISION OF A PORTION OF LOT 23 AND ALL OF LOTS 24, 25, 26, BLOCK 4, SECTION 2 ORCHARD HEIGHTS, P.B. 2, PG. 201 SALEM, VIRGINIA

SCALE: 1" = 100' APRIL 1, 1987 BY: T.P. PARKER & SON engineers & surveyors, ltd.

W.O. 87-0186 N.B. JW - 6