

NOTE:

IRON PINS MARK ALL CORNERS OF LOTS 1 TO 4.

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT AND DEDICATION THERETO ANNEXED IS ADMITTED TO RECORD ON _____, 1975, AT _____ O'CLOCK M.

TESTE: ELIZABETH STOKES, CLERK

BY _____ DEPUTY CLERK

STATE OF VIRGINIA
COUNTY OF ROANOKE } TO WIT

I, James C. Puckett, a notary public in
AND FOR THE AFORESAID COUNTY AND STATE DO
HEREBY CERTIFY THAT HERBERT J. CROOK & RACHEL
S. CROOK AND OMAR A. CRONK, JR. & JERLINE W. CRONK
WHOSE NAMES ARE SIGNED TO THE FOREGOING
WRITING DATED September 26, 1975 HAVE EACH PERSONALLY
APPEARED BEFORE ME IN MY COUNTY AND STATE
AND ACKNOWLEDGED THE SAME ON THIS January 1975
DAY OF January, 1975

My Commission Expires 10/10/1972

James C. Puckett
NOTARY
PUBLIC

APPROVED:

Al G. Sager
SECRETARY, ROANOKE COUNTY
PLANNING COMMISSION
DATE 1/13/75

Randolph M. Smith
EXECUTIVE SECRETARY, CITY OF SALEM
PLANNING COMMISSION
DATE 1/13/75

J. May Hancock
CITY ENGINEER, SALEM, VIRGINIA
DATE 1/13/75

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT HERBERT J. CROOK & RACHEL S. CROOK, HIS WIFE, AND OMAR A. CRONK, JR. & JERLINE W. CRONK, HIS WIFE, ARE THE FEE SIMPLE OWNERS AND PROPRIETORS OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, KNOWN AS NORTH SPRING GARDENS, BOUNDED AS SHOWN HEREON IN DETAIL BY OUTSIDE CORNERS 1 TO 4, WHICH IS A PORTION OF THE LAND CONVEYED TO SAID OWNERS BY DEED FROM L.G. NAFF & SHIRLEY B. NAFF, HIS WIFE, IN D.B. 975, PAGE 800.

THE SAID OWNERS FURTHER CERTIFY THAT THEY HAVE SUBDIVIDED THIS LAND AS SHOWN HEREON ENTIRELY WITH THEIR OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH SECTIONS 15-1-465 THROUGH 15-1-485 OF THE VIRGINIA CODE OF 1950, AS AMENDED TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE COUNTY OF ROANOKE LAND SUBDIVISION ORDINANCES. THE SAID OWNERS DO, BY VIRTUE OF RECORDATION OF THIS PLAT, DEDICATE IN FEE SIMPLE TO THE COUNTY OF ROANOKE THE FIVE (5) FOOT STRIP FOR STREET WIDNING, AS SHOWN.

THE SAID OWNERS DO, AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT AND SUBDIVISION AND THE ACCEPTANCE OF THE DEDICATION OF THE STREETS SHOWN HEREON BY THE BOARD OF SUPERVISORS OF ROANOKE COUNTY, ON ITS OWN BEHALF AND FOR AND ON ACCOUNT OF ITS HEIRS, SUCCESSORS, DEVISEES AND ASSIGNS, SPECIFICALLY RELEASES THE COUNTY AND THE VIRGINIA DEPARTMENT OF HIGHWAYS FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SUCH OWNERS, THEIR HEIRS, SUCCESSORS, DEVISEES AND ASSIGNS MAY OR MIGHT HAVE AGAINST THE COUNTY OR VIRGINIA DEPARTMENT OF HIGHWAYS AND TRANSPORTATION BY REASON OF ESTABLISHING PROPER GRADE LINES ON AND ALONG SUCH STREETS AS SHOWN ON THIS PLAT OF THE LAND SUBDIVIDED OR SUCH CHANGED STREETS AS MAY BE AGREED UPON IN THE FUTURE 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 DEPARTMENT OF HIGHWAYS AND TRANSPORTATION AND SAID COUNTY OR VIRGINIA DEPARTMENT OF HIGHWAYS AND TRANSPORTATION SHALL NOT BE REQUIRED TO CONSTRUCT ANY RETAINING WALL OR WALLS ALONG THE STREET AND PROPERTY LINES THEREOF.

IN WITNESS WHEREOF IS HEREBY PLACED THE SIGNATURES OF SAID OWNERS ON THIS 26 DAY OF January, 1975.

Herb J. Crook Herb J. Crook
OWNER OWNER OWNER OWNER

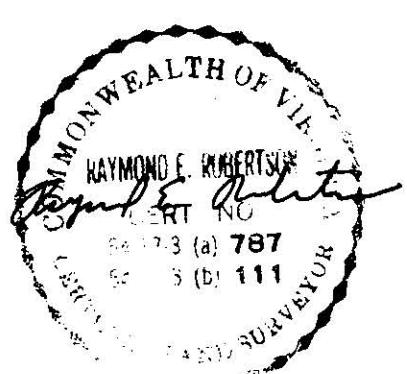
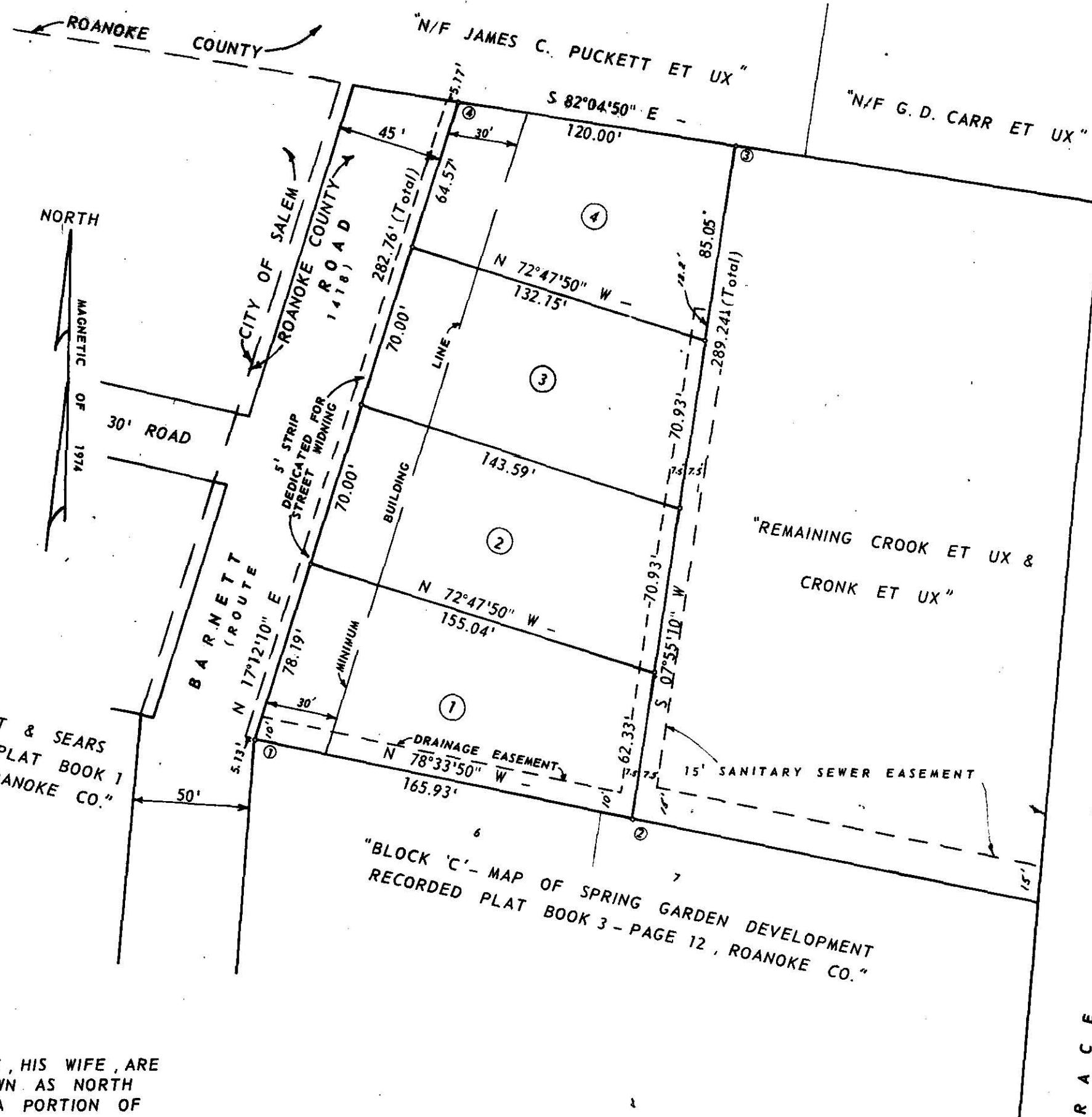
CAPTION LEGAL REFERENCE:

SEE DEED JUNE 7, 1973, FOR DEED OF CONVEYANCE
TO HERBERT J. CROOK & RACHEL S. CROOK AND OMAR A.
CRONK, JR. & JERLINE W. CRONK BY L.G. NAFF & SHIRLEY
B. NAFF.

RESERVATIONS AND RESTRICTIONS:

THE FOLLOWING RESERVATIONS AND RESTRICTIONS ARE MADE COVENANTS
RUNNING WITH THE TITLE, TO THE LOTS SHOWN HEREON FOR A PERIOD
OF TWENTY (20) YEARS FROM THE DATE OF RECORDATION OF THIS PLAT.

1. NO DWELLING SHALL BE BUILT UPON THE LOTS SHOWN HEREON WHOSE
LIVING AREA IS LESS THAN 1,000 SQUARE FEET EXCLUDING BASEMENTS,
GARAGES, SUN PORCHES, CARPORTS AND BREEZEWAYS.



BOUNDARY DATA

1 - 2	S 78° 33' 50" W	165.93'
2 - 3	N 07° 55' 05" E	289.24'
3 - 4	N 82° 04' 55" W	120.00'
4 - 1	S 17° 12' 09" W	282.76'

CONTAINS: 0.93423 A.c.

PLAT OF
NORTH SPRING GARDENS

PROPERTY OF
HERBERT J. CROOK ET UX AND OMAR A. CRONK, JR. ET UX
SITUATE IN THE HOLLINS MAGISTERIAL DISTRICT OF
ROANOKE COUNTY, VIRGINIA.

SCALE: 1" = 50'

DATE: SEPTEMBER 26, 1974

BY: RAYMOND E. ROBERTSON
CERTIFIED ENGINEER AND LAND SURVEYOR