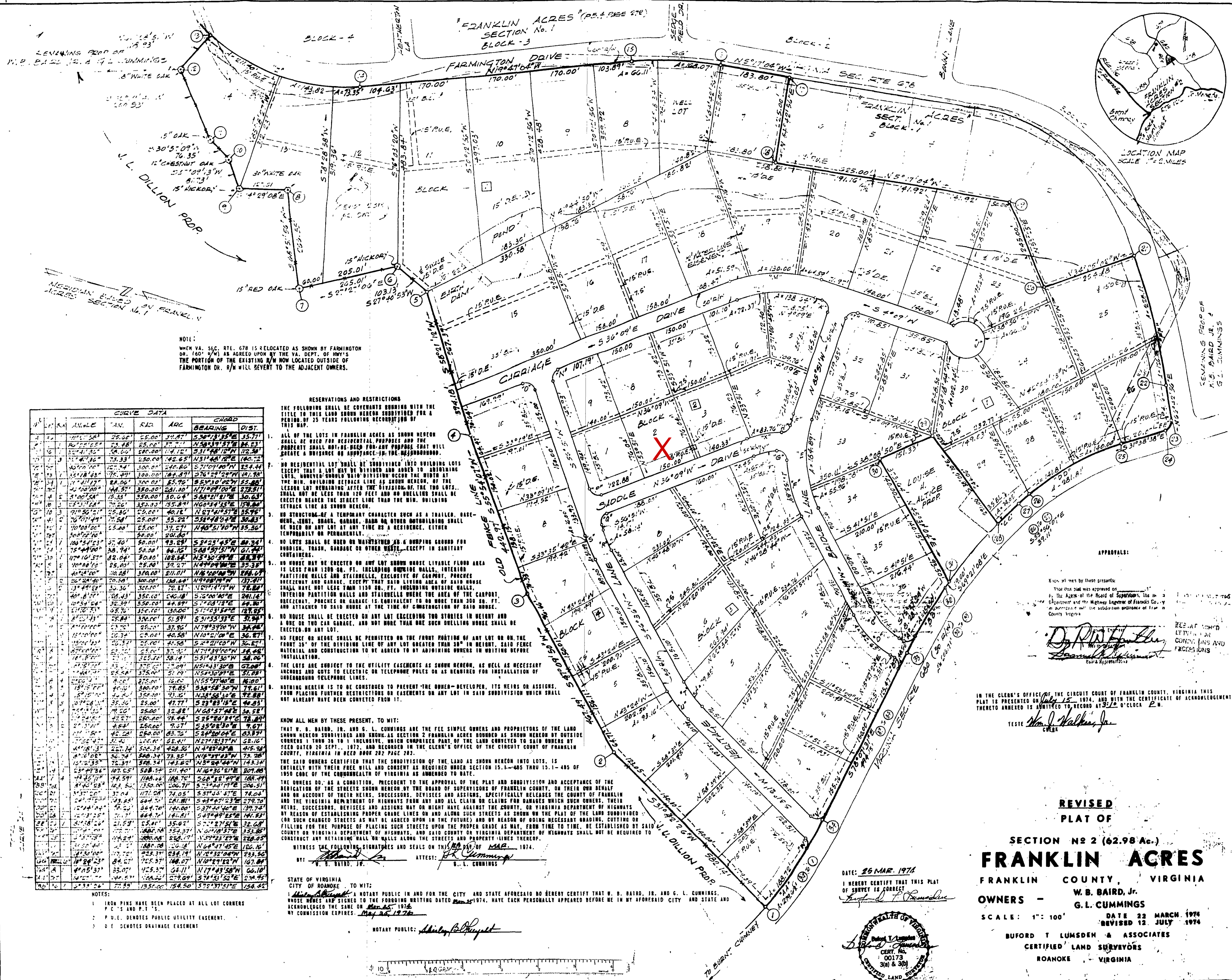
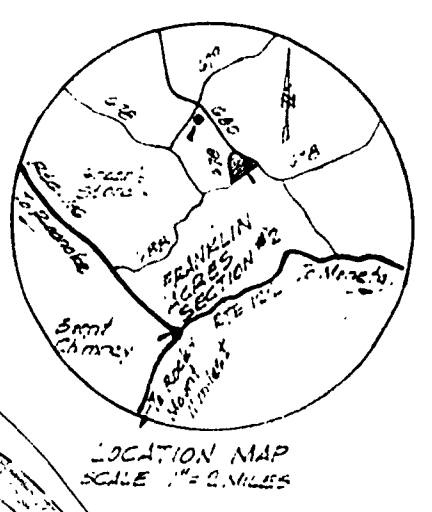


Mailed  
Buford T. Lumsden  
& Associates  
Roanoke, Va. 24018  
7/11/74  
Franklin Acres  
G.C.



NOTE:  
WHEN VA. SEC. R.E. 678 IS RELOCATED AS SHOWN BY FARMINGTON DR. 100' W/4 AS AGREED UPON BY THE VA. DEPT. OF HIGHWAYS THE PORTION OF THE EXISTING R/W NOW LOCATED OUTSIDE OF FARMINGTON DR. R/W WILL REVERT TO THE ADJACENT OWNERS.

RESERVATIONS AND RESTRICTIONS  
THE FOLLOWING SHALL BE COVENANTS RUNNING WITH THE TITLE TO THIS LAND SHOWN HEREBY SUBDIVIDED FOR A PERIOD OF 25 YEARS FOLLOWING RECEPTION OF THIS MAP:  
1. ALL OF THE LOTS IN FRANKLIN ACRES AS SHOWN HEREON SHALL BE USED FOR RESIDENTIAL PURPOSES AND THE PROPERTY SHALL NOT BE USED FOR ANY PURPOSE THAT WILL CREATE A NUISANCE OR AN OBSTACLE TO THE NEIGHBORHOOD.  
2. NO RESIDENTIAL LOT SHALL BE SUBDIVIDED INTO BUILDING LOTS EXCEPT THAT A LOT MAY BE DIVIDED AND ADDED TO ADJOINING LOTS, HOWEVER SHOULD SUCH DIVISION OCCUR THE WIDTH OF THE LOTS, BUILDING SETBACK LINE, AS SHOWN HEREON, OF THE LOTS NOT BEING DIVIDED AFTER THE DIVISION OF THE LOTS, SHALL NOT BE LESS THAN 120 FEET AND NO BUILDING SHALL BE ERRECTED NEARER THE STREET LINE THAN THE MIN. BUILDING SETBACK LINE AS SHOWN HEREON.  
3. NO STRUCTURE OF A TEMPORARY CHARACTER SUCH AS A TRAILER, BASEMENT, TENT, PORCH, GARAGE, BARN OR OTHER OUTBUILDING SHALL BE USED ON ANY LOT AT ANY TIME AS RESIDENCE, EITHER TEMPORARILY OR PERMANENTLY.  
4. NO LOTS SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR RUBBISH, TRASH, GARBAGE OR OTHER WASTE, EXCEPT IN SANITARY CONTAINERS.  
5. NO HOUSE MAY BE ERRECTED ON ANY LOT SHOWN WHERE LIVABLE FLOOR AREA IS LESS THAN 1200 SQ. FT. INCLUDING OUTSIDE WALLS, INTERIOR PARTITION WALLS AND STAIRCASES, PORCHES, GARAGES AND GARAGE, EXCEPT THAT SAID LIVABLE AREA OF SAID HOUSE SHALL HAVE NOT LESS THAN 1150 SQ. FT. INCLUDING OUTSIDE WALLS, INTERIOR PARTITION WALLS AND STAIRCASES WHERE THE AREA OF THE CARPORT, PORCHES OR GARAGE IS EQUIVALENT TO NO MORE THAN 300 SQ. FT. AND ATTACHED TO SAID HOUSE AT THE TIME OF CONSTRUCTION OF SAID HOUSE.  
6. NO HOUSE SHALL BE ERRECTED 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 ERRECTED ON ANY LOT.  
7. NO FENCE OR HEDGE SHALL BE PERMITTED ON THE FRONT PORTION OF ANY LOT OR ON THE FRONT 35' OF THE DIVIDING LINE OF ANY LOT GREATER THAN 30' IN HEIGHT, SAID FENCE MATERIAL AND CONSTRUCTION TO BE AGREED TO BY ADJOINING OWNERS IN WRITING BEFORE INSTALLATION.  
8. THE LOTS ARE SUBJECT TO THE UTILITY EASEMENTS AS SHOWN HEREON, AS WELL AS NECESSARY EASEMENTS AND RIGHTS TO ELECTRIC OR TELEPHONE POLES OR AS REQUIRED FOR INSTALLATION OF UNDERGROUND TELEPHONE LINES.  
9. NOTHING HEREIN IS TO BE CONSTRUED TO PREVENT THE OWNER-DEVELOPER, ITS HEIRS OR ASSIGNS, FROM PLACING FURTHER RESTRICTIONS OR EASEMENTS ON ANY LOT IN SAID SUBDIVISION WHICH SHALL NOT ALREADY HAVE BEEN CONVEYED FOR IT.

ST. NO.	ANGLE	IN.	RAD.	ARC	BEARING	DIST.
1	101°15'00"	25.00	15.00	34.67	S 50°15'00" E	35.77
2	101°15'00"	25.00	15.00	34.67	N 58°15'00" E	28.53
3	101°15'00"	25.00	15.00	34.67	S 31°15'00" E	72.30
4	101°15'00"	25.00	15.00	34.67	N 31°15'00" E	100.72
5	101°15'00"	25.00	15.00	34.67	S 71°15'00" E	254.44
6	101°15'00"	25.00	15.00	34.67	N 71°15'00" E	211.70
7	101°15'00"	25.00	15.00	34.67	S 21°15'00" E	55.00
8	101°15'00"	25.00	15.00	34.67	N 21°15'00" E	33.81
9	101°15'00"	25.00	15.00	34.67	S 41°15'00" E	30.23
10	101°15'00"	25.00	15.00	34.67	N 41°15'00" E	79.04
11	101°15'00"	25.00	15.00	34.67	S 61°15'00" E	55.95
12	101°15'00"	25.00	15.00	34.67	N 61°15'00" E	38.83
13	101°15'00"	25.00	15.00	34.67	S 81°15'00" E	30.23
14	101°15'00"	25.00	15.00	34.67	N 81°15'00" E	79.04
15	101°15'00"	25.00	15.00	34.67	S 101°15'00" E	55.95
16	101°15'00"	25.00	15.00	34.67	N 101°15'00" E	38.83
17	101°15'00"	25.00	15.00	34.67	S 121°15'00" E	30.23
18	101°15'00"	25.00	15.00	34.67	N 121°15'00" E	79.04
19	101°15'00"	25.00	15.00	34.67	S 141°15'00" E	55.95
20	101°15'00"	25.00	15.00	34.67	N 141°15'00" E	38.83
21	101°15'00"	25.00	15.00	34.67	S 161°15'00" E	30.23
22	101°15'00"	25.00	15.00	34.67	N 161°15'00" E	79.04
23	101°15'00"	25.00	15.00	34.67	S 181°15'00" E	55.95
24	101°15'00"	25.00	15.00	34.67	N 181°15'00" E	38.83
25	101°15'00"	25.00	15.00	34.67	S 201°15'00" E	30.23
26	101°15'00"	25.00	15.00	34.67	N 201°15'00" E	79.04
27	101°15'00"	25.00	15.00	34.67	S 221°15'00" E	55.95
28	101°15'00"	25.00	15.00	34.67	N 221°15'00" E	38.83
29	101°15'00"	25.00	15.00	34.67	S 241°15'00" E	30.23
30	101°15'00"	25.00	15.00	34.67	N 241°15'00" E	79.04
31	101°15'00"	25.00	15.00	34.67	S 261°15'00" E	55.95
32	101°15'00"	25.00	15.00	34.67	N 261°15'00" E	38.83
33	101°15'00"	25.00	15.00	34.67	S 281°15'00" E	30.23
34	101°15'00"	25.00	15.00	34.67	N 281°15'00" E	79.04
35	101°15'00"	25.00	15.00	34.67	S 301°15'00" E	55.95

NOTES:  
1. IRON PINS HAVE BEEN PLACED AT ALL LOT CORNERS P.C.'S AND P.T.'S.  
2. P.U.E. DENOTES PUBLIC UTILITY EASEMENT.  
3. D.E. DENOTES DRAINAGE EASEMENT

KNOW ALL MEN BY THESE PRESENTS, TO WIT:  
THAT W. B. BAIRD, JR. AND G. L. CUMMINGS ARE THE FEE SIMPLE OWNERS AND PROPRIETORS OF THE LAND SHOWN HEREON SUBDIVIDED AND SHOWN AS SECTION 2 FRANKLIN ACRES DOUBLED AS SHOWN HEREON BY OUTSIDE OWNERS 1, THRU 35 TO 1, INCLUSIVE, WHICH COMPRISES PART OF THE LAND CONVEYED TO SAID OWNERS BY DEED DATED 20 SEPT., 1972, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF FRANKLIN COUNTY, VIRGINIA IN DEED BOOK 282 PAGE 283.  
THE SAID OWNERS CERTIFIED THAT THE SUBDIVISION OF THE LAND AS SHOWN HEREON INTO LOTS, IS ENTIRELY WITH THEIR FREE WILL AND CONSENT AS REQUIRED UNDER SECTION 15.1-485 THRU 15.1-485 OF 1950 CODE OF THE COMMONWEALTH OF VIRGINIA AS AMENDED TO DATE.  
THE OWNERS DO, AS A CONDITION, PRECEDENT TO THE APPROVAL OF THE PLAT AND SUBDIVISION AND ACCEPTANCE OF THE DEDICATION OF THE STREETS SHOWN HEREON BY THE BOARD OF SUPERVISORS OF FRANKLIN COUNTY, ON THEIR OWN BEHALF AND ON ACCOUNT OF THEIR HEIRS, SUCCESSORS, DEVISEES AND ASSIGNS, SPECIFICALLY RELEASES THE COUNTY OF FRANKLIN 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 BY REASON OF ESTABLISHING PROPER GRADE LINES OR HEDG ALONG SUCH STREETS AS SHOWN ON THE 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 SAID COUNTY OR VIRGINIA DEPARTMENT OF HIGHWAYS 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 26th DAY OF MAR., 1974.  
BY: W. B. BAIRD, JR. ATTEST: G. L. CUMMINGS  
STATE OF VIRGINIA  
CITY OF ROANOKE TO WIT:  
I, Shirley B. Hayslett, A NOTARY PUBLIC IN AND FOR THE CITY AND STATE AFORESAID DO HEREBY CERTIFY THAT W. B. BAIRD, JR. AND G. L. CUMMINGS, WHOSE NAMES ARE ATTACHED TO THE FOREGOING WRITING DATED 26 MAR 1974, HAVE EACH PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON 26 MAR 1974.  
MY COMMISSION EXPIRES MAY 26 1976  
NOTARY PUBLIC: Shirley B. Hayslett

APPROVALS:  
Kern, all men by these presents:  
That this plat was approved on \_\_\_\_\_  
by the Agent of the Board of Supervisors, the \_\_\_\_\_  
Department and the Highway Engineer of Franklin County,  
in accordance with the subdivision ordinance of Franklin  
County, Virginia.  
W. B. Baird, Jr.  
G. L. Cummings  
TESTE: W. B. Baird, Jr.  
Clerk

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF FRANKLIN COUNTY, VIRGINIA THIS PLAT IS PRESENTED ON July 15, 1974, AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THEREOF ANNEXED IS ADMITTED TO RECORD AT 3:12 O'CLOCK P.M.

REVISED  
PLAT OF  
SECTION NO 2 (62.98 Ac.)  
**FRANKLIN ACRES**  
FRANKLIN COUNTY, VIRGINIA  
OWNERS - W. B. BAIRD, JR.  
G. L. CUMMINGS  
SCALE: 1" = 100'  
DATE 26 MARCH 1974  
REVISED 12 JULY 1974  
BUFORD T LUMSDEN & ASSOCIATES  
CERTIFIED LAND SURVEYORS  
ROANOKE VIRGINIA

