

BOUNDARY LINE CALCULATIONS						
COES.	BEARING	DIST.	N.	S.	E.	W.
1-2	N. 71° 22' E.	115.83	36.04		109.73	
2-3	S. 41° 30' 40" W.	36.63		36.42		2.21
3-4	S. 41° 30' 40" W.	113.40		113.00		9.40
4-5	S. 21° 54' 30" W.	263.35		263.01		13.34
5-6	S. 11° 39' W.	91.40		89.52		18.44
6-7	S. 34° 50' E.	71.80		58.93		41.01
7-8	S. 11° 57' 30" W.	127.60		124.89		26.44
8-9	S. 21° 37' W.	165.64		163.67		59.86
9-10	S. 21° 03' W.	140.00		130.66		50.29
10-11	S. 12° 31' W.	127.48		124.45		27.43
11-12	S. 16° 23' 30" W.	60.20		58.04		15.98
12-13	S. 22° 19' 20" W.	525.49		388.53		353.81
13-14	N. 47° 37' 30" W.	201.04	135.50			148.62
14-15	N. 47° 22' 30" E.	35.00	25.86			23.59
15-16	N. 47° 37' 30" W.	223.50	150.63			165.11
16-17	N. 32° 49' 30" W.	189.40	159.16			102.67
17-18	N. 41° 39' 30" E.	128.40	121.98			10.43
18-19	N. 41° 39' 30" E.	118.90	118.47			10.07
19-20	N. 17° 08' 30" W.	48.49	46.34			14.29
20-21	N. 31° 40' E.	120.00	102.73			63.00
21-22	N. 38° 27' W.	374.12	292.99			232.64
22-1	N. 18° 34' W.	4.20	3.98			1.34
TOTALS		1631.08	1531.08	1243.33		1243.34

TOTAL AREA IN BOUNDARY = 23.488 AC.

RESTRICTIONS

THE FOLLOWING SHALL BE COVENANTS RUNNING WITH THE TITLE TO LAND SURVIVOR HEREON FOR A PERIOD OF 20 YEARS FROM THE DATE OF RECORDATION OF THIS MAP.

- ALL LOTS SHOWN ON THIS MAP SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY AND NO STRUCTURE SHALL BE ERECTED ON ANY ONE LOT OTHER THAN ONE PRIVATE DWELLING AND GARAGE.
- NO BUILDING SHALL BE LOCATED NEARER TO THE FRONT LOT LINE THAN THE BUILDING SETBACK LINES SHOWN ON THIS MAP OR NEARER THE SIDE PROPERTY LINE THAN 10% OF THE LOT WIDTH.
- NO STRUCTURE OF A TEMPORARY CHARACTER AND NO TRAILER, BARN, SHED, GARAGE OR OTHER OUTBUILDING SHALL BE USED AT ANY TIME ON ANY LOT AS A RESIDENCE EITHER TEMPORARILY OR PERMANENTLY.
- NO OBSCURIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED ON UNDER ANY LOT, NO SMOKING, HUSKING OF CORN OR HORSES SHALL BE KEPT OR MAINTAINED UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
- NO RESIDENCE SHALL BE ERECTED ON ANY LOT SHOWN HEREON WITH LESS THAN 1500 SQUARE FEET OF LIVABLE FLOOR SPACE. NO DWELLING COSTING LESS THAN \$15,000.00 SHALL BE ERECTED ON ANY LOT SHOWN HEREON BASED UPON COST LEVELS PREVAILING ON THE DATE OF THIS MAP. NO RESIDENCE SHALL BE ERECTED ON ANY LOT SHOWN HEREON CONTAINING A CINDER BLOCK FINISH OR A TAPERED ROOF.
- THE SURVIVORS RESERVE THE RIGHT TO CHANGE AND MODIFY THIS LAYOUT BY CHANGING THE SIZE OR SHAPE OF ANY LOT SHOWN HEREON AND RESERVE THE RIGHT TO WAIVE, MODIFY OR RELEASE ANY OF THESE RESERVATIONS AND RESTRICTIONS.
- IF THE PARTIES HERETO OR ANY OF THEM OR THEIR HEIRS OR ASSIGNS SHALL VIOLATE OR ATTEMPT TO VIOLATE ANY OF THE COVENANTS HEREIN, IT SHALL BE LAWFUL FOR ANY OTHER PERSON OR PERSONS OWNING ANY REAL PROPERTY SITUATE IN SAID DEVELOPMENT OR SUBDIVISION TO PROSECUTE ANY PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT AND EITHER TO PREVENT HIM OR THEM FROM SO DOING OR TO RECOVER DAMAGES OR OTHER DUES FOR SUCH VIOLATION.
- INVALIDATION OF ANY OF THESE COVENANTS BY JUDGMENT OR COURT ORDER SHALL IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

EASEMENTS WHERE SHOWN ON THIS MAP ARE RESERVED FOR UTILITY INSTALLATION AND MAINTENANCE OR WHERE SO NOTED FOR DRAINAGE DITCH OR FIRE INSTALLATION AND MAINTENANCE.

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT JAMES E. AILSTOCK AND WILLIAM E. CUNIFF, PARTNERS, ARE THE OWNERS IN FEE SIMPLE OF THE LAND SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 1 THRU 22 TO 1, INCLUSIVE, AND KNOWN AS SECTION N-1 "CAMBRIDGE", WHICH LAND IS SUBJECT TO THE LIEN OF A CERTAIN DEED OF TRUST TO JOHN M. PEDIGO, SOLE ACTING TRUSTEE, SECURING THE FIRST NATIONAL EXCHANGE BANK OF VIRGINIA, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF BOTETOURT COUNTY, VIRGINIA, IN DEED BOOK 124 PAGE 722.

THE SAID OWNERS CERTIFY THAT THE SUBDIVISION OF THIS LAND AS SHOWN HEREON INTO LOTS, BLOCKS AND STREETS IS ENTIRELY WITH THEIR FREE WILL AND CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, TRUSTEES & BENEFICIARIES, PURSUANT TO SECTION 15-367.12 OF THE CODE OF VIRGINIA OF 1950, AS AMENDED TO DATE.

THE SAID OWNERS WITH THE CONSENT OF THE UNDERSIGNED TRUSTEE AND BENEFICIARIES, DO BY VIRTUE OF THE RECORDATION OF THIS MAP, DEDICATE IN FEE SIMPLE TO THE COUNTY OF BOTETOURT ALL THE LAND EMBRACED WITHIN THE STREETS OF THIS SUBDIVISION.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON OCTOBER 20, 1971.

James E. Ailstock
OWNER

William E. Cuniff
OWNER

John M. Pedigo
TRUSTEE

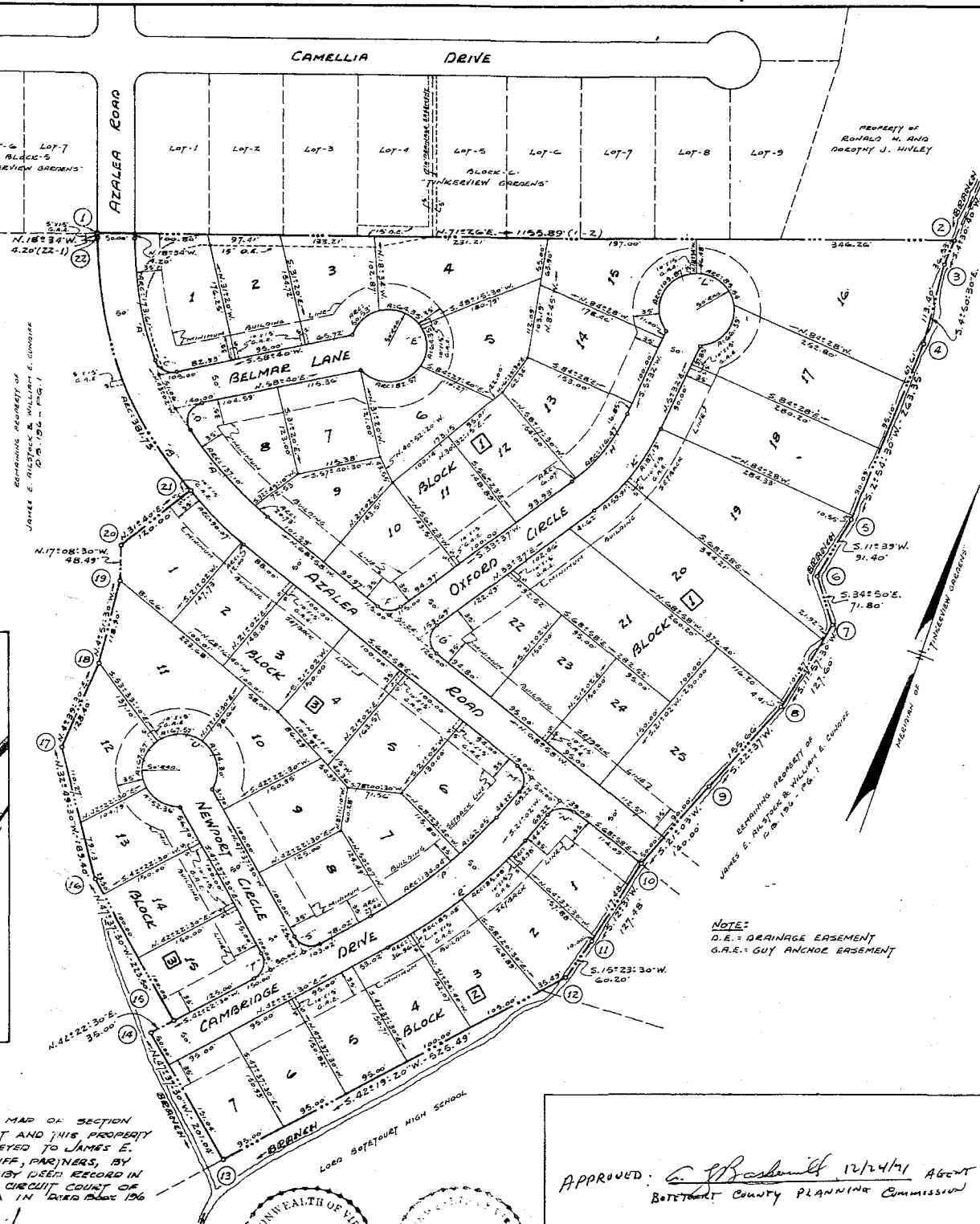
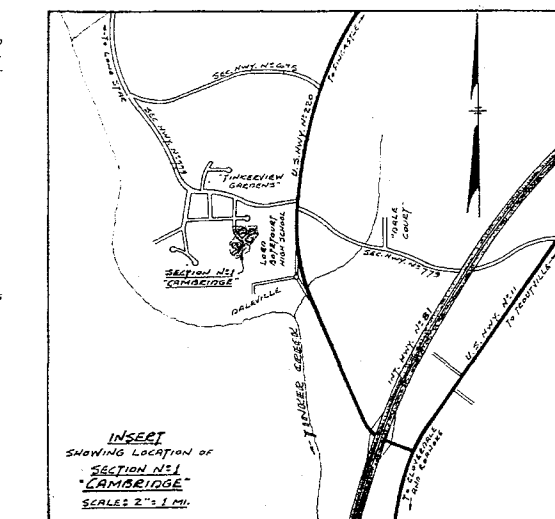
John M. Pedigo
FIRST NATIONAL EXCHANGE BANK OF VIRGINIA

John M. Pedigo
ASSISTANT VICE PRESIDENT

John M. Pedigo
ASSISTANT VICE PRESIDENT

John M. Pedigo
ASSISTANT VICE PRESIDENT

CURVE DATA				CHORD			
CURVE	ANGLE	RADIUS	TANGENT	ARC	BEARING	DIST.	
LOT-1	12° 22' 30"	500.00	236.18	439.82	N. 43° 46' W.	425.78	
LOT-2	12° 22' 30"	500.00	10.36	20.73	N. 67° 46' 45" W.	20.72	
LOT-3	12° 22' 30"	500.00	68.99	137.00	N. 58° 44' 10" W.	136.68	
LOT-4	12° 22' 30"	500.00	54.40	108.80	N. 44° 40' 15" W.	108.17	
LOT-5	12° 22' 30"	500.00	87.69	173.61	N. 28° 30' 50" W.	172.74	
LOT-6	12° 22' 30"	500.00	268.81	489.80	S. 43° 46' E.	468.36	
LOT-7	12° 22' 30"	500.00	198.92	381.73	S. 38° 27' E.	374.12	
LOT-8	12° 22' 30"	500.00	45.14	90.07	S. 63° 51' 30" E.	89.87	
LOT-9	12° 22' 30"	500.00	6.00	12.00	S. 68° 20' 30" E.	12.00	
LOT-10	12° 22' 30"	500.00	22.07	36.16	N. 73° 53' 50" W.	33.09	
LOT-11	12° 22' 30"	500.00	30.47	47.80	N. 51° 53' 35" E.	40.84	
LOT-12	12° 22' 30"	500.00	261.80	5.31	S. 31° 20' E.	50.00	
LOT-13	12° 22' 30"	500.00	54.20	82.97	N. 71° 21' 30" E.	73.60	
LOT-14	12° 22' 30"	500.00	37.50	71.35	N. 72° 49' 15" W.	60.00	
LOT-15	12° 22' 30"	500.00	37.50	64.35	N. 82° 33' 45" W.	60.00	
LOT-16	12° 22' 30"	500.00	27.66	54.93	S. 27° 37' W.	48.00	
LOT-17	12° 22' 30"	500.00	20.03	33.78	S. 72° 19' 30" W.	31.27	
LOT-18	12° 22' 30"	500.00	31.20	44.76	N. 17° 40' 30" W.	39.02	
LOT-19	12° 22' 30"	500.00	62.53	122.64	S. 19° 34' 30" W.	121.31	
LOT-20	12° 22' 30"	500.00	59.31	116.47	S. 18° 52' 45" W.	116.41	
LOT-21	12° 22' 30"	500.00	3.04	6.07	S. 32° 56' 15" W.	6.07	
LOT-22	12° 22' 30"	500.00	75.03	147.04	N. 19° 34' 30" E.	146.58	
LOT-23	12° 22' 30"	500.00	30.05	59.91	N. 27° 53' 45" E.	59.81	
LOT-24	12° 22' 30"	500.00	43.88	87.13	N. 73° 51' 15" E.	86.83	
LOT-25	12° 22' 30"	500.00	261.80	5.31	S. 31° 20' E.	50.00	
LOT-26	12° 22' 30"	500.00	39.12	62.39	N. 27° 29' 30" E.	61.62	
LOT-27	12° 22' 30"	500.00	57.54	89.54	N. 59° 33' 30" W.	75.48	
LOT-28	12° 22' 30"	500.00	37.92	109.87	S. 8° 29' W.	89.06	
LOT-29	12° 22' 30"	500.00	25.00	39.27	S. 23° 58' E.	36.36	
LOT-30	12° 22' 30"	500.00	25.00	39.27	N. 66° 02' E.	35.36	
LOT-31	12° 22' 30"	500.00	113.05	223.49	S. 31° 42' 15" W.	222.20	
LOT-32	12° 22' 30"	500.00	31.05	62.09	S. 23° 59' 45" W.	62.02	
LOT-33	12° 22' 30"	500.00	67.30	134.04	S. 33° 21' 30" W.	133.76	
LOT-34	12° 22' 30"	500.00	13.70	27.40	S. 42° 04' W.	27.40	
LOT-35	12° 22' 30"	500.00	122.98	245.10	N. 31° 42' 15" E.	245.72	
LOT-36	12° 22' 30"	500.00	18.43	36.96	N. 40° 44' 45" E.	36.96	
LOT-37	12° 22' 30"	500.00	62.60	89.08	N. 35° 22' E.	89.02	
LOT-38	12° 22' 30"	500.00	42.60	86.08	N. 27° 52' E.	86.02	
LOT-39	12° 22' 30"	500.00	17.49	34.98	N. 22° 34' 30" E.	34.98	
LOT-40	12° 22' 30"	500.00	25.00	39.27	S. 23° 58' E.	36.36	
LOT-41	12° 22' 30"	500.00	25.00	39.27	S. 23° 58' E.	36.36	
LOT-42	12° 22' 30"	500.00	45.92	74.30	N. 30° 11' 30" W.	67.64	
LOT-43	12° 22' 30"	500.00	40.08	67.67	S. 68° 31' 30" W.	62.56	
LOT-44	12° 22' 30"	500.00	40.08	67.67	S. 81° 54' 30" E.	62.56	
LOT-45	12° 22' 30"	500.00	28.87	52.36	S. 77° 37' 30" E.	50.00	



NOTE:
D.E. = DRAINAGE EASEMENT
G.A.E. = GUY ANCHOR EASEMENT

I HEREBY CERTIFY THAT THIS MAP OF SECTION N-1 "CAMBRIDGE" IS CORRECT AND THIS PROPERTY IS PART OF THE LAND CONVEYED TO JAMES E. AILSTOCK & WILLIAM E. CUNIFF, PARTNERS, BY THE MURRAY G. VA. ESTATE, BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF BOTETOURT COUNTY, VIRGINIA, IN DEED BOOK 156 PAGE 1.

David Dick
CERTIFIED CIVIL ENGINEER & LAND SURVEYOR

STATE OF VIRGINIA
CITY OF ROANOKE
TO WIT:
I, *John R. Brubaker*, A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT JAMES E. AILSTOCK & WILLIAM E. CUNIFF, PARTNERS, DONNA M. AILSTOCK, WILLIAM E. CUNIFF AND OLNEY G. CUNIFF, OWNERS, JOHN M. PEDIGO, TRUSTEE, AND JOHN W. AUSTIN, ASSISTANT VICE PRESIDENT AND A. W. NELSON, ASSISTANT VICE PRESIDENT, OF THE FIRST NATIONAL EXCHANGE BANK OF VIRGINIA, BENEFICIARY, HAVE EACH PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON OCTOBER 20, 1971.

10 October 1971
MY COMMISSION EXPIRES

John R. Brubaker
NOTARY PUBLIC



IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR BOTETOURT COUNTY, VIRGINIA, THIS MAP IS PRESENTED ON *October 20, 1971*, AND WITH THE CERTIFICATES OF ACKNOWLEDGEMENT AND DEDICATION THERE TO, ADMITTED TO RECORD AT 2:30 O'CLOCK P.M.

TESTES: *Seamus E. McElroy*
CLERK

APPROVED: *G. B. Basham* 12/24/71 AGENT
BOTETOURT COUNTY PLANNING COMMISSION

MAP
OF
SECTION N-1
CAMBRIDGE
PROPERTY OF
JAMES E. AILSTOCK & WILLIAM E. CUNIFF, PARTNERS
1/4 MILE WEST OF DALEVILLE
AMSTERDAM MAGISTERIAL DISTRICT
BOTETOURT COUNTY, VIRGINIA
BY: *DAVID DICK AND HARRY A. WALL*
CIVIL ENGINEERS AND SURVEYORS
DATE: OCTOBER 18, 1971 SCALE: 1" = 100'