

BOUNDARY LINE CALCULATIONS							
CORS.	BEARING	DIST.	N.	S.	E.	W.	
1-2	N. 70° 01' W.	119.06	40.69			111.89	
2-3	N. 16° 45' 30" E.	674.29	645.65		184.42		
3-4	S. 73° 14' 30" E.	120.00		34.60	114.90		
4-5	S. 28° 14' 30" E.	28.28		24.91	13.38		
5-6	S. 16° 45' 30" W.	641.02		613.80		184.83	
6-7	S. 63° 22' 15" W.	29.07		13.03		26.99	
TOTALS			686.34	686.34	322.70	322.71	

TOTAL AREA IN BOUNDARY = 2.176 ACRES

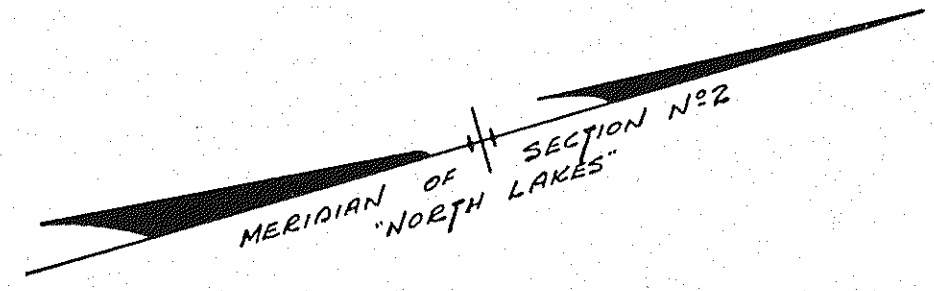
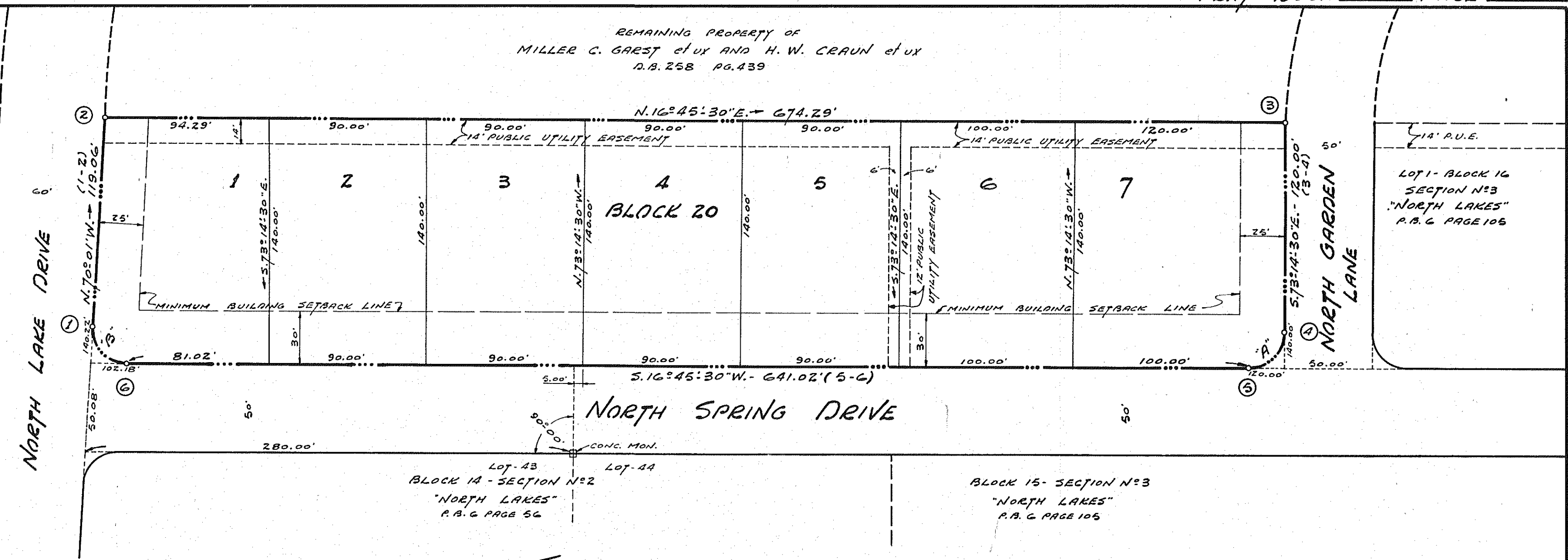
CURVE DATA				CHORD		
CURVE	ANGLE	RADIUS	TANGENT	ARC	BEARING	DIST.
A	90° 00'	20.00	20.00	31.42	S. 28° 14' 30" E.	28.28
B	93° 19' 30"	20.00	21.16	32.55	S. 63° 22' 15" W.	29.07

RESERVATIONS & RESTRICTIONS

THE FOLLOWING RESERVATIONS AND RESTRICTIONS ARE MADE COVENANTS RUNNING WITH THE TITLE OF THE LAND SHOWN SUBDIVIDED HEREON, KNOWN AS SECTION N° 5 "NORTH LAKES", AND SHALL BE BINDING UPON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM FOR A PERIOD OF TWENTY-FIVE YEARS FROM THE DATE OF RECORDATION OF THIS PLAT, AFTER WHICH TIME SAID COVENANTS SHALL AUTOMATICALLY BE EXTENDED FOR SUCCESSIVE PERIODS OF TEN 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.

- ALL OF THE LOTS IN SECTION N° 5 "NORTH LAKES", AS SHOWN HEREON, SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY, AND NOT FOR COMMERCIAL PURPOSES, AND THE PROPERTY SHALL NOT BE USED FOR ANY PURPOSE THAT WILL CREATE A NUISANCE OR ANNOYANCE IN THE NEIGHBORHOOD.
- NO RESIDENTIAL LOT SHALL BE SUBDIVIDED INTO BUILDING LOTS, EXCEPT THAT A LOT MAY BE DIVIDED AND ADDED TO ADJOINING LOTS, HOWEVER SHOULD SAID DIVISION OCCUR, THE WIDTH AT THE MINIMUM BUILDING SETBACK LINE AS SHOWN HEREON, OF THE LESSER LOT REMAINING AFTER THE DIVISION OF THE TWO LOTS, SHALL NOT BE LESS THAN 90 FEET AND NO DWELLING SHALL BE ERECTED NEARER THE STREET LINE THAN THE MINIMUM SETBACK LINE AS SHOWN HEREON.
- NO STRUCTURE OF A TEMPORARY CHARACTER SUCH AS A TRAILER, BASEMENT, TENT, SHACK, GARAGE, ARBN OR OTHER OUTBUILDING SHALL BE USED ON ANY LOT AT ANY TIME AS A RESIDENCE, EITHER TEMPORARILY OR PERMANENTLY.
- NO LOT SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR RUBBISH, TRASH, GARBAGE OR OTHER WASTE, EXCEPT IN SANITARY CONTAINERS.
- a- NO HOUSE MAY BE ERECTED ON LOTS 1-5, INCLUSIVE, WHOSE LIVABLE FLOOR AREA IS LESS THAN 1,300 SQUARE FEET, INCLUDING OUTSIDE WALLS, INTERIOR PARTITION WALLS AND STAIR WALLS, EXCLUSIVE OF CARPORT, PORCHES, BREEZEWAY AND GARAGE, EXCEPT THAT SAID LIVING AREA OF SAID HOUSE SHALL NOT HAVE LESS THAN 1,250 SQUARE FEET INCLUDING OUTSIDE WALLS, INTERIOR PARTITION WALLS, AND STAIR WALLS, WHERE THE AREA OF CARPORT, PORCHES, BREEZEWAY OR GARAGE IS EQUIVALENT TO OR MORE THAN 240 SQUARE FEET AND ATTACHED TO SAID HOUSE AT THE TIME OF CONSTRUCTION OF SAID HOUSE.
b- NO HOUSE MAY BE ERECTED ON LOTS 6 & 7 WHOSE LIVABLE FLOOR AREA IS LESS THAN 1800 SQUARE FEET, INCLUDING OUTSIDE WALLS, INTERIOR PARTITION WALLS AND STAIR WALLS, EXCLUSIVE OF CARPORT, PORCHES, BREEZEWAY AND GARAGE, EXCEPT THAT SAID LIVING AREA OF SAID HOUSE SHALL NOT HAVE LESS THAN 1600 SQUARE FEET INCLUDING OUTSIDE WALLS, INTERIOR PARTITION WALLS AND STAIR WALLS, WHERE THE AREA OF CARPORT, PORCHES, BREEZEWAY OR GARAGE IS EQUIVALENT TO OR MORE THAN 300 SQUARE FEET AND ATTACHED TO SAID HOUSE AT THE TIME OF CONSTRUCTION OF SAID HOUSE.
- 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.
- 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.
- 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.
- NO FENCE OR HEDGE SHALL BE PERMITTED ON THE FRONT PORTION OF ANY LOT OR ON THE FRONT 35 FEET OF THE DIVIDING LINE OF ANY LOT GREATER THAN 30 INCHES IN HEIGHT, SAID FENCE MATERIAL AND CONSTRUCTION TO BE AGREED TO BY ADJOINING OWNERS IN WRITING BEFORE INSTALLATION.
- THE LOTS ARE SUBJECT TO THE UTILITY EASEMENTS AS SHOWN HEREON AS WELL AS NECESSARY ANCHORS OR GUYS TO ELECTRIC OR TELEPHONE POLES.

ALSO IF THE TELEPHONE COMPANY OR ELECTRIC POWER COMPANY ELECTS TO PLACE CABLE, WIRES AND ASSOCIATE PLANT UNDERGROUND, IT WILL BE PROVIDED SPACE IN SAID UTILITY EASEMENTS AS SHOWN HEREON, AND THE RIGHT TO MAKE AND MAINTAIN BURIED SERVICE ENTRANCE TO ALL RESIDENCES IS HEREBY GRANTED.



KNOW ALL MEN BY THESE PRESENTS, TO WIT:
THAT ELECTRIC DEVELOPERS, INCORPORATED, IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED AND KNOWN AS SECTION N° 5 "NORTH LAKES", BOUNDED AS SHOWN HEREON IN DETAIL BY OUTSIDE CORNERS 1 THRU 6 TO 1, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED OF EVEN DATE RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA.

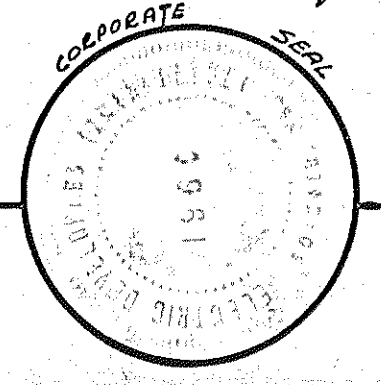
THE SAID OWNER CERTIFIES THAT THE SUBDIVISION OF THE LAND AS SHOWN HEREON INTO LOTS AND BLOCKS IS ENTIRELY WITH ITS FREE WILL AND CONSENT AS REQUIRED UNDER SECTION 15-797 OF THE 1960 CODE OF THE COMMONWEALTH OF VIRGINIA. THE SAID OWNER DOES BY VIRTUE OF RECORDATION OF THIS PLAT DEDICATE THE EASEMENTS SHOWN HEREON TO PUBLIC USE.

IN WITNESS WHEREOF IS HEREBY PLACED THE SIGNATURE OF THE SAID CORPORATION BY MASON H. LITTREAL, ITS PRESIDENT, WITH ITS CORPORATE SEAL HEREUNTO AFFIXED AND DULY ATTESTED BY R. R. BURCHFIELD, ITS SECRETARY & TREASURER, THIS THE 10TH DAY OF OCTOBER, 1968.

ELECTRIC DEVELOPERS, INCORPORATED

BY: Mason H. Littreal
PRESIDENT

ATTEST: R. R. Burchfield
SECRETARY & TREASURER



STATE OF VIRGINIA, TO WIT:
CITY OF ROANOKE, I, JAMES W. MUTTER, A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT MASON H. LITTREAL AND R. R. BURCHFIELD, PRESIDENT AND SECRETARY & TREASURER, RESPECTIVELY, OF ELECTRIC DEVELOPERS, INCORPORATED, WHOSE NAMES AS SUCH ARE SIGNED TO THE FOREGOING WRITING DATED OCT. 10, 1968, HAVE EACH PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON OCT. 10, 1968.

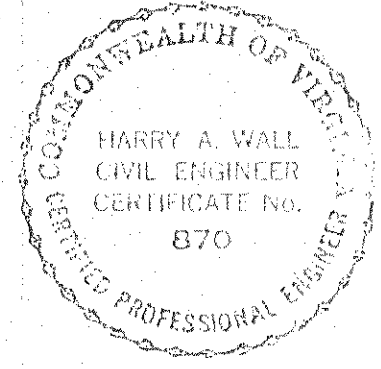
NOV. 16, 1969
MY COMMISSION EXPIRES

James W. Mutter
NOTARY PUBLIC

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THEREON ANNEXED IS ADMITTED TO RECORD ON OCT. 10, 1968, AT 2:32 O'CLOCK P. M.

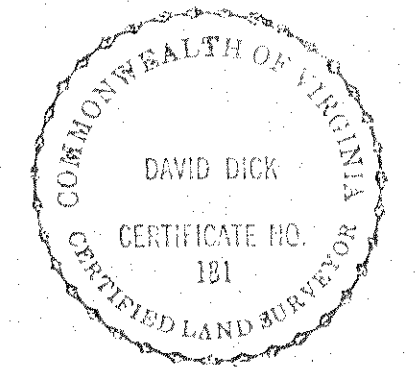
TESTES ELIZABETH STOKES

BY: Mary P. Holloman Smith
DEPUTY CLERK



OCTOBER 10, 1968
I HEREBY CERTIFY THAT THIS PLAT OF SURVEY IS CORRECT.

David Dick
CERTIFIED CIVIL ENGINEER & SURVEYOR



APPROVED:-

Lee B. Eddy DATE: 10/15/68
CHAIRMAN - BOARD OF SUPERVISORS OF ROANOKE COUNTY

Paula M. Jones DATE: 10/15/68
SECRETARY - ROANOKE COUNTY PLANNING COMMISSION

Richard U. Hamilton DATE: 10-17-68
AGENT - ROANOKE CITY PLANNING COMMISSION

William F. Clark DATE: 10-17-68
CITY ENGINEER - ROANOKE, VIRGINIA

PLAT
of
SECTION N° 5
NORTH LAKES
PROPERTY OF
ELECTRIC DEVELOPERS, INCORPORATED
ROANOKE CO., VIRGINIA
BY: DAVID DICK AND HARRY A. WALL
CIVIL ENGINEERS AND SURVEYORS
DATE: OCT. 10, 1968 SCALE: 1" = 50'
JOB N° 7232