

LEGEND:
P.U.E. DENOTES PUBLIC UTILITY EASEMENT.
S.E. DENOTES SEWER EASEMENT.
D.E. DENOTES DRAIN EASEMENT.
S. & D.E. DENOTES SEWER & DRAIN EASEMENTS.
M.B.L. DENOTES MINIMUM BUILDING LINE.
APPROVED:

William F. Clark 2-12-69
CITY ENGINEER OF ROANOKE, VA. DATE
Richard C. Hensilt 2-12-69
AGENT FOR ROANOKE CITY PLANNING COMM. DATE
James E. Catshout 1-22-69
CHAIRMAN OF BOARD OF SUPERVISORS OF ROKE, CO. DATE
James E. Catshout 1-22-69
SECY. OF ROANOKE CO. PLANNING COMM. DATE
DR. M. E. HENDERSON PROPERTY
D.B. 531, PG. 297



KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT R. W. BOWERS AND C. F. KEFAUVER ARE THE OWNERS OF THE TRACT OF LAND SHOWN HEREON, BOUNDED BY CORNERS 1 THROUGH 11, INCLUSIVE, SUBDIVIDED INTO LOTS AND KNOWN AS MAP OF SECT. NO. 2 CAPTAIN'S GROVE ESTATES. THE SAID OWNERS HEREBY CERTIFY, THAT THEY HAVE SUBDIVIDED THIS LAND INTO LOTS AS SHOWN HEREON ENTIRELY WITH THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTIONS 15-179 THROUGH 15-194.3 OF THE 1950 CODE OF VIRGINIA, AS AMENDED TO DATE.

THE SAID OWNERS HEREBY DEDICATE TO AND VESTS IN THE COUNTY OF ROANOKE, VA., SUCH PORTIONS OF THE PREMISES PLATTED AS ARE ON THIS PLAT SET APART FOR STREETS, EASEMENTS, OR OTHER PUBLIC USE.

THE SAID OWNERS DO AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT AND SUBDIVISION AND ACCEPTANCE OF THE DEDICATION OF THE STREETS SHOWN HEREON BY THE BOARD OF SUPERVISORS OF ROANOKE COUNTY, ON THEIR OWN BEHALF AND FOR AND ON ACCOUNT OF THEIR SUCCESSORS AND ASSIGNS, SPECIFICALLY RELEASE THE COUNTY OF ROANOKE AND THE VIRGINIA DEPT. OF HIGHWAYS FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SAID OWNERS, THEIR SUCCESSORS AND ASSIGNS, MAY OR MIGHT HAVE AGAINST THE COUNTY OR VIRGINIA DEPT. OF HIGHWAYS BY REASON OF ESTABLISHING PROPER GRADE LINES ON AND 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 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 DEPT. OF HIGHWAYS SHALL NOT BE REQUIRED TO CONSTRUCT ANY RETAINING WALL OR WALLS ALONG THE STREETS AND PROPERTY LINES THEREOF. WITNESS THE SIGNATURES AND SEALS ON THIS 3 DAY OF Feb., 1969.

R. W. BOWERS
R. W. BOWERS

C. F. KEFAUVER
C. F. KEFAUVER

STATE OF VIRGINIA TO WIT:
COUNTY OF ROANOKE

I, James E. Catshout, a NOTARY PUBLIC IN AND FOR THE AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT R. W. BOWERS AND C. F. KEFAUVER, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED Feb. 3, 1969, HAVE EACH PERSONALLY APPEARED BEFORE ME IN MY STATE AND COUNTY AND ACKNOWLEDGED THE SAME ON THIS 3 DAY OF February, 1969.
MY COMMISSION EXPIRES: 11-14-72.

James E. Catshout
NOTARY PUBLIC

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS MAP WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED, ADMITTED TO RECORD AT 1:50 O'CLOCK, A. M., ON THIS 14 DAY OF February, 1969.

Elizabeth H. Stokes, Clerk.
TESTE: Claudine H. Felber
CLERK

NOTE: IRON PIN PLACED AT ALL P.C.'S, P.T.'S & LOT CORNERS

MAP OF SECTION NO. 2

CAPTAIN'S GROVE ESTATES

PROPERTY OF
R. W. BOWERS & C. F. KEFAUVER
ROANOKE COUNTY, VIRGINIA
SCALE: 1"=100'
OCT. 4, 1968

BY: T. P. PARKER
STATE CERT. ENGR.

RESERVATIONS & RESTRICTIONS
THE FOLLOWING RESERVATIONS AND RESTRICTIONS ARE MADE COVENANTS RUNNING WITH THE TITLE TO THE LOTS SHOWN HEREON FOR A PERIOD OF 30 YEARS FROM THE DATE OF RECORDATION OF THIS MAP.
1. LOTS SHOWN HEREON ARE FOR RESIDENTIAL PURPOSES ONLY.
2. NO RESIDENCE SHALL BE ERECTED, CHANGED OR ALTERED, OR BE PERMITTED TO REMAIN ON ANY, OTHER THAN ONE DETACHED SINGLE FAMILY DWELLING NOT TO EXCEED 2 STORIES IN HEIGHT AND A PRIVATE GARAGE FOR NOT MORE THAN TWO CARS FOR THE SINGLE FAMILY DWELLING.
3. NO ONE STORY DWELLING SHALL BE ERECTED ON ANY LOT IN SAID SUBDIVISION WHICH HAS LESS THAN 1100 SQ. FT. OF LIVEABLE AREA ON THE FIRST FLOOR EXCLUDING PORCHES AND CARPORTS, AND NO DWELLING SHALL BE ERECTED HAVING MORE THAN ONE STORY IN HEIGHT WITH THE FIRST FLOOR LIVEABLE AREA OF LESS THAN 800 SQ. FT. EXCLUDING PORCHES AND CARPORTS.
4. NO DWELLING SHALL BE ERECTED ON LESS THAN ONE LOT AS SHOWN ON THE PLAT OF SAID SUBDIVISION, AND NO LOT OR LOTS IN SAID SUBDIVISION CAN BE RESUBDIVIDED, EXCEPT THAT A LOT MAY BE SUBDIVIDED PROVIDING EACH PART IS ALLOTTED TO AN ADJOINING LOT.
5. NO FENCE OR HEDGE SHALL BE PERMITTED ON THE FRONT PORTION OF ANY LOT OR THE FRONT 40 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.
6. NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR MAY BECOME OBNOXIOUS OR A NUISANCE TO THE NEIGHBORHOOD.
7. NO STRUCTURE OF A TEMPORARY CHARACTER, TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDING SHALL BE USED ON ANY LOT AT ANY TIME AS A RESIDENCE, EITHER TEMPORARILY OR PERMANENTLY.
8. NO SIGN OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC VIEW ON ANY LOT EXCEPT ONE PROFESSIONAL SIGN OF NOT MORE THAN 5 SQ. FEET OR TWO SIGNS OF NOT MORE THAN TEN SQ. FEET ADVERTISING THE PROPERTY FOR SALE OR RENT.
9. NO ANIMALS, LIVESTOCK, OR POULTRY OF ANY KIND SHALL BE RAISED, BRED OR KEPT ON ANY LOT, EXCEPT THAT DOGS, CATS, OR OTHER HOUSEHOLD PETS MAY BE KEPT PROVIDED THAT THEY ARE NOT KEPT, BRED OR MAINTAINED FOR ANY COMMERCIAL PURPOSE.
10. UPON THE EXPIRATION OF THE FOREGOING COVENANTS, THEY SHALL BE RENEWED AUTOMATICALLY FOR THREE (3) SUCCESSIVE PERIODS OF TEN (10) YEARS EACH UNLESS THERE IS RECORDED AN INSTRUMENT EXECUTED BY A MAJORITY OF THE OWNERS OF THE LOTS AFFECTED BY THE COVENANTS HEREIN CONTAINED WHICH SETS FORTH AN AGREEMENT TO TERMINATE OR MODIFY SAID COVENANTS.

10. NO LOT SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR RUBBISH TRASH, GARBAGE OR OTHER WASTE SHALL NOT BE KEPT EXCEPT IN SANITARY CONTAINERS. ALL INCINERATORS OR OTHER EQUIPMENT FOR THE STORAGE OR DISPOSAL OF SUCH MATERIAL SHALL BE KEPT IN A CLEAN AND SANITARY CONDITION. NO AUTOMOBILE SHALL BE KEPT ON THE PREMISES IN PUBLIC VIEW UNLESS THE SAME CARRIES A CURRENT VALID STATE INSPECTION CERTIFICATE.
11. SHOULD ANY PROCEEDINGS AT LAW OR INEQUITY DECREE THAT ANY ONE OR PART OF ANY ONE OF THE FOREGOING COVENANTS AND RESTRICTIONS BE DECLARED INVALID, THE SAME WILL NOT INVALIDATE ALL OR ANY PART OF THE REMAINING COVENANTS AND RESTRICTIONS.
12. THE ENFORCEMENT OF ANY OF THE COVENANTS AND RESTRICTIONS HEREIN CONTAINED MAY BE BY PROCEEDINGS AT LAW, OR INEQUITY AGAINST ANY PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY OF THE AFORESAID COVENANTS AND RESTRICTIONS EITHER BY INJUNCTION OR TO RECOVER DAMAGES FOR VIOLATION THEREOF.
13. R. W. BOWERS & C. F. KEFAUVER, ITS SUCCESSORS, OR ASSIGNS, RESERVE THE RIGHT TO WAIVE, MODIFY AND RELEASE ANY OF THE COVENANTS AND RESTRICTIONS HEREINABOVE IMPOSED FOR THE PURPOSE OF PERMITTING ANY LOAN SECURED BY A DEED OF TRUST UPON ANY LOT IN SAID SUBDIVISION TO BECOME A FIRST LIEN THEREON.
14. BEFORE ANY BUILDING SHALL BE ERECTED ON ANY LOT IN THE AFORESAID SUBDIVISION OR ANY CHANGES OR ALTERATIONS MADE ON THE EXTERIOR DESIGN THEREOF THE PLANS AND SPECIFICATIONS MUST BE FIRST APPROVED BY THE OWNERS, IN WRITING, WHICH MAY BE EVIDENCED BY A RECITATION TO THAT EFFECT IN ANY DEED SIGNED BY THE OWNERS, R. W. BOWERS AND C. F. KEFAUVER.
15. IF ANY DWELLING HAS BEEN COMPLETELY ERECTED ON ANY LOT IN SAID SUBDIVISION AND CONSENT HAS NOT BEEN OBTAINED AS ABOVE REQUIRED, AND NO OBJECTION HAS BEEN RAISED BY SAID OWNERS, THEN ALL RIGHTS ON BEHALF OF SAID OWNERS TO RAISE ANY OBJECTION TO THE CHARACTER OR DESIGN OF SAID HOUSE OR ITS SPECIFICATIONS SHALL BE CONSIDERED WAIVED.

16. CONTINUED BELOW NO. 9

CURVE DATA - CONT.							
CURVE	LOT	BLK	ANGLE	TAN.	RAD.	ARC	BEARING CHORD DIST.
E	12	13	79°51'30"	50.00	59.74	83.26	S. 38°05'45"W. 16.69
S	18	14	18°20'	8.07	50.0	16.0	N. 22°10'40"W. 47.94
V	11	13	43°38'	16.21	40.50	30.84	S. 23°39'E. 30.10

NOV. 7, 1968
I, HEREBY CERTIFY THAT
THIS PLAT OF SURVEY IS CORRECT.

T. P. Parker
VA. STATE CERT. ENGR. &
SURVEYOR

BOUNDARY DATA - 17.19 ACRES						
CORNERS	BEARING	DIST.	NORTH	SOUTH	EAST	WEST
1-2	N. 13°07'W.	146.33	142.51			33.21
2-3	N. 13°00'40"W.	844.80	823.11			190.20
3-4	N. 70°00'00"E.	412.30	141.01		387.43	
4-5	N. 71°33'00"E.	81.80	25.89		77.59	
5-6	N. 62°58'00"E.	28.07	12.76		25.00	
6-7	S. 14°50'E.	184.90		178.74	47.33	
7-8	S. 37°25'E.	109.90		87.29	66.77	
8-9	S. 14°15'E.	271.20		262.85	66.76	
9-10	N. 88°02'30"E.	404.00	13.80		403.76	
10-11	S. 2°01'30"E.	446.56		446.28	15.78	
11-1	S. 78°01'30"W.	886.33		183.90		867.04
TOTALS			1159.08	1159.06	1090.42	1090.45

CURVE DATA							
CURVE	LOT	BLK	ANGLE	TAN.	RAD.	ARC	BEARING CHORD DIST.
A	1	13	90°00'	25.00	25.00	39.27	N. 33°01'30"E. 35.35
B	3	13	79°51'30"	91.85	109.74	152.94	N. 38°05'45"E. 140.87
B	3	13	15°34'	15.00	109.74	29.81	N. 70°14'30"E. 29.72
B	4	13	21°24'25"	26.76	109.74	52.49	N. 48°45'18"E. 52.00
B	5	13	21°54'09"	27.26	109.74	53.44	N. 21°06'E. 52.92
B	6	13	8°58'56"	8.62	109.74	17.20	N. 25°39'28"E. 17.19
C	7	13	43°38'	16.21	40.50	30.84	N. 19°59'E. 30.10
D	13	13	26°21'	20.07	50.00	233.23	S. 88°51'0"W. 72.38
D	13	13	43°38'	20.07	50.00	28.08	N. 19°59'E. 30.10
D	13	13	51°58'06"	27.32	50.00	30.00	N. 30°29'W. 27.94
D	9	13	63°41'30"	31.06	50.00	55.58	S. 89°01'15"W. 52.76
D	10	13	73°59'40"	37.61	50.00	64.57	S. 20°16'40"W. 60.18
D	11	13	28°38'50"	12.77	50.00	25.00	S. 31°08'35"E. 24.74
F	13	13	40°00'	25.00	25.00	39.27	N. 56°58'30"W. 35.35
G	13	13	32°28'30"	14.56	256.02	145.11	N. 28°12'45"W. 143.17
G	14	13	6°16'	19.01	256.02	28.0	N. 15°06'30"W. 27.99
G	15	13	15°34'30"	35.20	256.02	64.97	N. 26°04'15"W. 69.75
G	16	13	10°23'	23.64	256.02	47.14	N. 39°10'30"W. 47.01
H	13	13	41°18'	81.89	217.77	156.66	N. 65°03'30"W. 153.30
H	19	13	11°50'20"	22.58	217.77	45.00	N. 50°22'10"W. 44.92
H	20	13	17°06'00"	32.74	217.77	65.00	N. 64°50'20"W. 64.16
H	21	13	12°16'40"	23.42	217.77	46.66	N. 79°31'W. 46.57
J	21	13	70°36'	16.34	23.08	28.44	N. 50°22'W. 26.67
K	13	13	300°00'	50.00	261.80	5.74	S. 14°50'W. 50.00
K	22	13	88°20'40"	48.57	50.00	77.10	N. 04°45'40"E. 69.68
K	23	13	66°15'50"	32.61	50.00	57.60	N. 76°31'30"W. 54.63
K	24	13	51°18'	27.32	50.00	50.00	S. 41°21'30"W. 47.94
K	25	13	66°07'30"	48.30	50.00	76.70	S. 31°00'15"E. 69.54
L	26	13	92°03'20"	30.00	28.94	46.50	S. 30°15'40"W. 41.65
M	14	14	32°28'30"	60.00	206.02	116.77	S. 28°12'45"E. 115.21
M	5	14	22°27'45"	40.91	206.02	80.77	S. 23°12'22"E. 80.25
M	6	14	10°00'45"	18.04	206.02	36.00	S. 39°26'38"E. 35.45
N	9	14	41°13'	63.09	167.77	120.69	S. 65°03'30"E. 118.10
P	9	14	90°00'	35.00	35.00	54.48	N. 49°20'E. 49.50
N	11	14	17°20'40"	40.00	262.25	19.94	N. 45°20'20"W. 79.08
R	14	14	240°21'	28.42	48.96	51.57	S. 68°11'00"E. 49.22
S	14	14	240°21'	28.42	50.00	209.74	N. 46°48'50"E. 86.45
S	14	14	32°06'	14.38	50.00	28.01	S. 57°18'40"E. 27.65
S	15	14	6°25'	34.74	50.00	60.72	S. 6°28'10"E. 57.06
S	16	14	6°30'	30.66	50.00	55.01	S. 59°50'20"W. 52.27
S	17	14	51°18'	27.32	50.00	50.00	N. 59°59'40"W. 47.94
T	14	14	17°20'40"	47.63	312.25	44.52	S. 4°20'20"E. 44.16
T	22	14	12°32'40"	34.31	312.25	68.35	S. 6°44'20"E. 68.21
T	23	14	48°48'	13.07	312.25	26.17	S. 15°56'W. 26.16
U	24	14	101°20'40"	30.00	22.04	41.33	S. 49°20'20"E. 35.54