

CURVE DATA				CHORD			
CURVE	ANGLE	RADIUS	TANGENT	ARC	BEARING	DIST.	
"A"	90°04'	25.00	14.45	39.30	S.33°59'30"W.	25.03	
"B"	101°16'	25.00	30.47	44.19	S.50°20'30"E.	38.66	
"C"	22°27'	935.00	185.56	366.36	S.67°48'W.	364.01	
LOT-4	0°57'	935.00	7.75	15.51	S.78°33'W.	15.50	
LOT-5	4°18'	935.00	35.10	70.17	S.75°55'30"W.	70.18	
LOT-6	4°18'	935.00	35.10	70.17	S.71°37'30"W.	70.18	
LOT-7	4°18'	935.00	35.10	70.17	S.67°19'30"W.	70.18	
LOT-8	4°18'	935.00	35.10	70.17	S.63°01'30"W.	70.18	
LOT-9	4°18'	935.00	35.10	70.17	S.58°43'30"W.	70.18	
"D"	30°10'	885.00	238.52	465.96	S.63°56'30"W.	460.59	
LOT-1	8°21'	885.00	64.61	128.98	N.63°02'E.	128.86	
STREET	5°58'	885.00	46.13	92.16	N.60°11'30"E.	92.11	
LOT-2	8°04'	885.00	62.66	125.11	N.67°13'30"E.	125.02	
LOT-3	5°31'	885.00	42.64	85.21	N.74°02'E.	85.17	
LOT-4	2°14'	885.00	17.25	34.50	N.77°54'30"E.	34.50	
"E"	92°59'	20.00	21.07	32.46	S.76°18'E.	29.01	
"F"	92°59'	20.00	21.07	32.46	N.16°41'E.	29.01	
"G"	25°10'	450.00	88.15	174.10	S.40°53'30"E.	173.01	
LOT-1	8°03'	450.00	31.67	63.22	S.33°59'30"E.	63.17	
LOT-2	9°33'	450.00	37.59	75.01	S.42°38'E.	74.91	
LOT-3	4°34'	450.00	17.94	35.87	S.49°41'30"E.	35.80	
"H"	22°10'	400.00	78.36	154.75	N.40°53'30"W.	153.79	
LOT-7	8°36'	400.00	30.08	60.04	N.47°40'30"W.	59.98	
LOT-6	13°34'	400.00	47.58	94.71	N.36°35'30"E.	94.49	
"K"	62°00'	200.00	120.17	216.42	S.82°58'30"E.	206.02	
LOT-5	16°29'	200.00	28.97	57.54	S.60°13'E.	57.34	
LOT-6	18°38'	200.00	32.81	65.04	S.77°46'30"E.	64.76	
LOT-7	18°38'	200.00	32.81	65.04	N.88°35'30"E.	64.76	
LOT-8	8°15'	200.00	14.42	28.80	N.70°09'E.	28.78	
"L"	62°00'	150.00	90.13	162.32	N.82°58'30"W.	154.51	
LOT-10	28°58'	150.00	38.75	76.84	S.80°30'30"W.	75.03	
LOT-9	33°02'	150.00	44.48	86.48	N.68°29'30"W.	85.29	
"M"	300°00'	50.00	—	261.80	S.23°58'30"E.	50.00	
LOT-9	3°14'21"	50.00	14.20	27.67	S.69°49'40"E.	27.32	
LOT-10	33°24'40"	50.00	53.08	81.53	N.47°36'20"E.	72.79	
LOT-13	76°31'15"	50.00	38.73	65.90	N.36°52'07.5"W.	61.24	
LOT-12	39°20'45"	50.00	58.90	86.70	S.55°21'52.5"W.	76.23	

BOUNDARY LINE CALCULATIONS						
CORS	BEARING	DIST.	N.	S.	E.	W.
1-2	S.74°17'30"W.	304.20		82.36		292.84
2-3	S.74°17'W.	147.00		39.82		141.50
3-4	N.64°03'W.	168.00	92.76			127.91
4-5	N.49°23'W.	80.00	62.08			60.73
5-6	N.75°53'W.	80.00	19.51			77.58
6-7	N.32°12'W.	200.58	169.69			106.85
7-8	N.48°51'30"E.	20.00	13.16		16.06	
8-9	N.62°45'30"E.	120.86	73.14		96.22	
9-10	N.25°26'W.	266.31	216.99			154.39
10-11	N.79°01'30"E.	756.21	143.97		742.38	
11-12	S.11°02'30"E.	176.00		123.67	24.13	
12-13	S.07°17'30"W.	101.98		101.98		0.52
13-1	S.11°02'E.	441.63		433.47	84.62	
TOTALS			781.30	781.30	962.31	962.32

TOTAL AREA IN BOUNDARY = 10.435 ACRES

NOTES:
D.E. = DRAINAGE EASEMENT
S.E. = SEWER EASEMENT
G.A.E. = GUY ANCHOR EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT

RESERVATIONS AND RESTRICTIONS

- ALL LOTS IN THIS SUBDIVISION SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY.
- NO RESIDENCE SHALL BE ERECTED, CHANGED OR ALTERED, OR BE PERMITTED TO REMAIN ON ANY LOT OTHER THAN ONE DETACHED SINGLE FAMILY DWELLING NOT TO EXCEED 2 STORIES IN HEIGHT OR ONE DUPLEX OR TWO FAMILY DWELLING, NOT TO EXCEED 2 STORIES IN HEIGHT, AND A PRIVATE GARAGE FOR NOT MORE THAN TWO CARS FOR THE SINGLE FAMILY DWELLING OR FOUR CARS FOR THE DUPLEX OR TWO FAMILY DWELLING.
- NO ONE STORY DWELLING SHALL BE ERECTED ON ANY LOT IN SAID SUBDIVISION WHICH HAS LESS THAN 900 SQ. FT. OF LIVABLE AREA ON THE FIRST FLOOR AND WHICH EXCLUDES PORCHES AND CARPOETS, AND NO DWELLING SHALL BE ERECTED HAVING MORE THAN ONE STORY IN HEIGHT WITH THE FIRST FLOOR LIVABLE AREA OF LESS THAN 650 SQ. FT., EXCLUDING PORCHES AND CARPOETS.
- 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 A LOT MAY BE SUBDIVIDED PROVIDING EACH PART IS ALLOTTED TO AN ADJOINING LOT.
- NO DWELLING AND CARPOET, OR ENCLOSED PORCHES, SHALL BE LOCATED NEARER TO THE STREET LINE THAN THE BUILDING SET BACK LINE SHOWN ON THE AFORESAID MAP, AND NO DWELLING SHALL BE ERECTED NEARER TO ANY INSIDE SIDE LOT LINE THAN 6 FEET, NOR TO ANY SIDE STREET THAN THE BUILDING SET BACK LINE AS SHOWN ON THE AFORESAID MAP.
- ON CORNER LOTS, NO FENCES, WALL, HEDGE OR SHEDS PLANTING SHALL BE PERMITTED WHICH OBSTRUCTS SIGHT LINE AT ELEVATIONS ABOVE 3 FEET FROM THE GROUND LEVEL, ON A TRIANGULAR STRIP FORMED BY MEASURING 25 FEET FROM THE INTERSECTION OF THE TWO STREET LINES OR IN CASE OF CURVED CORNERS, 25 FEET FROM THE CORNER FORMED BY THE STREET LINES EXTENDED, AND NO TREES SHALL BE PERMITTED WITHIN SAID TRIANGULAR POINT UNLESS THE FOLIAGE OF SAID TREES IS OF SUFFICIENT HEIGHT ABOVE THE GROUND TO PERMIT UNOBSTRUCTED SIGHT LINES.
- NO FENCE, WALL, HEDGE OR SHEDS PLANTING SHALL BE PLACED ON THE FRONT OR SIDE LOT LINE THAT EXTENDS MORE THAN 10 FEET FROM THE LOT CORNER OR IS MORE THAN 3 FT. IN HEIGHT. NO HEDGE, FENCE OR WALL MAY BE ERECTED ALONG THE SIDE LINES OF ANY LOT BEGINNING AT THE REAR OF THE HOUSE AND EXTENDING TO THE REAR LINE OF LOT AND ALONG THE REAR LOT LINE OF ANY LOT HIGHER THAN 3 FEET FOR THE PURPOSE OF GIVING PRIVACY TO THE REAR PORTION OF EACH LOT.
- NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME OBNOXIOUS OR A NUISANCE TO THE NEIGHBORHOOD.
- NO STRUCTURE OF A TEMPORARY CHARACTER, TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDING SHALL BE USED ON ANY LOT ANY TIME AS A RESIDENCE, EITHER TEMPORARILY OR PERMANENTLY.
- NO SIGN OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC VIEW ON ANY LOT EXCEPT ONE PROFESSIONAL SIGN OF NOT MORE THAN FIVE SQ. FT., TWO SIGNS OF NOT MORE THAN TEN SQUARE FEET ADVERTISING THE PROPERTY FOR SALE OR RENT.
- 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 COMMERCIAL PURPOSES.
- NO LOT SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR RUBBISH, TRASH, GARAGE 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 CURRENTLY VALID STATE INSPECTION CERTIFICATE.
- THESE COVENANTS AND RESTRICTIONS ARE MADE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING ON ALL LOT OWNERS, THEIR HEIRS, DEVISEES OR ASSIGNS FOR A PERIOD OF 35 YEARS FROM THE DATE HEREOF & RENEWABLE FOR 10 YEAR PERIODS THEREAFTER.
- SHOULD ANY PROCEEDINGS AT LAW OR IN EQUITY DECREE THAT ANY ONE OR PART OF ANY ONE OF THE FOREGOING COVENANTS AND RESTRICTIONS AS DECLARED INVALID, THE SAME WILL NOT INVALIDATE ALL OR ANY PART OF THE REMAINING COVENANTS & RESTRICTIONS.
- THE ENFORCEMENT OF ANY OF THE COVENANTS AND RESTRICTIONS HEREIN CONTAINED MAY BE BY PROCEEDINGS AT LAW OR IN EQUITY 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.
- IF FRALIN AND WALDRON, INC., ITS SUCCESSORS OR ASSIGNS RESERVE THE RIGHT TO WAIVE, MODIFY AND RELIEVE ANY OF THE COVENANTS AND RESTRICTIONS HEREINAFORE IMPOSED FOR THE PURPOSE OF PERMITTING ANY LOAN PLACED UPON ANY LOT IN SAID SUBDIVISION TO BECOME A FIRST LIEGTH THEREON.
- 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 BOARD OF DIRECTORS OF FRALIN AND WALDRON, INC., IN WRITING, WHICH MAY BE A RECITATION TO THAT EFFECT IN ANY DEED SIGNED BY THE OFFICERS OF THE CORPORATION.
- 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 THE DIRECTORS OF THE CORPORATION AS AFORESAID, THEN ALL RIGHTS ON BEHALF OF THE CORPORATION OR ITS BOARD OF DIRECTORS RAISING ANY OBJECTION TO THE CHARACTER, STRUCTURE OR DESIGN OF SAID HOUSE OR ITS SPECIFICATIONS SHALL BE CONSIDERED WAIVED.

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT FRALIN AND WALDRON, INCORPORATED IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON SUBDIVIDED, KNOWN AS SECTION N°1 "BEVERLY HEIGHTS NORTH", BOUNDED AS SHOWN HEREON IN DETAIL BY OUTSIDE CORNERS 1 THRU 13 TO I, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED FROM J.W. PUCKETT, WIDOWER, DATED AUGUST 2, 1966, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY IN DEED BOOK 808 PAGE 550 AND WHICH LAND IS SUBJECT TO THE LIEN OF A CERTAIN DEED OF TRUST TO A.T. LOYD AND W. HEYWOOD FRALIN, TRUSTEES, SECURING J.W. PUCKETT AND RECORDED IN THE SAID CLERK'S OFFICE IN DEED BOOK 808 PAGE 552, AND WHICH LAND ALSO COMPRISES A PORTION OF THE LAND CONVEYED TO SAID OWNER BY DEED FROM JACKSON HILLS CORPORATION, DATED NOVEMBER 1, 1964, AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 760 PAGE 318.

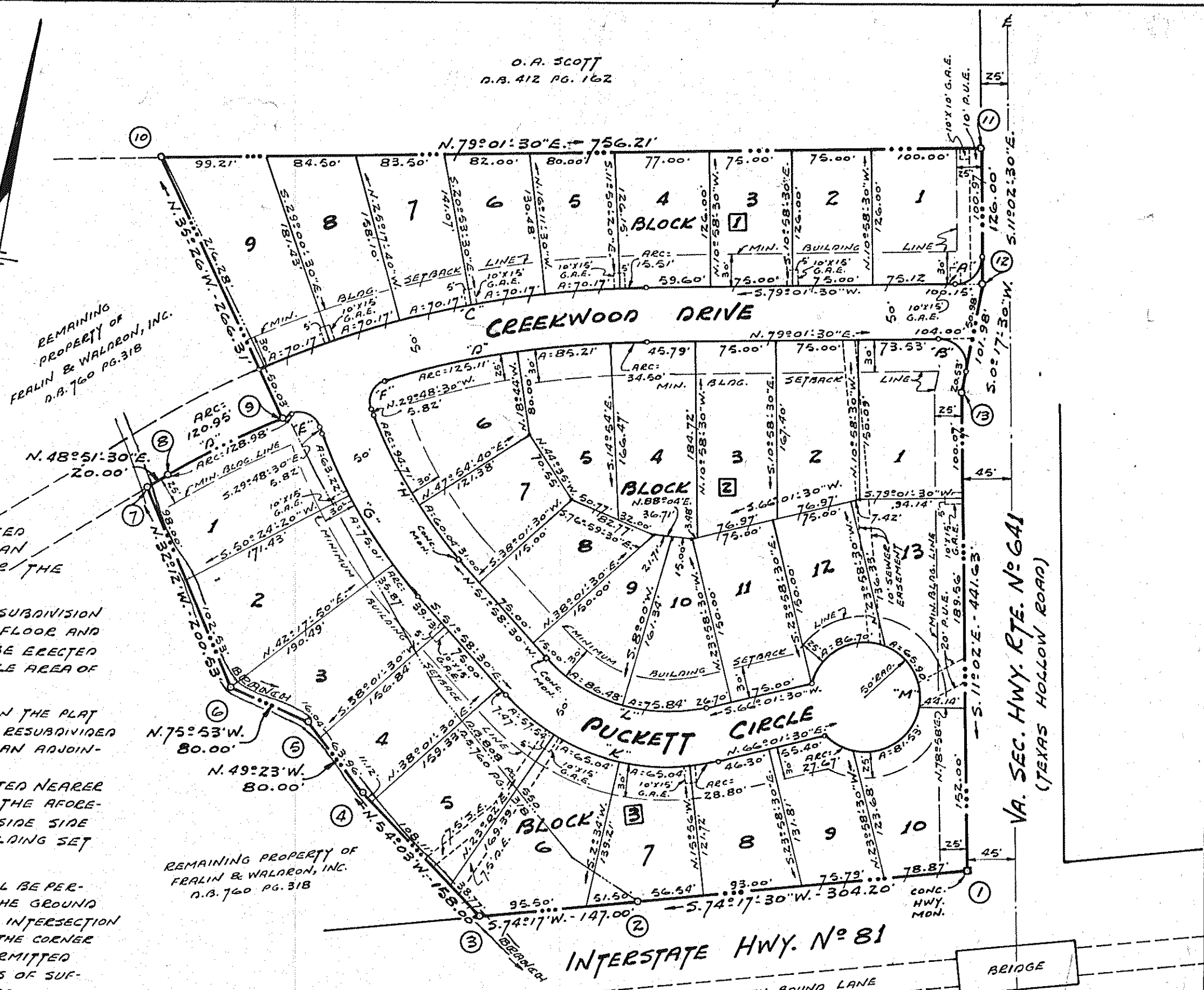
THE SAID OWNER CERTIFIES THAT IT HAS SUBDIVIDED THIS LAND, AS SHOWN HEREON, ENTIRELY WITH ITS OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH SECTIONS 15.1-465 THROUGH 15.1-485 OF THE VIRGINIA CODE OF 1950, AS AMENDED TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE COUNTY OF ROANOKE "LAND SUBDIVISION ORDINANCES". THE SAID OWNER WITH THE CONSENT OF THE UNDERSIGNED TRUSTEES, DOES, BY VIRTUE OF THE RECORDATION OF THIS PLAT, DEDICATE IN FEE SIMPLE TO THE COUNTY OF ROANOKE ALL THE LAND EMBRACED WITHIN THE STREETS OF THIS SUBDIVISION AND ALL THE EASEMENTS ARE HEREBY DEDICATED FOR PUBLIC USE.

THE SAID OWNER DOES 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 OWNER, ITS HEIRS, SUCCESSORS, DEVISEES AND ASSIGNS MAY OR MIGHT HAVE AGAINST THE COUNTY OR VIRGINIA DEPARTMENT OF HIGHWAYS 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 SAID COUNTY OR VIRGINIA DEPARTMENT OF HIGHWAYS 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 SIGNATURE OF THE SAID CORPORATION BY ELBERT H. WALDRON, ITS PRESIDENT, WITH ITS CORPORATE SEAL HEREUNTO AFFIXED AND DULY ATTESTED BY HORACE G. FRALIN, ITS SECRETARY, AND THE SIGNATURES OF THE AFORESAID TRUSTEES, THIS THE 26 DAY OF JUNE, 1969.

FRALIN AND WALDRON, INCORPORATED

BY: Elbert H. Waldron PRESIDENT
BY: Horace G. Fralin SECRETARY & TREASURER
BY: W. Heywood Fralin TRUSTEE
ATTEST: David Dick CIVIL ENGINEER & LAND SURVEYOR



STATE OF VIRGINIA } TO WIT:
CITY OF ROANOKE

I, David Dick, A
NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT ELBERT H. WALDRON AND HORACE G. FRALIN, PRESIDENT AND SECRETARY, RESPECTIVELY, OF FRALIN AND WALDRON, INCORPORATED, AND A.T. LOYD AND W. HEYWOOD FRALIN, TRUSTEES, WHOSE NAMES AS SUCH ARE SIGNED TO THE FOREGOING WRITING DATED June 26, 1969, HAS EACH PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON June 26, 1969.

David Dick,
NOTARY PUBLIC

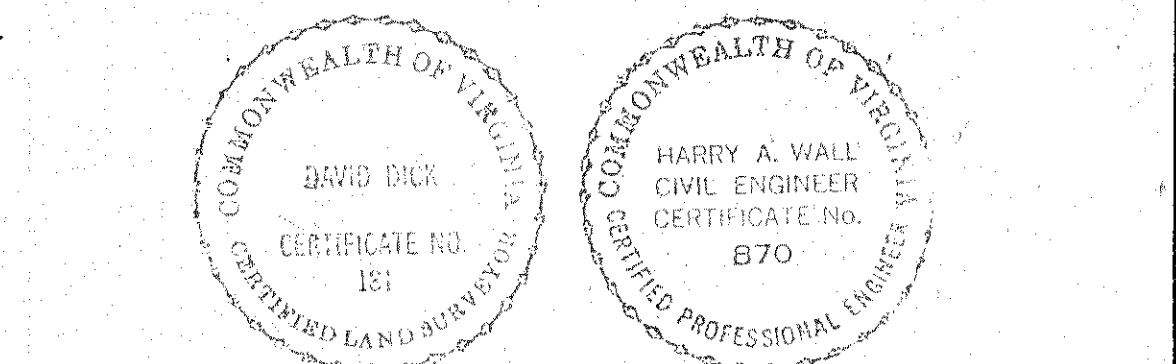
JUNE 4, 1969
I HEREBY CERTIFY THAT THIS PLAT OF SURVEY IS CORRECT.

David Dick
CIVIL ENGINEER & LAND SURVEYOR

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VA., THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THEREON ANNEXED IS ADMITTED TO RECORD ON June 23, 1970, AT 4:00 O'CLOCK P.M.

TESTE: ELIZABETH STOKES

Elizabeth Stokes
DEPUTY CLERK



APPROVED:

Charles H. DeLoach DATE: 7/3/69
CHAIRMAN - BOARD OF SUPERVISORS OF ROANOKE COUNTY

Paul M. Hines DATE: 7/3/69
SECRETARY - ROANOKE COUNTY PLANNING COMMISSION

William J. Smith DATE: 1-28-70
EXECUTIVE SECRETARY - CITY OF SALEM PLANNING COMMISSION

F. A. Smith DATE: 1-28-70
CITY ENGINEER - SALEM, VIRGINIA

PLAT
of
SECTION N°1
BEVERLY HEIGHTS NORTH
PROPERTY OF
FRALIN AND WALDRON, INC.
ROANOKE CO., VIRGINIA
BY: DAVID DICK AND HARRY A. WALL
CIVIL ENGINEERS AND SURVEYORS
DATE: JUNE 4, 1969 SCALE: 1"=100'
JOB N° 7287