

BOUNDARY COORDINATES ORIGIN OF COORDINATES ASSUMED R. NORTH EAST 950.17 1462.42 614.82 1108.62 1703.82 384.64 1753.88 904.86 1366.61 1173.52 1448.01 1206.02 1426.51 1436.50 1244.99 1257.89 950.17 1462.42 BOUNDARY CONTAINS 12.977 ACRES

TORONIONE TO BEDFO

LOCATION MAP

## MARCH 29, 1971

IHEREBY CERTIFY THAT THIS

Raymond C. Theeba STATE CERTIFIED LAND SURVEYOR

THE FOLLOWING RESERVATIONS AND RESTRICTIONS ARE MADE COVENANTS RUNNING WITH THE TITLE TO THE LOTS SHOWN HEREON FOR A PERIOD OF TWENTY (20) YEARS FROM THE DATE OF RECORDATION OF THIS PLAT.

I. PROPERTY TO BE USED AS BUILDING SITES FOR SINGLE FAMILY TYPE DWELLINGS ONLY.

- 2. NO LOTS SHALL BE FURTHER SUBDIVIDED, WITHOUT WRITTEN CONSENT OF THE DEVELOPERS; EXCEPT A
  LOT MAY BE DIVIDED AND ADDED TO ADJOINING LOTS.
- 3. NO TEMPORARY LIVING QUARTERS SHALL BE ERECTED ON LOTS.
- 4. NO RESIDENCE SHALL BE ERECTED WITH THE MAIN BODY CLOSER TO THE STREET LINE THAN THE BUILDING LINE SHOWN HEREON.
- 5. NO HOGS, CHICKENS, GOATS, CATTLE OR OTHER NUISANCE ALLOWED AND NOTHING SHALL BE DONE TO DISTURB THE PEACE AND QUIETUDE OF THE NEIGHBORHOOD.
- 6. NO PREFABRICATED HOUSES SHALL BE ERECTED ON THE PROPERTY.
- 7. (A) HOUSES SHALL BE CONSTRUCTED WITH BRICK OR STONE; OR A COMBINATION OF EITHER; OR A COMBINATION OF BRICK OR STONE AND WEATHER BOARDING.

(B)HOUSES CONSTRUCTED OF OTHER TYPES OF MATERIALS SHALL BE APPROVED BY THE DEVELOPERS.

- 8. MINIMUM LIVING SPACE SHALL BE AS FOLLOWS:
- (A) SINGLE-STORY DWELLINGS SHALL HAVE A MINIMUM FLOOR SPACE OF 1250 SQUARE FEET.

  (B) TWO-STORY HOUSES MUST HAVE A MINIMUM OF 1000 SQUARE FEET ON THE FIRST FLOOR.

  (C) TWO-STORY HOUSES MUST HAVE A COMBINED FLOOR SPACE OF AT LEAST 1500 SQUARE FEET.

  (D) THE GROUND FLOOR DIMENSIONS OF SPLIT LEVEL HOUSES MAY BE NO LESS THAN 44FT. × 26 FT. ALL MINIMUMS EXCLUDE BASEMENTS, GARAGES, SUN PORCHES, CARPORTS AND BREEZEWAYS.

  ANY HOUSE OTHER THAN THOSE LISTED ABOVE WILL BE CONSISTENT WITH THE MINIMUM DIMENSIONS AND BASIC BUILDING COSTS OF THOSE LISTED AND MUST BE APPROVED BY THE DEVELOPERS.
- 9. THE RIGHT IS RESERVED BY THE OWNERS OF THIS SUBDIVISION TO CONSTRUCT WATER MAINS, AND TO REPAIR AND MAINTAIN SAME IN THE EASEMENTS AND STREETS SHOWN HEREON.
- IO. ALL LOTS ARE SUBJECT TO EASEMENTS AS SHOWN ON BODY OF MAP AS WELL AS NECESSARY GUYS
  AND ANCHORS FOR ELECTRIC AND TELEPHONE POLES.
- II. IF THE OWNERS OF THIS SUBDIVISION OR ANYONE CLAIMING UNDER THEM, SHALL VIOLATE OR ATTEMPT TO VIOLATE ANY OF THESE COVENANTS, IT SHALL BE LAWFUL FOR ANY PERSON OR PERSONS OWNING ANY REAL PROPERTY SITUATE IN THIS 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 DOING SO, OR TO RECOVER DAMAGES.

THAT WILBERT K. TESTER AND CAROLYN J. TESTER AND CLARENCE B. TESTER AND JUANITA D. TESTER ARE THE FEE SIMPLE OWNERS AND PROPRIETORS OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, KNOWN AS SECTION NO. Z, LA BELLEVUE BOUNDED AS SHOWN HEREON IN DETAIL BY OUTSIDE CORNERS I THRU 8 TO I,INCLUSIVE, WHICH COMPRISES PART OF THE LAND CONVEYED TO THE SAID OWNERS BY DEED FROM GEORGE H. CADD AND HAZEL P. CADD, RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY IN D.B. 806 Pg. 254, AND ALL THE LAND CONVEYED TO THE SAID OWNERS BY DEED FROM ANNIE MAE BROYLES, SINGLE, WILMA GRACE BROYLES, SINGLE, AND FRANK WATSON BROYLES, SINGLE, RECORDED IN THE AFORESAID CLERKS OFFICE IN D.B. 889 Pg. 481, AND WHICH LAND IS NOT SUBJECT TO ANY LEIN OR DEEDS OF TRUST.

THE SAID OWNERS CERTIFY THAT THEY HAVE SUBDIVIDED THIS LAND AS SHOWN HEREON, ENTIRELY WITH THEIR OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH SECTIONS 15
I THROUGH 15-467 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 OWNERS, DO 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.

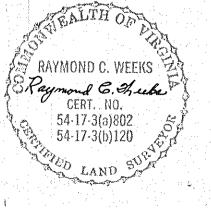
THE SAID OWNER DOES AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT AND SUBDIVISION AND THE ACCEPTANCE OF THE DEDICATION OF THE STREETS, SHOWN HEREON, BY THE BOARD
OF SUPERVISORS OF ROANOKE COUNTY, ON ITS OWN BEHALF AND FOR AND ON ACCOUNT OF ITS HEIRS,
SUCCESSORS, DEVISEES, AND ASSIGNS, SPECIFICALLY RELEASES THE COUNTY AND THE VIRGINIA
DEPARTMENT OF HIGHWAYS FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SUCH
OWNERS, THEIR HEIRS, SUCCESSORS, DEVISEES AND ASSIGNS MAY OR MIGHT HAVE AGAINST THE
COUNTY OR VA. DEPT. OF HWYS. 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 SIGNATURES OF THE SAID OWNERS, THIS THE 6 DAY OF APRIL, 1971.

Willast & Jasta

Clarence 1. Dester OWNER Caralyn d. resten

Juanela D. Vester



	Activity and an	*		CURVI	E DATA	4		
CRV.	IOT	BLK	ANGLE	TAN	RADIUS	ARC	CHORD	
	10,						BEARING	D/57.
A	1	6	123º 29'-10"	83.72	45.00	96.98	583°30:25"W	79.27
8	3	6	41º 24:30"	18.90	50.00	36.13	N14º02'45'W	35,35
C	<i>TOT.</i>	6	262° 49'	9	50.00	229.35	555°15'W	75.00
C	3	6	<i>59° 52'</i>	28.79	50.00	52.24	N23º16-30"W	49.90
C	4	6	63°02'	30.66	50.00	55.01	N84º43'30"W	52.27
C	5	6	57º18'	27.31	50.00	50.00	535°06'30"W	47.94
C	6	6	82º37'	43.94	50.00	72.10	534º51'E	66.01
D	6	6	4/24:30"	18.90	50.00	36.13	555°27'15"E	35.35
E	2	7	56º30'50"	43.00	80.00	78.91	N6º 29: 35"W	75.75

STATE OF VIRGINIA TO WIT:

THE AFORESAID AND STATE DO HEREBY CERTIFY THAT
WILBERT K. TESTER, CAROLYN J. TESTER, CLARENCE B. TESTER AND
JUANITA D. TESTER, OWNERS, WHOSE NAMES AS SUCH ARE SIGNED
TO THE FOREGOING WRITING DATED ( 1971, HAS EACH
PERSONALLY APPEARED BEFORE ME IN MY AFORESAID AND
STATE AND ACKNOWLEDGED THE SAME ON COME. 1971.

MY COMMISSION EXPIRES: Honember 23 1973

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR ROANOKE COUNTY, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOW-LEDGMENT AND DEDICATION THERETO ANNEXED IS ADMITTED TO RECORD ON A 12, 1971, AT 2:15 O'CLOCK P.M.

TESTE: ELIZABETH STOKES

BY: HIM HE LONG TOUR

NOTARY PUBLIC

## APPROVED:

CHAIRMAN BOARD OF SUPERVISORS OF ROANOKE COUNTY DATE

SECRETARY ROANOKE COUNTY PLANNING COMMISSION DATE

AGENT-ROANOKE CITY PLANNING COMMISSION DATE

Jam H. Musheem 9 Apr 71
CITY-ENGINEER-ROANOKE, VIRGINIA DATE

CAPTION LEGAL REFERENCE:

SEE D.B. 806 Pg. 254 FOR DEED OF CONVEYANCE OF 40.3 ACRES
TO WILBERT K. TESTER, Et. Als. FROM GEORGE H. CADD, Et.Ux.
SEE D.B. 889 Pg. 481 FOR DEED OF CONVEYANCE TO WILBERT
K. TESTER, Et. Als. FROM ANNIE MAE BROYLES, SINGLE, WILMA GRACE
BROYLES, SINGLE, AND FRANK WATSON BROYLES, SINGLE.

PLAT OF

SECTION NO. 2

LA BELLEVUE

PROPERTY OF

WILBERT K. TESTER AND CAROLYN J. TESTER
CLARENCE B. TESTER AND JUANITA D. TESTER

ROANOKE COUNTY, VIRGINIA

BY:RAYMOND C. WEEKS
STATE CERT. LAND SURVEYOR

DATE: MARCH 29, 1971

SCALE: 1"-100"