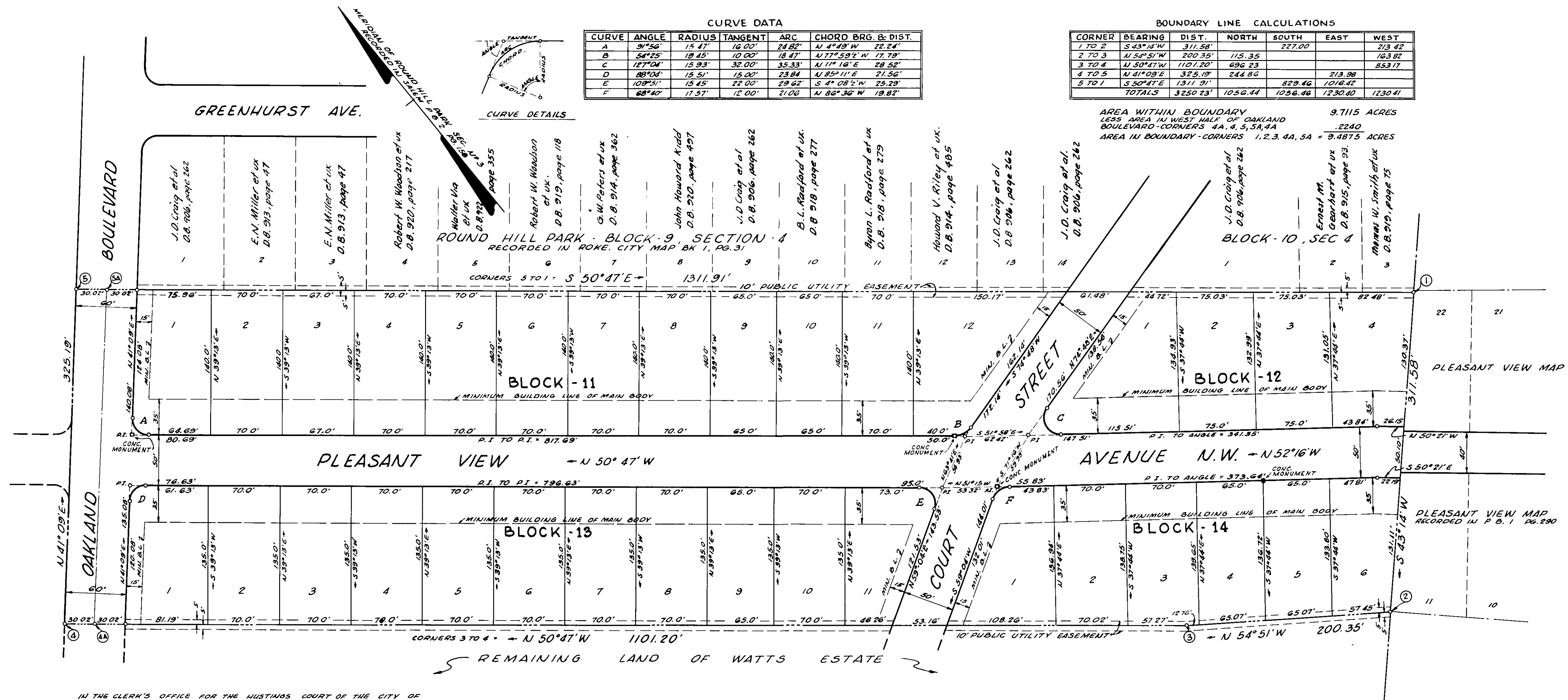


REMAINING LAND OF WATTS ESTATE



CURVE DATA

| CURVE | ANGLE   | RADIUS | TANGENT | ARC    | CHORD      | BRG. & DIST. |
|-------|---------|--------|---------|--------|------------|--------------|
| A     | 91°56'  | 15.47' | 16.00'  | 24.82' | N 4°49' W  | 28.24'       |
| B     | 54°25'  | 18.45' | 10.00'  | 18.47' | N 77°59' W | 17.79'       |
| C     | 127°04' | 15.93' | 32.00'  | 35.33' | N 11°16' E | 28.52'       |
| D     | 88°04'  | 15.51' | 15.00'  | 23.84' | N 85°11' E | 21.56'       |
| E     | 108°51' | 15.45' | 22.00'  | 29.62' | S 4°08' W  | 25.29'       |
| F     | 68°40'  | 17.57' | 12.00'  | 21.06' | N 86°36' W | 19.82'       |

BOUNDARY LINE CALCULATIONS

| CORNER | BEARING    | DIST.    | NORTH    | SOUTH    | EAST     | WEST     |
|--------|------------|----------|----------|----------|----------|----------|
| 1 TO 2 | S 43°14' W | 311.58'  |          | 227.00'  |          | 213.42'  |
| 2 TO 3 | N 54°51' W | 200.35'  | 115.35'  |          |          | 163.82'  |
| 3 TO 4 | N 50°47' W | 1107.20' | 696.23'  |          |          | 853.17'  |
| 4 TO 5 | N 41°09' E | 325.19'  |          |          | 213.98'  |          |
| 5 TO 1 | S 50°47' E | 1311.91' |          | 829.46'  | 1016.42' |          |
| TOTALS |            | 3250.23' | 1056.44' | 1056.46' | 1230.40' | 1230.41' |

AREA WITHIN BOUNDARY 9.7115 ACRES  
 LESS AREA IN WEST HALF OF OAKLAND BOULEVARD - CORNERS 4A, 4, 5, 5A, 4A 2240  
 AREA IN BOUNDARY - CORNERS 1, 2, 3, 4A, 5A = 9.4875 ACRES

IN THE CLERK'S OFFICE FOR THE JUSTICES COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THEREON ANNEXED IS ADMITTED TO RECORD ON April 28, 1954, AT 2:15 O'CLOCK P.M.  
 TESTE R.J. WATSON, CLERK  
 BY: Chas. H. Smith Jr. DEPUTY CLERK

RESTRICTIONS:

- NO BUILDING SHALL BE ERRECTED OR MAINTAINED ON ANY BUILDING PLOT IN THIS SUBDIVISION OTHER THAN ONE SINGLE FAMILY DWELLING OR ONE TWO-FAMILY DWELLING HAVING A SINGLE FRONT ENTRANCE, AND NECESSARY OUTBUILDINGS.
- NO DWELLING OR RESIDENCE SHALL BE ERRECTED COSTING LESS THAN \$9,000.00.
- A BUILDING PLOT AS USED HEREIN MEANS ANY OF THE LOTS SHOWN ON THIS PLAT OR REARRANGED LOT AND LOTS SHALL BE REARRANGED SO THAT ANY LOT HAS AN AREA OF LESS THAN 7,500 SQUARE FEET AND A WIDTH OF LESS THAN 65 FEET AT THE FRONT BUILDING LINE.
- NO TRAILER, BASEMENT, SHACK, GARAGE, BARN, OR OTHER OUTBUILDING ERRECTED ON ANY LOT IN THIS SUBDIVISION SHALL AT ANY TIME BE USED AS A RESIDENCE OR DWELLING, NOR SHALL ANY RESIDENCE OR DWELLING OF A TEMPORARY CHARACTER BE PERMITTED.
- NO OFFENSIVE OR OBNOXIOUS TRADE OR ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME A NUISANCE.
- THE RESTRICTIONS LISTED ABOVE ARE HEREBY MADE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE PARTIES HERETO AND ALL PERSONS CLAIMING UNDER THEM FOR A PERIOD OF TIME EXTENDING FOR 25 YEARS FROM THE DATE OF THE RECORDATION OF THIS PLAT, AFTER WHICH, SAID COVENANTS AND RESTRICTIONS SHALL TERMINATE.
- IF EITHER OF THE PARTIES HERETO OR ANYONE CLAIMING UNDER THEM SHALL VIOLATE OR ATTEMPT TO VIOLATE ANY OF THE COVENANTS HEREIN, IT SHALL BE LAWFUL FOR ANY PERSON OR PERSONS OWNING ANY REAL PROPERTY SITUATE IN THIS SUBDIVISION TO PROSECUTE ANY PROCEEDINGS AT LAW OR 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 FOR SUCH VIOLATION.

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT R.W. WOODSON AND SALLY B. WOODSON, HIS WIFE, AND LEON R. KYTCHEN AND GRACE C. KYTCHEN, HIS WIFE, ARE THE OWNERS OF THE LAND SHOWN HEREON AS BOUNDED BY CORNERS 1, 2, 3, 4, 5 TO 1 AND KNOWN AS SECTION 4 OF ROUND HILL PARK. THE SAID OWNERS CERTIFY THAT THEY HAVE SUBDIVIDED THIS LAND AS SHOWN HEREON INTO LOTS, BLOCKS, AND STREETS ENTIRELY WITH THEIR OWN FREE WILL AND CONSENT AS REQUIRED BY THE CODE OF VIRGINIA.  
 THE SAID OWNERS FURTHER CERTIFY THAT THE LAND EMBRACED WITHIN THE LIMITS OF OAKLAND BOULEVARD, PLEASANT VIEW AVENUE, AND COURT STREET IS HEREBY DEDICATED IN FEE SIMPLE TO THE CITY OF ROANOKE, VIRGINIA, FOR STREET PURPOSES. IN WITNESS WHEREOF, WE HEREBY PLACED THE SIGNATURES AND SEALS OF THE AFORESAID OWNERS ON APRIL 17, 1954.

R.W. Woodson (SEAL) Leon R. Kitchen (SEAL)  
 OWNERS  
Sally B. Woodson (SEAL) Grace C. Kitchen (SEAL)  
 OWNERS

STATE OF VIRGINIA } TO WIT:  
 CITY OF ROANOKE

I, R.E. Edmunds, A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT R.W. WOODSON AND SALLY B. WOODSON, HIS WIFE, AND LEON R. KYTCHEN AND GRACE C. KYTCHEN, HIS WIFE, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING BEARING DATE OF APRIL 17, 1954 HAVE EACH PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON APRIL 17, 1954.

4-2-57  
 MY COMMISSION EXPIRES

APPROVED: J.R. Hildebrand DATE: 4-27-54 AGENT FOR ROKE CITY PLANNING COMM.  
 APPROVED: H. Clatus Boyles DATE: 4-28-54 CITY ENGINEER FOR ROKE CITY

LEGAL REFERENCE  
 THIS PROPERTY WAS CONVEYED TO R.W. WOODSON, ETUX AND LEON R. KYTCHEN, ETUX BY DEED RECORDED APRIL 17, 1954 AND WHICH AT THIS DATE IS NOT SPREAD IN DEED BOOK.

MAP OF  
 SECTION No 5  
**ROUND HILL PARK**  
 PROPERTY OF  
 R.W. WOODSON, ETUX & LEON R. KYTCHEN, ETUX  
 ROANOKE VIRGINIA  
 BY: David Dick  
 STATE CERT. ENGINEER & SURVEYOR  
 DATE - MARCH 31, 1954. SCALE - 1" = 60'