

BOUNDARY LINE CALCULATIONS						AREA CALCULATIONS		
Corner	Bearing	Dist. Lin. Ft.	COSINE	SINE	Double Meridian Dist.	Double N. AREA	Double S. AREA	
1	S 53° 08' E	266.40	159.83	213.13	213.13	104.021	34.064	
2	N 52° 39' E	268.14	162.68	213.16	639.42	104.021		
3	S 36° 12' E	267.00	215.46	157.69	1010.27		217.672	
4	S 56° 40' E	413.50	227.22	345.47	1513.43	343.881		
5	N 64° 13' W	178.27	77.54	160.52	1698.38	131.692		
6	N 25° 27' E	214.00	193.23	91.96	1629.82	314.930		
7	N 25° 47' E	357.20	321.64	155.37	1877.15	603.766		
8	N 62° 01' W	89.50	41.99	79.04	1953.48	82.026		
9	N 14° 01' E	450.37	436.96	109.08	1983.52	866.719		
10	S 63° 23' W	605.15	271.12	541.02	1551.58		420.664	
11	S 50° 03' W	203.17	130.46	155.75	854.81		111.518	
12	S 7° 04' W	768.15	684.02	349.53	349.53		239.085	
TOTALS =		1461.26	1460.89	1285.86	1285.86	2,447.035	1,023.003	

Total Area = From H.D. Howbert's 16.346 Acres. = 1,023.003

712016 = 16.346 Acres.
43560 = 16.346 Acres.

CURVE DATA										
Lot	BLK	Angle	Tan.	Rad.	Arc	Bearing	Dist.	1/4		
1A	1	65° 41'	25.81	40.00	45.86	S 20° 15' E	43.38	32° 50'		
1B	6	10° 10'	30.00	42.71	52.30	S 27° 47' W	49.10	35° 05'		
1C	1	24° 42'	44.53	203.37	87.67	S 19° 39' E	87.90	12° 21'		
"	9	12° 21'	22.00	203.37	43.84	S 25° 49' E	43.74	6° 10'		
"	6	12° 21'	22.00	203.37	43.84	S 13° 28' E	43.74	6° 10'		
2A	2	24° 53'	43.44	650.00	282.37	N 78° 05' W	280.14	12° 26' 45"		
"	3	8° 04'	45.80	650.00	91.62	S 86° 30' E	91.54	4° 02' 3"		
"	2	7° 56'	45.15	650.00	90.17	S 72° 35' E	90.09	3° 58' 4"		
"	1	8° 51'	50.38	650.00	100.58	S 70° 05' E	100.47	4° 25' 9"		
2B	4	35° 07'	18.56	58.66	35.95	N 71° 54' E	35.39	17° 33' 1/2"		
2C	2	208° 04'	00	40.00	145.26	N 21° 37' W	77.61	104° 02'		
"	4	58° 12'	22.26	40.00	40.63	S 83° 27' W	38.91	29° 06'		
"	5	95° 23'	43.94	40.00	66.59	N 19° 45' W	59.16	47° 41' 1/2"		
"	9	54° 29'	20.59	40.00	38.04	N 55° 10' E	36.02	27° 14' 1/2"		
2D	2	31° 56'	200.28	700.00	390.14	S 81° 37' E	385.11	15° 58'		
"	6	13° 40'	83.97	700.00	167.14	S 72° 29' E	166.73	6° 50' 5"		
"	7	8° 11'	50.10	700.00	100.00	S 83° 25' E	99.95	4° 05' 4"		
"	8	7° 22'	45.07	700.00	90.00	N 88° 48' E	89.94	3° 41'		
"	5	2° 41'	16.51	700.00	33.00	N 83° 46' E	33.00	1° 21' 05"		
2E	6	146° 21'	82.67	25.00	63.86	N 41° 10' E	47.86	73° 10' 1/2"		
2F	2	24° 42'	55.48	253.37	109.23	N 19° 39' W	108.38	12° 21'		
"	11	12° 21'	27.41	253.37	54.61	N 13° 28' W	54.50	6° 10' 1/2"		
"	10	12° 21'	27.41	253.37	54.61	N 25° 49' W	54.50	6° 10' 1/2"		
3A	1	90° 00'	30.00	30.00	47.12	S 52° 18' E	42.43	45° 00'		
3B	3	19° 50'	40.00	228.80	79.20	S 72° 47' W	78.80	9° 55'		
"	5	9° 10'	18.34	228.80	36.61	N 67° 27' E	36.57	4° 35'		
"	6	10° 40'	21.36	228.80	42.60	N 77° 22' E	42.54	5° 20'		
3C	7	90° 00'	25.00	25.00	39.27	S 52° 18' E	35.36	45° 00'		

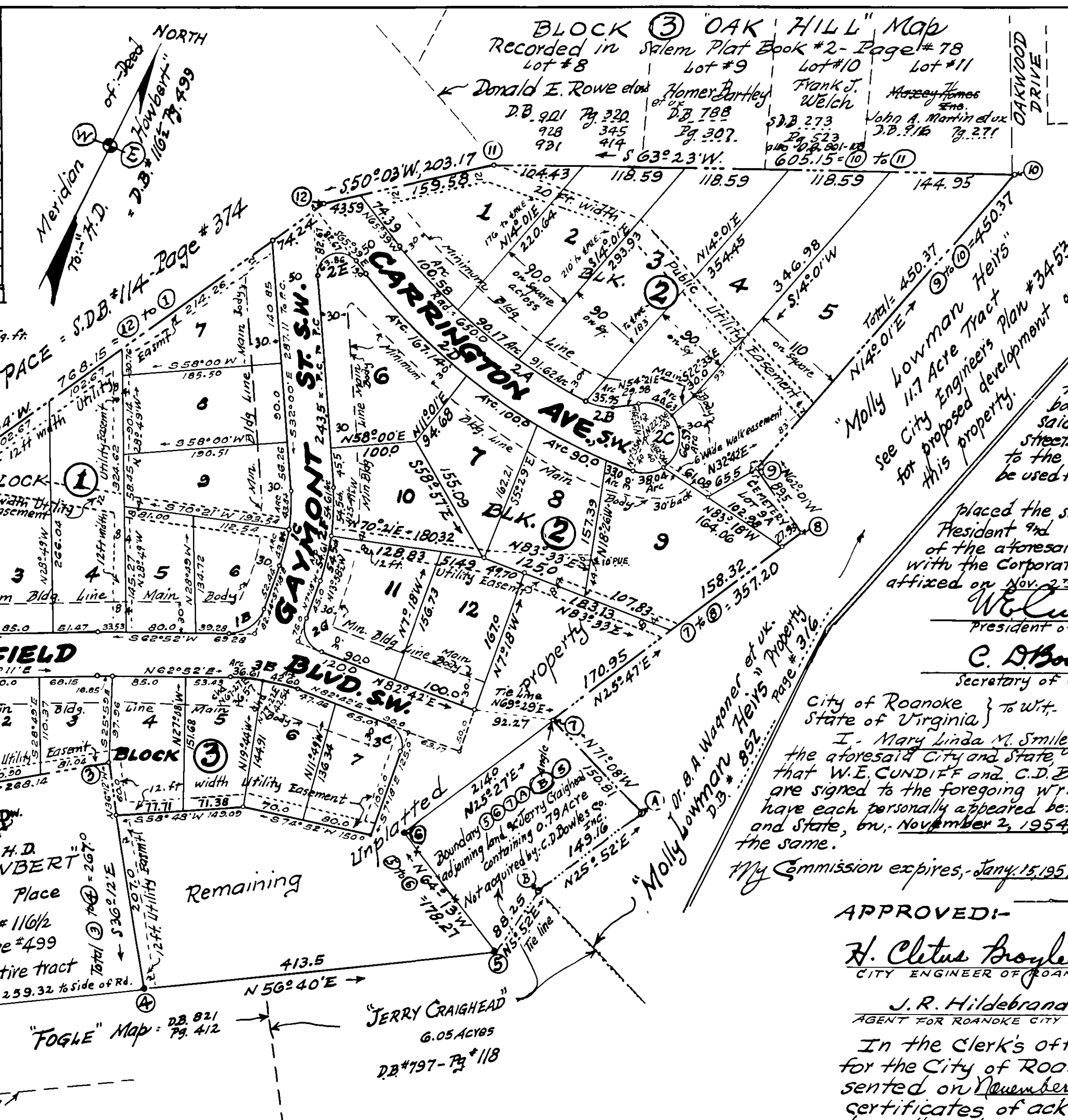
"GAYMONT" RESERVATIONS & RESTRICTIONS:-

The following reservations and restrictions, which shall not apply to Lot 9A, Block 2, 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. No structures shall be erected on this land other than private dwelling houses with necessary out buildings; nor shall more than one dwelling house, with necessary out buildings be erected or suffer to remain on any one lot, or portions of lots whose frontage or average width of less than 70 ft.
2. No part of any building other than porches, shall be located nearer to the front or side street line than 30 ft, except as shown on this map.
3. No dwelling costing less than \$12,000.00, or the equivalent value of \$12,000.00 in October, 1954, shall be erected upon any building site hereon, said houses to have not less than 1200 Square Feet of liveable floor space area, plus 200 Square Feet in car ports or porches, or houses without car ports or porches to have not less than 1400 Sq. Ft. of liveable floor space.
4. No trailer, basement shack or garage, barn or other out buildings, erected on any building site, shall be used at any time as a residence temporarily or permanently, nor shall any residence of a temporary character be permitted.
5. None of the lots shall be used as a parking lot for commercial vehicles, and no offensive trade or activity, shall be carried on, or any lots, nor shall anything be done thereon which may be or become a nuisance to the neighborhood.
6. The lots are subject to the utility easements, as shown hereon, as well as necessary anchors or guys to electric or telephone poles.
7. 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.

Field work, C.B.M.J.
Drawn by, R.W.
Checked by, C.M.M.

Field Note Book # BS-54



KNOW ALL MEN BY THESE PRESENTS that the C.D. Bowles Co., Inc. is the owner of the lands shown herein, enclosed by outside corners ① to ③ to ① inclusive, This entire boundary is conveyed to said owner by H.D. Howbert, by deed dated Sept. 16, 1954, being recorded in the Clerk's office of the Hustings Court of Roanoke City, Va. in D.B. # 937, Page # 248.

The said owner further certifies that this land is subdivided into the lots and therefor as shown hereon, entirely with the free will and consent of said corporation, as required by the Section of the Code of Virginia, thereto applying.

The said owner hereby dedicates all the streets and Avenues for public uses, which thoroughfares are included within the boundary of land purchased from said H.D. Howbert, and all of said streets and Avenues are hereby conveyed to the City of Roanoke in fee simple, to be used for public street purposes.

In witness whereof are hereby placed the signatures of W.E. Cundiff, President and C.D. Bowles, Secretary, respectively of the aforesaid C.D. Bowles Co., Inc., together with the Corporate Seal of said Corporation, hereto affixed on Nov. 2nd 1954.

W.E. Cundiff
President of C.D. Bowles Co., Inc.

C.D. Bowles
Secretary of C.D. Bowles Co., Inc.

City of Roanoke, State of Virginia } to wit:
I, Mary Linda M. Smiley, a Notary in and for the aforesaid City and State, do hereby certify that W.E. Cundiff and C.D. Bowles, whose names are signed to the foregoing writing dated Nov. 2, 1954, have each personally appeared before me in my said City and State, on November 2, 1954, and acknowledged the same.

My Commission expires, Jan. 15, 1957.

Mary Linda M. Smiley
NOTARY PUBLIC.

APPROVED:-
H. Clitus Boyles
CITY ENGINEER OF ROANOKE, VIRGINIA Date: 11/17/54

J.R. Hildebrand
AGENT FOR ROANOKE CITY PLANNING COMMISSION Date: Nov. 17, 1954

In the Clerk's office of the Hustings Court for the City of Roanoke, this Map is presented on November 17, 1954, and with the certificates of acknowledgment and dedication thereto annexed is admitted to record, at 2:00 o'clock P.M.

Teste:
R.J. Watson
CLERK

By: Lena Testerman
Deputy Clerk.

MAP of SECTION No.1
GAYMONT
PROPERTY OF:-
C.D. BOWLES CO., INC.
Roanoke, Virginia.
Surveyed and Platted
By: C.B. Malcolm & Son.
Date: Nov. 15, 1954 State Cert. Engrs. Scale: 1"=100'
Part of: Appr. # 126-02-16