

BOUNDARY LINE CALCULATIONS						
POINTS	BEARING	DIST.	N	S	E	W
1-2	S 21° 27' W	457.21		425.54		167.19
2-3	S 83° 23' E	649.31		74.82	644.99	
3-4	S 69° 23' E	427.95		150.69	400.54	
4-5	S 39° 03' E	103.34		80.25	65.10	
5-6	S 39° 31' E	15.87		12.24	10.10	
6-7	S 26° 45' W	12.48		11.14		5.62
7-8	S 9° 53' 1/2' E	17.90		17.63	3.08	
8-9	N 46° 32' W	31.25	21.50			22.68
9-10	S 37° 45' W	60.30		47.69		36.92
10-11	S 46° 32' E	40.04		27.54	29.06	
11-12	S 88° 23' 1/2' W	21.24		0.60		21.23
12-13	S 43° 19' W	241.71		175.86		165.82
13-14	S 37° 45' W	156.91		124.11		96.10
14-15	N 69° 23' W	304.78	107.31			285.26
15-16	N 83° 23' W	673.92	77.65			669.43
16-17	N 82° 33' W	180.50	23.40			178.97
17-18	N 21° 27' E	842.00	783.68		307.91	
18-19	N 8° 51' E	123.06	121.56		19.14	
19-1	N 85° 36' E	169.77	13.02		169.27	
TOTALS		4529.60	1148.12	1148.11	1649.19	1649.22

- RESTRICTIONS -

1. NO BUILDING SHALL BE ERECTED 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.
2. NO DWELLING OR RESIDENCE SHALL BE ERECTED COSTING LESS THAN \$2,000.00, OR THE EQUIVALENT VALUE OCTOBER 1, 1955, 70% OF THE FACE OF EXTERIOR WALLS OF ALL DWELLINGS SHALL BE BRICK OR STONE.
3. NO TRAILER, BASEMENT, SHACK, GARAGE, BARN, OR OTHER BUILDINGS ERECTED 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.
4. 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.
5. 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 RECORDATION OF THIS PLAT, AFTER WHICH, SAID COVENANTS AND RESTRICTIONS SHALL TERMINATE.
6. IF 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.

NOTE: THE SEGMENTS OF THE 800' O.A. TURNAROUNDS OUTSIDE OF THE 500' WIDTH OF PITTSFIELD AVE. AND KERSHAW ROAD SHALL REVERT TO THE ADJOINING LOT OWNERS WHENEVER SAID AVE OR ROAD IS EXTENDED.

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT CLARENCE L. POFF, SR. AND ARDELIA V. POFF, HIS WIFE ARE THE OWNERS OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 1 THRU 19 TO 1. THE SAID OWNERS CERTIFY THAT THEY HAVE SUBDIVIDED THIS LAND INTO LOTS AND STREETS AS SHOWN HEREON ENTIRELY WITH THEIR OWN FREE WILL AND CONSENT AS REQUIRED BY SECTION 15-797, 1950 CODE OF VIRGINIA APPLYING THERETO. THE SAID OWNERS FURTHER CERTIFY THAT ALL OF THE STREETS EMBRACED WITHIN THIS BOUNDARY ARE HEREBY DEDICATED IN FEE SIMPLE TO THE CITY OF ROANOKE, VIRGINIA, FOR STREET PURPOSES. IN WITNESS WHEREOF ARE HEREBY PLACED THE SIGNATURES AND SEALS OF THE AFORESAID OWNERS ON May 11, 1955.

Clarence L. Poff, Sr. (SEAL)
OWNER

Ardelia V. Poff (SEAL)
OWNER

SEE PLAN, PROFILE, AND CROSS-SECTIONS MADE BY DAVID DICK, STATE CERTIFIED ENGINEER DATED NOV. 12, 1954, AND APPROVED BY H.C. BROYLES, CITY ENGINEER, AND J.R. HILDEBRAND, AGENT, NOV. 17, 1954, ON FILE IN THE OFFICE OF THE CITY ENGINEER, ROANOKE, VIRGINIA.

PROPERTY OF ROANOKE COUNTRY CLUB

STATE OF VIRGINIA } TO WIT:
CITY OF ROANOKE }

Edison B. Grinton, A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT CLARENCE L. POFF, SR. AND ARDELIA V. POFF, HIS WIFE, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING BEARING DATE OF May 11, 1955, HAVE EACH PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON May 11, 1955.

MY COMMISSION EXPIRES:
May 20, 1955

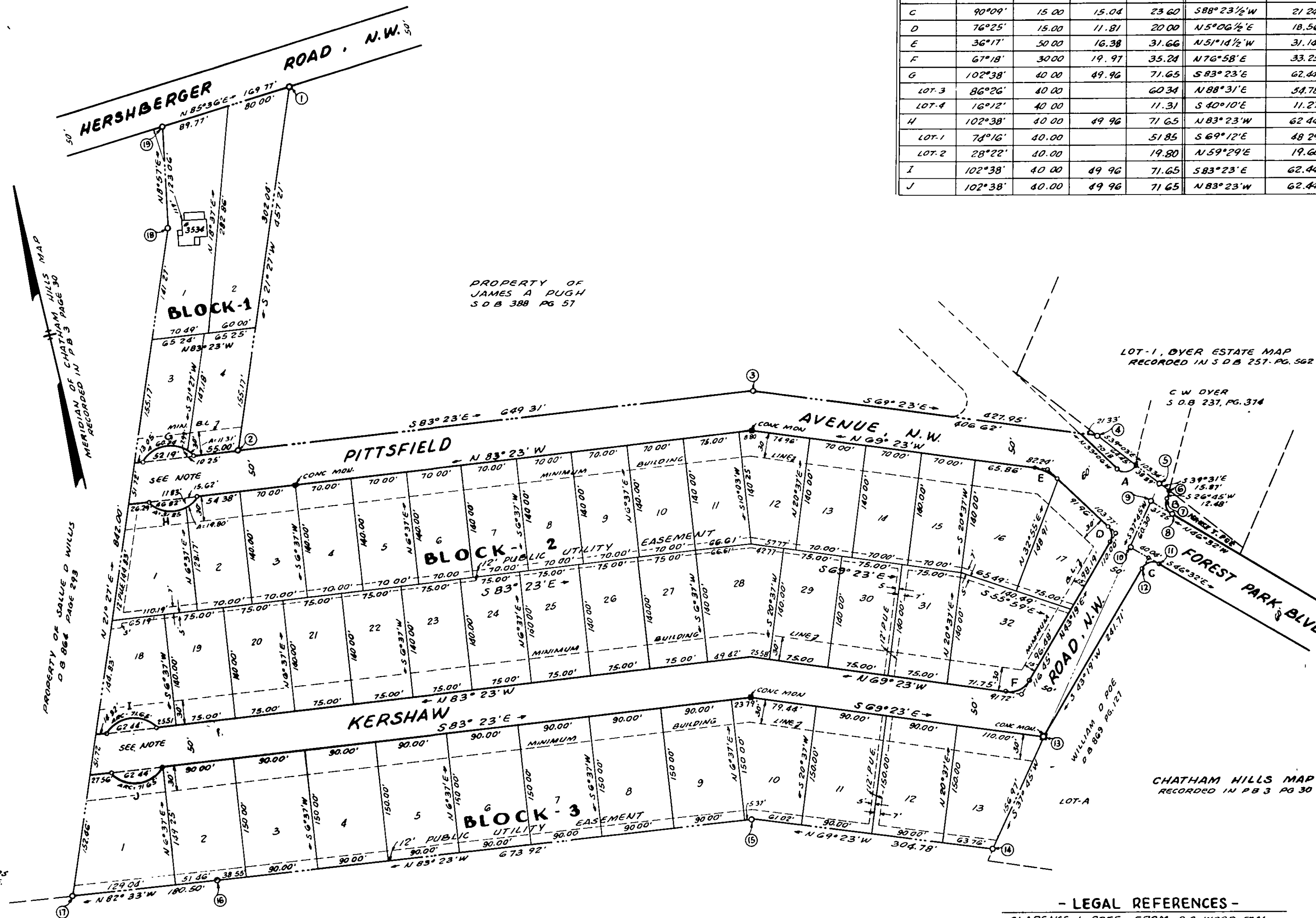
Edison B. Grinton
NOTARY PUBLIC

IN THE CLERK'S OFFICE FOR THE HUSTINGS COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO NUMBERED 13 IS ADMITTED TO RECORD ON May 24, 1955, AT 1:00 O'CLOCK P.M.

TESTE: R. J. WATSON, CLERK.

BY: Lena L. Esterman
DEPUTY CLERK

CURVE DATA					CHORD	
CURVE	ANGLE	RADIUS	TANGENT	ARC	BEARING	DISTANCE
A	120° 09'	12.85	22.32	26.95	S 86° 49' 1/2" W	22.27
B	73° 17'	15.00	11.16	19.19	S 9° 53' 1/2" E	17.90
C	90° 00'	15.00	15.04	23.60	S 88° 23' 1/2" W	21.24
D	76° 25'	15.00	11.81	20.00	N 5° 06' 1/2" E	18.56
E	36° 17'	50.00	16.38	31.66	N 51° 14' 1/2" W	31.14
F	67° 18'	30.00	19.97	35.24	N 76° 58' E	33.25
G	102° 38'	40.00	49.96	71.65	S 83° 23' E	62.44
LOT 3	86° 26'	40.00		60.34	N 88° 31' E	54.78
LOT 4	16° 12'	40.00		11.31	S 40° 10' E	11.27
H	102° 38'	40.00	49.96	71.65	N 83° 23' W	62.44
LOT 1	74° 16'	40.00		51.85	S 69° 12' E	48.29
LOT 2	28° 22'	40.00		19.80	N 59° 29' E	19.60
I	102° 38'	40.00	49.96	71.65	S 83° 23' E	62.44
J	102° 38'	40.00	49.96	71.65	N 83° 23' W	62.44



- LEGAL REFERENCES -

- CLARENCE L. POFF, SR. FROM D.C. WOOD ETAL S.D.B. 293 PAGE 503
- CLARENCE L. POFF, SR. FROM JAMES A. PUGH D.B. 345 PAGE 277
- CLARENCE L. POFF, SR. FROM NANCY T. POE D.B. 349 PAGE 342
- CLARENCE L. POFF, SR. FROM WILLIAM D. POE D.B. 349 PAGE 348

APPROVED:

H. Clatus Broyles DATE: 5/20/1955
CITY ENGINEER OF ROANOKE, VA.

J. R. Hildebrand DATE: 5/20/1955
AGENT FOR ROKE CITY PLANNING COMMISSION

MAP
OF
SECTION NO. 2
CHATHAM HILLS
PROPERTY OF
CLARENCE L. POFF, SR.
ROANOKE VIRGINIA
BY: David Dick
DAVID DICK
STATE CERT. ENGR. & SURVEYOR
DATE: MAY 7, 1955 SCALE: 1" = 100'