

BOUNDARY LINE CALCULATIONS							
CORS.		BEARING	DIST.	COSINE		SINE	
				NORTH	SOUTH	EAST	WEST
1	2	N.36°-12'W.	207.0	167.04			
2	3	N.52°-48'E.	149.09	77.23		127.52	122.25
3	4	N.74°-52'E.	150.0	39.16		144.80	
4	5	N.07°-18'W.	125.0	123.99			15.88
5	6	N.82°-42'E.	63.17	8.03		62.66	
6	7	N.7°-18'W.	217.0	215.25			27.57
7	8	N.83°-33'E.	80.01	8.98		79.50	
8	9	S.07°-18'E.	215.8		214.0	27.42	
9	10	S.35°-08'E.	136.07		111.29	78.32	
10	11	S.5°-52'W.	72.60		72.22		7.42
11	12	S.53°-40'E.	249.59		147.88	201.05	
12	13	S.56°-50'W.	374.52		204.88		313.50
13	14	N.33°-38'W.	20.0	16.65			11.08
14	15	S.56°-00'W.	134.30		75.10		111.34
15	16	N.33°-40'W.	202.03	168.15			112.0
16	1	N.14°-38'W.	0.92	0.89			0.23
TOTALS:-				825.37	825.37	721.27	721.27

CURVE DATA						CHORD		
CURVE	LOT	BLK	ANGLE	TAN.	RAD.	ARC.	BEARING	DIST.
4-A	1	"	51°19'	19.22	40.0	35.83	N.31°00'30"E	34.66
	2	"	51°19'	19.22	40.0	35.83	N.32°19'30"E	34.66
4-B	3	"	72°00'	21.80	30.0	37.70	N.12°11"E	35.27
5-A	1	5	44°08'	16.22	40.0	30.81	N.78°44'E	30.06
	2	"	53°30'	22.40	40.0	40.84	N.27°25"E	39.09
5-B	4	"	34°40'	25.05	80.0	48.40	N.39°20"E	47.66
	5	"	37°20'	27.03	80.0	52.13	N.30°20"E	51.21
5-C	8	"	90°00'	25.0	25.0	39.27	N.37°42"E	35.36

RESERVATIONS and RESTRICTIONS:-

The following reservations and restrictions, 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 \$10,500.00 or the equivalent value of \$10,500.00 in JUNE, 1953, shall be erected upon any building site hereon, said houses to have not less than 1000. square feet of liveable floor space area, plus 200. square feet in car port or porches, or houses without car port or porches to have not less than 1200. square feet 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.

⑤None of the lots shall be used as a parking lot for commercial vehicles, and no offensive trade or activity, shall be carried on, on 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.

KNOW ALL MEN BY THESE PRESENTS, To WIT:-

That, C.D. BOWLES Co., Inc., is the owner of the land shown hereon bounded by outside corners 1 to 15 to 1, inclusive.

The said owner certifies this land is subdivided into lots and thoroughfares as shown hereon, entirely with the free will and consent of said Corporation, as required by Section 15-797, 1950 Code of Virginia, thereto applying.

The said owner hereby dedicates all the said streets and avenues for public uses, which thoroughfares are included within the boundary of land, purchased from said owners, and all of said streets and avenues are hereby dedicated 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 July 19, 1955.

H. E. Goodfellow
PRESIDENT

C. D. Bank
SECRETARY

CITY of ROANOKE
STATE of VIRGINIA

STATE of VIRGINIA I, James H. Weddell, a Notary Public 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 July 19, 1955, have each personally appeared before me in my said City and State, on July 19, 1955, and acknowledged the same.

My Commission expires, October 24, 1958.

James J. Kiddle
NOTARY PUBLIC

APPROVED:-

H. Cletus Broyles
CITY ENGINEER of ROANOKE, VIRGINIA

7-21-55
DATE

In the Clerk's Office of the Hustings Court for the City of Roanoke, this Map is presented on July 25, 1965, and with the certificates of acknowledgment and dedication, thereto annexed, is admitted to record, at 12:45 o'clock A.M.

Teste:-

W. H. CARR
CLERK

By:-

DEPUTY CLERK

J. R. Hildebrand

AGENT FOR ROANOKE CITY PLANNING COMMISSION

July 21, 1955

AGENT FOR ROANOKE CITY PLANNING COMMISSION _____ DATE _____

MAP of SECTION No. 2
GAYMONT

PROPERTY OF:

C.D. BOWLES Co., Inc.
Roanoke, Virginia

By: C.B. MALCOLM & SON
VA. STATE CERTIFIED ENGINEERS

DATE:- July 18, 1955

SCALE:- $1'' = 80'$

