

MT. VERNON ROAD, S.W.

HUNTERS HOME MAP

BLOCK 5

SEC. 3

WILBUR ROAD, S.W.

Meridian of:
"GREENBRIER PARK" Map
Sec. No. 2 - Recorded in
City Map Book No. 1
Page # 62

CURVE DATA						CHORD	
Curve	Angle	Radius	Chord	Angle	Course	Dist.	Dist.
1 A	19.60	200	31.18	71° 10'	S 32° 55' E	27.99	
13 B	20.41	200	31.64	88° 50'	N 57° 05' E	28.57	
4 C	40.00	28.20	49.13	70° 22' 30"	N 85° 22' 15" E	46.10	
5 C	40.00	28.50	49.53	70° 56' 30"	S 23° 58' 15" E	46.42	
9 C	40.00	27.71	48.46	69° 25'	S 46° 12' 30" E	45.55	
10 C	40.00	29.01	50.20	71° 54'	S 63° 08' E	46.97	
6 D	43.37	28.15	56.22	7° 16'	S 16° 58' W	56.18	
BOUNDARY DATA							
Corner	Course	Dist. Lin. Ft.	cosine	North	South	East	West
1	2	S 78° 30' E	648.63	129.32	635.60		
2	3	S 16° 58' W	56.18		53.73		10.39
3	4	S 23° 58' W	308.26		288.55		108.46
4	1	N 78° 30' W	601.83	119.94			582.75
5	2	N 12° 40' E	360.37	351.60		79.02	
TOTALS =		1752.27	474.59	474.60	714.62	714.60	

KNOW ALL MEN BY THESE PRESENTS:
That Wilbur Development Corporation, is the owner of the property shown hereon bounded by outside corners 1, 2, 3 and 4, which land is the easterly portion of the property acquired by the said owner from the Shenandoah Life Insurance Company by Deed of Record in Roanoke City in Deed Book # 552, Page # 299 and the East portion of said property facing Ross Lane, being acquired by said owner from the City of Roanoke by Deed dated July 21, 1955.

The said owner further certifies that this land is subdivided as shown hereon, entirely with the free will and consent of said Corporation as required by the 1950 Code of Virginia, Section No. 15-197.

The said owner further certifies that all of the land embraced within the limits of Hunters Road and Wilbur Road, which was included within the boundary conveyed to said owners, as aforesaid, is hereby Dedicated to Public Uses, and is dedicated to the City of Roanoke, in fee simple.

In witness whereof is hereby placed the signature of George E. Lester, Jr., President and G.W. Reed, Jr., Secretary, respectively, of WILBUR DEVELOPMENT CORPORATION, together with the Seal of said Corporation, hereto annexed, on this 21st day of July, 1955.

George E. Lester, Jr. G.W. Reed, Jr.
President of Wilbur Development Corp. Secy. of Wilbur Development Corp.

State of Virginia } to-wit:
City of Roanoke }

I, Raymond E. Piller, a Notary Public in and for the said City and State, do hereby certify that George E. Lester, Jr. and G.W. Reed, Jr., whose names are signed to the foregoing writing dated July 21, 1955, have each personally appeared before me, in my said City and State and acknowledged the same on July 24, 1955.

My Commission expires on MAR. 11, 1958. Raymond E. Piller
NOTARY PUBLIC.

In the Clerk's Office of the Hastings Court for the City of Roanoke, Va., this Map is presented on August 4, 1955 and with the certificates of acknowledgment and dedication, hereto annexed, is admitted to Record at 4:20 o'clock P.M. By: Betty J. Pinner - Deputy Clerk.

MAP OF:
GREENBRIER PARK
SECTION No. 3
PROPERTY OF:
WILBUR DEVELOPMENT CORPORATION
Roanoke, Virginia.
By: C.B. Malcolm & Son.
Date: JULY 21, 1955. 1st State Cert. Engrs. Scale: 1"=40'.
= Part of App. # 137-01-02

APPROVED:
H. Clatus Broyles
City Engineer of Roanoke, Va.
Date: August 4, 1955.

J. R. Hildebrand
Agent for Roanoke City Planning Commish.
Date: August 4, 1955.
The preliminary plat of this lay-out was approved on: 7/13/55.

Field Note Books: SLI-54 & SLI-54 & SLI-54

RESERVATIONS and RESTRICTIONS:
The following shall be covenants running with the Title to this land, for a period of 25 years, following the date of recordation of this map.
1 These lots shall not be used or occupied for other than residential purposes, and no building shall be erected thereon except a residence, and private garages and servants quarters for use in connection with a residence.
2 No residence shall be constructed upon any lots, which shall have less than 1500 sq. ft. of floor space contained in said dwelling, and in computing said floor space, there shall be excluded from said minimum area, breezeways, unattached buildings, porches, and semi-detached buildings erected in conjunction with a residence.
3 No horses, cows, pigs, swine, fowl or pigeons, shall be kept on these premises, nor shall any other animals or pets be kept upon these premises which occasion noxious odors, or are dangerous to the health or welfare of the other residents in this subdivision, and no nuisance shall be maintained, nor permitted on this property.
4 The main body of any residential building shall not be erected upon any lot, nearer than the set-back lines shown hereon.
5 No structure of a temporary character, trailer, basement, tent, shack, garage or barn, or other outbuilding, shall be used on any lot at any time, as a residence, either temporarily or permanently.
6 The WILBUR DEVELOPMENT CORPORATION, shall have the right to prevent a breach of any of the aforesaid covenants or conditions by the purchaser of any lot or lots in this subdivision, or his or her heirs or assigns, and in addition thereto THE WILBUR DEVELOPMENT CORPORATION, shall have the right, upon any breach of any covenant, to be paid damages occasioned by the said violation.

