

BOUNDARY LINE AND AREA CALCULATIONS

CORNERS	BEARING	DIST. FT.	LATITUDES		DEPARTURES		D. M. D.	DOUBLE AREA	
			N.	S.	E.	W.		+	-
1-2	S 52°40'32"E	954.76		578.897	759.239		1263.127		731,220
2-3	S 46°16'00"W	352.18		243.463		254.473	1767.823		430,399
3-4	N 50°50'00"W	975.64	616.193			756.425	756.640	466,236	
4-5	N 51°27'33"E	293.52	182.884		229.581		229.581	41,987	
5-1	N 43°53'04"E	32.26	23.251		22.363		481.525	11,196	
			822.328	822.360	1011.183	1010.898		519,419	1,161,619

(1,161,619-519,419) + 2 - 1811 (Area Segment) ÷ 43,560 = 7.330 Acres Total Area from A.F. Hoback

Mon. 1 - Conc. Mon. on R/W Line at E. end of curve C-3
Mon. 2 - Conc. Mon. on R/W Line at W. end of curve C-6

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 this map:
- No structures shall be erected on this land other than private dwelling houses with necessary outbuildings.
 - All residences to be 75% brick, or masonry, and no cinderblock facing, and shall contain not less than one thousand square feet of liveable floor space area.
 - No hogs, swine or cattle may be kept, 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.
 - None of the lots shall be used for business purposes.
 - The lots are subject to the utility easements as shown hereon, as well as necessary anchors, or guys to utility poles.
 - If the owners of any part 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 lot situated 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 such violation, or to recover damages.

KNOW ALL MEN BY THESE PRESENTS That LEON R. KYTCHEN, GRACE C. KYTCHEN, R.W. WOODSON, & SALLY B. WOODSON are the owners of the lands shown hereon, enclosed by corners 1, 2, 3, 4, 5, 1. This entire boundary was conveyed to said owners by A.F. HOBACK by deed dated Jan. 29, 1955, being recorded in the Clerk's Office of the Hustings Court of Roanoke City, Va. in D.B. # 846 Page # 461.

The said owners further certify that this subdivision as appears on this plat is with their free will and consent and in accordance with their desires. The said owners hereby dedicate to the City of Roanoke in fee simple to be used for public purposes all streets or avenues which are included within the boundary of land purchased from A.F. HOBACK as shown on this plat.

In witness whereof are hereby placed the signatures of the said owners at 11, 1955.

Leon R. Kytchen (Seal)
Grace C. Kytchen (Seal)
R.W. Woodson (Seal)
Sally B. Woodson (Seal)

City of Roanoke } To Wit:
State of Virginia }

I, Mary M. Doss, a Notary in and for the aforesaid City and State do hereby certify that Leon R. Kytchen, Grace C. Kytchen, R.W. Woodson, and Sally B. Woodson, whose names are signed to the foregoing writing dated 10/11, 1955 have each personally appeared before me in my said City and State on October 11, 1955, and acknowledge the same. My Commission expires June 18, 1957.

Mary M. Doss
Notary Public

APPROVED:

H. Clotis Doyle
CITY ENGINEER, ROANOKE

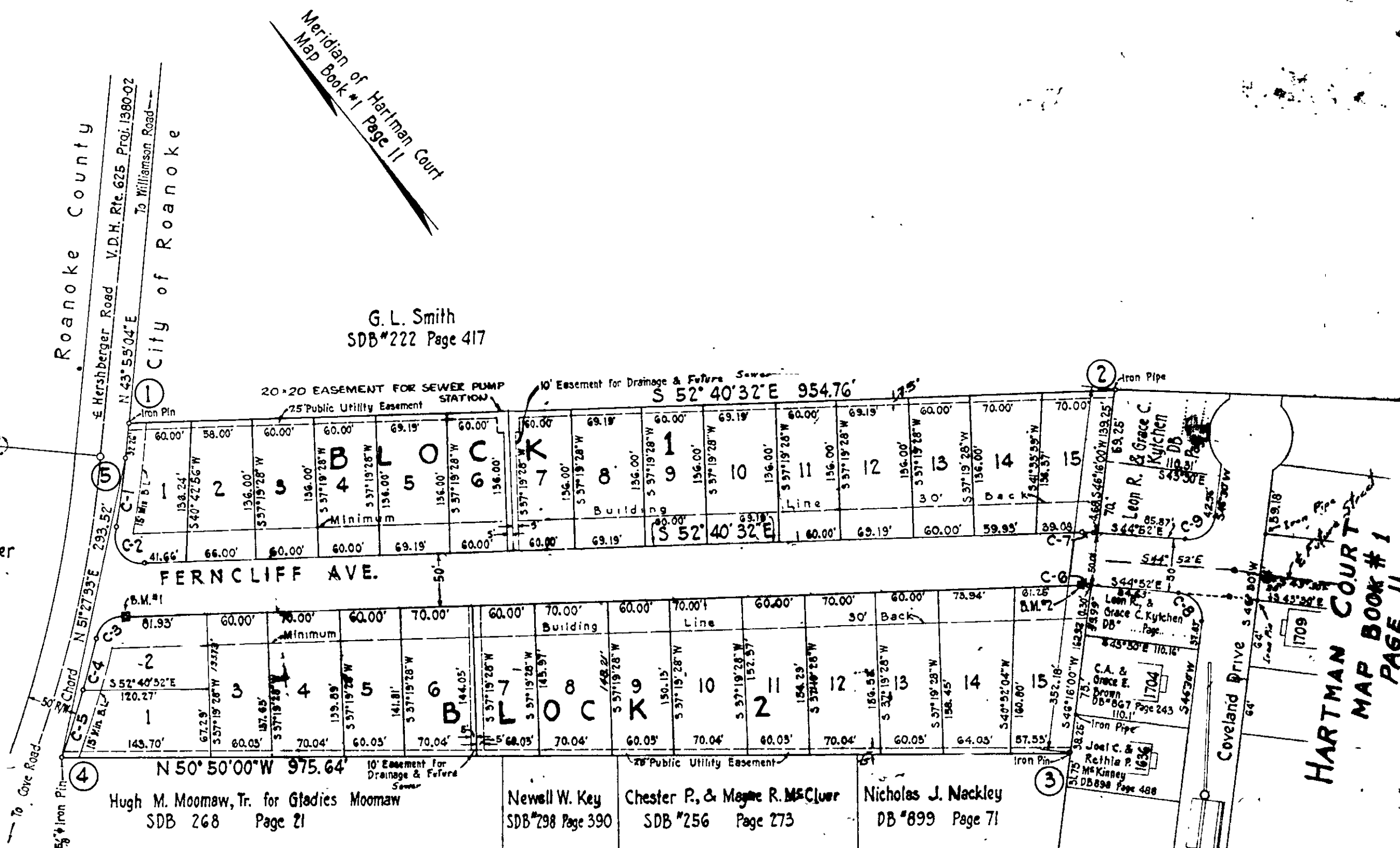
L.R. Hildebrand
AGENT FOR ROANOKE CITY PLANNING COMMISSION

In the Clerk's Office of Hustings Court for the City of Roanoke this map is presented on 10/11/55 and with the certificate of acknowledgment and dedication herein annexed, is admitted to record at 10/11/55.

Teste:
W.H. Carr
CLERK



MAP OF
SWARTHMORE PLACE
PROPERTY OF
LEON R. & GRACE C. KYTCHEN
& R.W. & SALLY B. WOODSON
SURVEYED & PLOTTED
BY R.T. CLARKE
Roanoke, State of Virginia
Date 10-11-55



Hershberger Rd.
Curve Data
Δ: 21°07'11"
D: 5100'
T: 213.59'
L: 423.33'
R: 1145.92'
PC: 80+31.15

Ernest R. & Mary C. Conner
SDB #223 Page 223

G. L. Smith
SDB #222 Page 417

TABLE OF CURVE DATA

Curve	Deflection	Radius	Tangent	Arc	Chord Bearing	Chord
C-1	3°41'20"	1170.92	37.72	75.37	N 45°43'06"E	75.34
C-2	100°12'24"	25.00	29.91	43.72	N 2°34'20"W	38.36
C-3	74°10'30"	25.00	18.90	32.36	S 89°45'54"E	30.15
C-4	2°33'39"	1170.92	26.35	52.67	N 54°15'41"E	52.64
C-5	3°19'25"	1170.92	35.68	71.35	N 57°22'20"E	71.33
C-6	7°49'	50.00	3.42	6.82	S 48°46'E	6.82
C-7	7°49'	100.00	6.83	13.64	S 48°46'E	13.63
C-8	91°22'	25.00	25.60	39.87	S 0°49'W	35.93
C-9	88°38'	25.00	24.41	38.67	S 89°17'E	34.77

NOTE: Curves C-6 & C-7 have common Radius Point. East end of Curve C-6 is 0.30' NW of Eastern Corner of Lot 15, Block 2. East end of Curve C-7 is 4.68' NW of Southern Corner of Lot 15, Block 1.