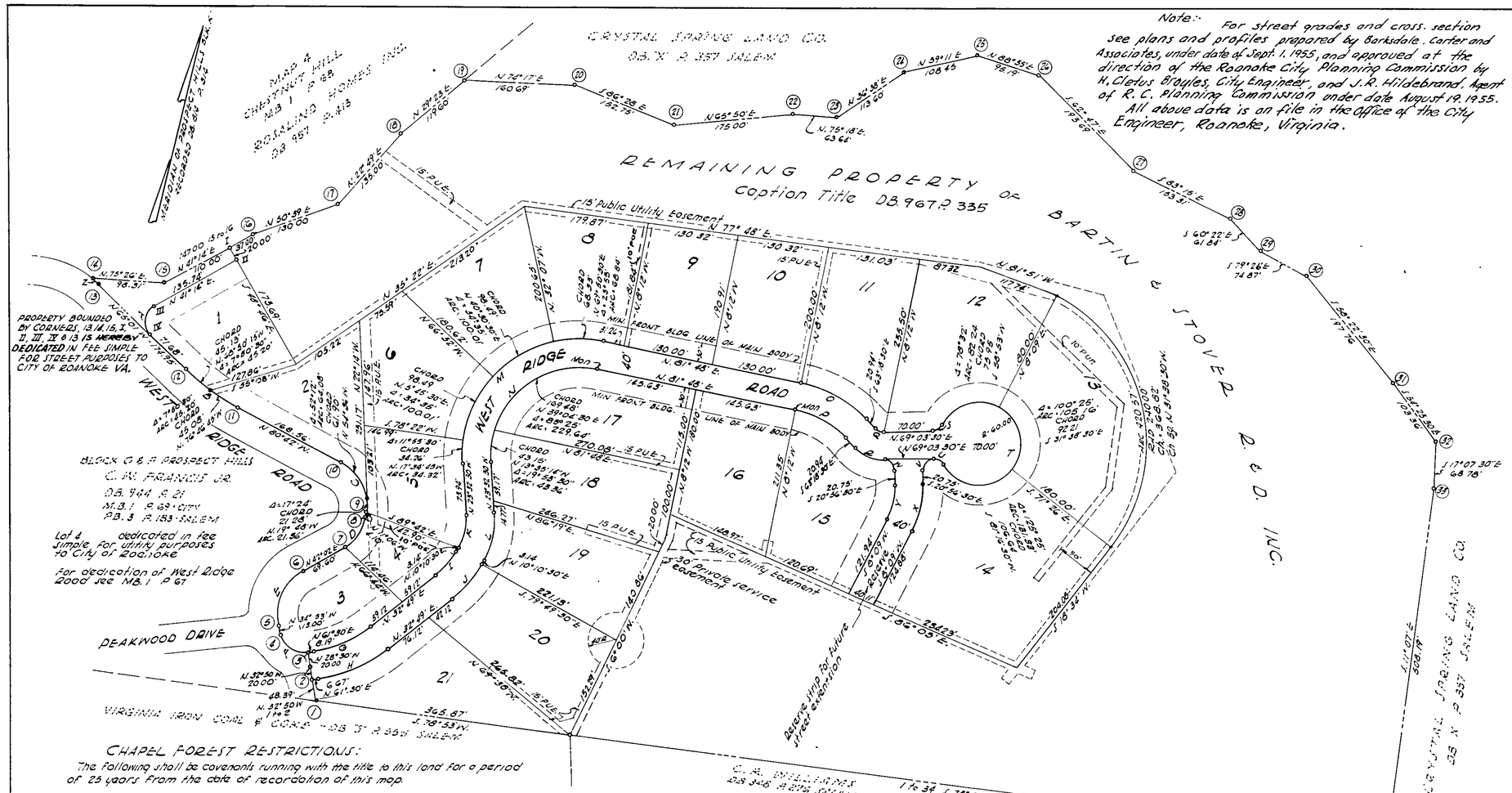

CHAPEL FOREST RESTRICTIONS:

The following shall be covenants running with the title to this land for a period of 25 years from 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 garage and servant quarters for use in connection with the residence.
2. No horses, cows, pigs, swine, fowl or pigeons shall be kept on the premises, nor shall any other animal or pets be kept upon the premises which occasions obnoxious odors or are dangerous to the health or welfare of the other residents in this sub-division, and no nuisance shall be maintained, nor permitted on said property.
3. No structure of a temporary character, trailer, basement, tent, shack, garage, or barn, or other out buildings, shall be used on any lot at any time as a residence, either temporarily or permanently.
4. The main body of any dwelling shall not be erected on any lot, nearer to streets than indicated by the main building lines on this map. The minimum set-back from adjacent property lines perpendicular to the street, to the main body of any structure shall be equal to 15% of the lot width measured along the main building line.
5. No single story residence, or split level residence shall be constructed on any lots which shall have less than 1300 sq. ft. of livable floor area contained in said residence; and no two story or one and one-half story residence shall be constructed on any lot which shall have less than 2000 sq. ft. of livable floor area contained in said residence. The following floor areas shall not be included in the tabulation of the aforesaid floor areas: breezeways, unattached buildings, porches, semi-detached buildings erected in conjunction with a residence, unfinished basement areas, or finished basement areas when the average depth of the floor level is two feet or more below finished grade.
6. The following are applicable to the construction of any residence, private garage or servants qtrs.
   (a) Imitation stone or brick, wire cut brick, cinder or concrete masonry block or brick, concrete, stucco, asbestos shingles, composition shingles, wood drop siding or stained plywood shall not be used as an exterior wall finish, except that cinder concrete brick may be used if painted.
   (b) No exposed concrete, cinder or concrete masonry foundations shall extend above finish grades when such grades are visible from the street or streets adjoining the property lines.
   (c) No stone quoins shall be used in conjunction with brick work of doors, windows and corners.
   (d) The minimum roof pitch for roofs of any structures shall be (3) three inches in twelve (12) inches.
7. No residence shall be constructed within the sub-division, duplicating the design of another residence already constructed or under construction within the sub-division.
8. No wire fences shall be constructed, when such fences are visible from the street or streets adjoining the property lines.
9. All driveways shall receive concrete or black top finish within nine (9) months, from the date construction of such driveways is commenced.
10. All fuel storage tanks, trash and garbage receptacles shall be buried in the ground.
11. No exposed concrete, cinder or concrete masonry block or cinder concrete brick retaining walls shall be constructed when such walls are visible from the street or streets adjoining the property lines. Except that cinder concrete brick may be used if painted.

KNOW ALL MEN BY THESE PRESENT:

That Bartin & Stover, Realtors & Developers Inc are the owners of the land shown sub divided, known as Chapel Forest, bounded as shown hereon by corners 1 thru 34 inclusive, which contains 33.4426 acres.

The said owners further certify that they have subdivided this land into the blocks, tracts, and lots shown hereon entirely with their own free will and consent, as required by Section 16-797, 1950 Code of the Commonwealth of Virginia.

In witness where of are hereby placed and signatures and seals of said owners on 11-21-55.

B.H. Barksdale Jr. — B.H. BARKSDALE JR., SEC.

Leigh Bartin — LEIGH BARTIN, PRES.

State of Virginia
City of Roanoke

I, Lucille S. Dunn a Notary in and for the said city & state, do hereby certify that Leigh Bartin and B.H. Barksdale Jr. whose names are signed to the annexed writing, bearing date of 21 Nov. 1955, have each personally appeared before me in my aforesaid city and state and acknowledged same on 11-21-55 1955.

My Commission expires

Notary Public

In the Clerks Office for the Circuit Court for the City of Roanoke, Virginia, this map was presented on this 28th day of Nov. 1955, and with the certificate of acknowledgment thereto annexed, admitted to Record at 9:30 o'clock A.M.

Teste W.H. Cann Clerk

By Gloria Arcamuzio Deputy Clerk

Note: Preliminary Approved Aug 1955

Approved:

H. Cletus Broyles — City Engineer — Nov. 22, 1955 Date

J.R. Hildebrand — Agent Roanoke Planning Comm. — Nov. 22, 1955 Date

Seal - Bartin & Stover Realtors & Developers Incorporated

BOUNDARY LINE CALCULATION

POINT	BEARING	DIST.	N.	S.	E.	W.
1-2	N 32° 50' W.	48.39	40.66			26.24
2-3	N. 28° 30' W.	20.00	17.58			9.54
3-4	N. 76° 41' 30" W.	47.88	11.02			46.59
4-5	N. 34° 53' W.	13.00	10.66			7.43
5-6	N. 3° 34' 30" E	84.76	84.59		5.28	
6-7	N. 42° 02' E	69.60	51.70		46.60	
7-8	N. 15° 28' E	53.67	51.73		14.31	
8-9	N 11° 06' W.	4.10	4.02			0.79
9-10	N. 45° 54' W	80.30	55.88			57.67
10-11	N. 80° 42' W	168.56	27.24			166.35
11-12	N 72° 51' 30" W.	90.04	26.54			86.04
12-13	N. 65° 01' W	174.95	73.89			158.58
13-14	N 67° 03' 30" W	8.55	3.33			7.87
14-15	N. 75° 26' E.	98.31	24.72		95.15	
15-16	N. 41° 14' E.	147.00	110.55		96.89	
16-17	N. 50° 39' E	130.00	82.43		100.53	
17-18	N 22° 49' E.	135.00	124.44		52.35	
18-19	N. 29° 23' E	119.60	104.21		58.68	
19-20	N 74° 17' E	160.69	43.53		154.68	
20-21	S. 86° 28' E.	152.75		9.41	152.46	
21-22	N. 65° 50' E	175.00	71.64		159.66	
22-23	N. 75° 18' E	63.64	16.15		61.56	
23-24	N. 36° 38' E	113.60	91.16		67.78	
24-25	N. 59° 11' E	108.45	55.56'		93.14	
25-26	N. 88° 55' E	95.19	1.80		95.17	
26-27	S 62° 47' E	193.69		88.59	172.24	
27-28	S. 83° 15' E	153.31		18.02	152.25	
28-29	S 60° 22' E	61.84		30.58	53.75	
29-30	S. 79° 26' E	74.87		13.73	73.60	
30-31	S 58° 22' 30" E	197.76		103.70	168.39	
31-32	S 54° 23' 30" E	103.36		60.18	84.03	
32-33	S 17° 07' 30" E	68.78		65.73	20.25	
33-34	S. 11° 07' E	508.19		498.66	97.98	
34-1	S. 78° 53' W	1338.92		296.72		1310.05
	TOTALS	5263.65	1185.03	1185.32	2075.73	2077.15

CURVE DATA / CHORD

CURVE	ANGLE	TANGENT	RADIUS	ARC	CHORD BEARING	CHORD DIST.
A	106° 13'	33.31	25.00'	46.32	N. 11° 54' 30" W	39.99
B	15° 41'	45.45	330.00	90.40	N. 72° 51' 30" W.	90.04
C	69° 36'	48.89	70.35'	85.47	N. 45° 54' W.	80.30
D	53° 08'	30.00	60.00	55.64	N. 15° 28' E.	53.67
E	76° 55'	54.11	68.13	91.48	N. 3° 34' 30" E	84.74
F	83° 37'	32.12	35.91	52.41	N. 76° 41' 30" W.	47.88
G	28° 41'	44.88	175.46	87.89	N. 47° 09' 30" E.	86.97
H	28° 41'	55.11	215.58	107.94	N. 47° 09' 30" E.	106.79
I	22° 38' 30"	26.00	129.85	51.31	N. 21° 29' 45" E	50.98
J	22° 38' 30"	34.00	169.86	67.12	N. 21° 29' 45" E	66.68
K	33° 43'	23.94	79.00	46.49	N. 6° 41' W	45.82
L	33° 43'	36.06	119.00	70.09	N. 6° 41' W.	69.02
M	105° 20' 30"	216.23	164.90	303.18	N. 29° 07' 15" E	262.23
N	105° 20' 30"	162.78	124.90	227.64	N. 29° 07' 15" E	198.62
O	34° 53' 30"	36.28	179.10	109.07	S. 80° 45' 45" E	107.39
P	34° 53' 30"	45.71	139.10	84.72	S. 80° 45' 15" E.	83.41
Q	47° 38'	6.17	13.98	11.62	S. 87° 07' 30" E	11.29
R	47° 38'	23.88	53.98	44.88	S. 87° 07' 30" E	43.60
S	62° 11'	9.05	15.00	16.28	N. 37° 58' E.	15.49
T		SEE	PLAN			
U	62° 11'	9.05	15.00	16.28	S. 79° 51' E	15.49
V	90° 00'	15.00	15.00	23.56	S. 24° 03' 30" W.	11.48
W	90° 00'	15.00	15.00	23.56	S. 65° 56' 30" E.	11.48
X	29° 05' 30"	33.19	135.62	68.86	S. 6° 23' 45" E.	68.12
Y	29° 05' 30"	24.81	95.62	48.55	S. 6° 23' 45" E	48.03
Z	4° 05'	4.28	120.00	8.55	N 67° 03' 30" W	8.55

MAP of CHAPEL FOREST

the property of
BARTIN & STOVER REALTORS & DEVELOPERS INC.
Roanoke Virginia

BARKSDALE CARTER & ASSOC.
ARCHITECTS - ENGINEERS

Scale 1" = 100' November 19, 1955