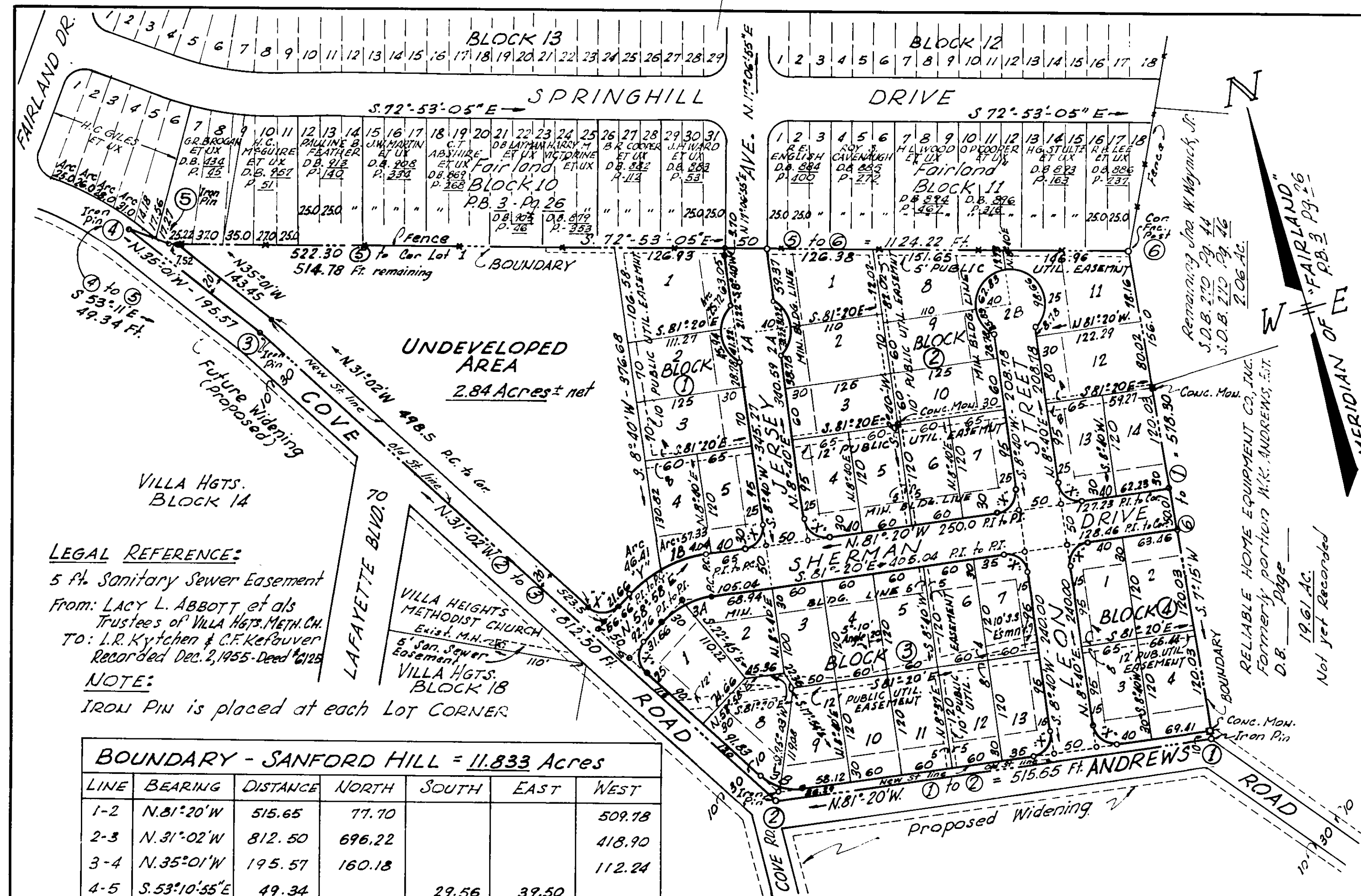




**LEGAL REFERENCE:**

5 ft. Sanitary Sewer Easement  
From: LACY L. ABBOTT et al  
Trustees of Villa Hgts. Meth. Ch.  
To: L.R. Kytchen & C.F. Kefauver  
Recorded Dec. 2, 1955 - Deed #125

**NOTE:**

IRON PIN is placed at each LOT CORNER

| BOUNDARY - SANFORD HILL = 11.833 Acres |                   |          |        |        |         |         |
|----------------------------------------|-------------------|----------|--------|--------|---------|---------|
| LINE                                   | BEARING           | DISTANCE | NORTH  | SOUTH  | EAST    | WEST    |
| 1-2                                    | N. 81° 20' W      | 515.65   | 77.70  |        |         | 509.78  |
| 2-3                                    | N. 31° 02' W      | 812.50   | 696.22 |        |         | 418.90  |
| 3-4                                    | N. 35° 01' W      | 195.57   | 160.18 |        |         | 112.24  |
| 4-5                                    | S. 53° 10' 55\" E | 49.34    |        | 29.56  | 39.50   |         |
| 5-6                                    | S. 72° 53' 05\" E | 1124.22  |        | 330.87 | 1074.40 |         |
| 6-1                                    | S. 7° 15' W       | 578.30   |        | 573.67 |         | 72.98   |
| TOTALS                                 |                   |          | 934.10 | 934.10 | 1113.90 | 1113.90 |

| CURVE DATA |           |     |          |        |        |        |               |
|------------|-----------|-----|----------|--------|--------|--------|---------------|
| CURVE      | LOT       | BLK | ANGLE    | TAN    | RADIUS | ARC    | CHD. BEARING  |
| X          | COR. RAD. |     | 90° 00'  | 25.00  | 25.00  | 39.27  | 9 CURVES      |
| 1A         | 1         | 1   | 102° 38' | 49.96  | 40.00  | 71.66  | N 8° 40' E.   |
| "          | 1         | 1   | 36° 50'  | 13.32  | 40.00  | 25.72  | S. 41° 34' W  |
| "          | 2         | 1   | 65° 48'  | 25.88  | 40.00  | 45.94  | S. 9° 45' E.  |
| 2A         | 1         | 2   | 102° 38' | 49.96  | 40.00  | 71.66  | N 8° 40' E.   |
| "          | 1         | 2   | 51° 19'  | 19.22  | 40.00  | 35.83  | N. 17° 00' W  |
| "          | 2         | 2   | 51° 19'  | 19.22  | 40.00  | 35.83  | N. 34° 20' E  |
| 2B         | 1         | 2   | 282° 38' | 32.03  | 40.00  | 197.32 | N. 81° 20' W  |
| "          | 8         | 2   | 90° 00'  | 40.00  | 40.00  | 62.83  | S. 53° 40' W  |
| "          | 9         | 2   | 51° 19'  | 19.22  | 40.00  | 35.83  | S. 17° 00' E. |
| "          | 11        | 2   | 141° 19' | 114.01 | 40.00  | 98.66  | N. 10° 41' W. |
| 3A         | 1         | 3   | 39° 42'  | 36.10  | 100.00 | 69.29  | N 78° 49' E   |
| "          | 1         | 3   | 19° 51'  | 17.48  | 100.00 | 34.64  | N 68° 53' E   |
| "          | 2         | 3   | 19° 51'  | 17.48  | 100.00 | 34.64  | N. 88° 45' E  |
| 3B         | 1         | 3   | 50° 18'  | 28.17  | 60.00  | 52.67  | N. 86° 11' W. |
| "          | 8         | 3   | 25° 09'  | 13.39  | 60.00  | 26.34  | N. 68° 45' W. |
| "          | 9         | 3   | 25° 09'  | 13.39  | 60.00  | 26.34  | N. 43° 37' W. |
| 1B         | 4         | 1   | 21° 54'  | 29.02  | 150.00 | 57.33  | S. 87° 43' W. |
| Y          | 1         | 1   | 17° 48'  | 23.49  | 150.00 | 46.60  | S. 67° 52' W. |

**KNOW ALL MEN BY THESE PRESENTS, To Wit:~**

That C.F. Kefauver and Leon R. Kytchen are the owners of the land shown hereon as SANFORD HILL, bounded by corners 1, 2, 3, 4, 5, 6 to 1 and containing 11.833 Acres, subdivided into blocks, lots, roads and drives. The said owners certify that they hereby dedicate said roads and drives for public uses and dedicate same to the CITY OF ROANOKE in fee simple. The said owners further certify that they have subdivided this land as shown hereon entirely of their own free will and consent, as required by Sect. 15-197, 1950 Code of Virginia, thereto applying.

In witness whereof are hereby placed the signatures of C.F. Kefauver and Leon R. Kytchen, owners of the land, on Dec. 5, 1955.

Leon R. Kytchen C.F. Kefauver  
OWNER OWNER

In the Clerk's Office of the Hastings Court for the City of Roanoke, this map is presented on this 17th day of Dec. 1955, and with the certificate of acknowledgement thereto annexed, admitted to record at 3:45 o'clock P.M.

Teste: W.H. Carr By: Betty Jo Penn  
Clerk Deputy Clerk

**APPROVED:**

H. Clitus Broyles 12/6/55  
City Engineer of Roanoke, Virginia Date  
J.R. Hildebrand 12/6/1955  
Agent for Roanoke City Planning Commission Date

**RESERVATIONS and RESTRICTIONS:~**

The following restrictions, are made covenants running with the title to the lots shown on Map of SANFORD HILL 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 outbuildings; nor shall more than one dwelling house with necessary outbuildings be erected or suffered to remain on any one lot or portions of lots whose frontage and average width is less than 60 feet.
- 2- No part of any building, other than porches shall be located nearer to the street line than shown on this map.
- 3- No dwelling costing less than \$10,000.00 or the equivalent value of \$10,000.00 in October 1955, shall be erected on any lot shown on this map.
- 4- No trailer, basement, shack, garage, barn or other buildings erected on any of said lots shall at any time be used as a residence, temporarily or permanently, nor shall any residence of a temporary character be permitted.
- 5- No swine or hogs shall be kept or maintained on any of the lots shown hereon.
- 6- None of the lots shall be used as a parking lot for commercial vehicles and no noxious or offensive trade or activity shall be carried on upon any lot, nor shall any thing be done thereon which may be or become a nuisance to the neighborhood.
- 7- The lots are subject to the utility easements as shown hereon as well as necessary anchors and guys to electric and telephone poles.
- 8- 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 the 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 so doing, or to recover damages.

STATE OF VIRGINIA To Wit:~  
CITY OF ROANOKE

I, Mary Linda M. Smiley, a Notary Public in and for the said City and State, do hereby certify that C.F. KEFAUVER and LEON R. KYTCHEN, whose names are signed to the annexed writing bearing date of Dec. 5, 1955, have each personally appeared before me in my aforesaid City and State and acknowledged same on Dec. 5, 1955. My Commission expires Jan. 15, 1957 Mary Linda M. Smiley  
NOTARY PUBLIC

**CAPTION LEGAL REFERENCE:~**

Tract bounded by corners 1, 2, 3, 4, 5, 6 and being formerly a portion of the W.K. Andrews Estate conveyed to C.F. KEFAUVER and LEON R. KYTCHEN from FIRST NATIONAL EXCHANGE BANK by deed dated March 31, 1955 D.B. 952 Page 19.  
(Note: FIRST NATIONAL EXCHANGE BANK - Trustee of:~ W.K. ANDREWS ESTATE)

**MAP**  
of  
**SANFORD HILL**  
PROPERTY OF:~  
**C.F. KEFAUVER & LEON R. KYTCHEN**  
**Roanoke, Virginia**  
By: G.B. Malcolm & Son  
VA. STATE CERT. ENGRS.  
Date: Oct. 15, 1955 Scale: 1" = 100'

NOTE BOOK: E-4-55  
FIELD WORK BY: CTE  
DRAWN BY: CTE  
CHECKED BY: CTE

See City Appr. Sheet 235