

BOUNDARY DATA
SECTION NO. 2 - FRALIN PARK - 18.397 ACRES

LINE	BEARING	DISTANCE	N.	S.	E.	W.
1-2	N15°45'W	110.0	105.87			29.86
2-3	N34°30'W	57.0	46.98			32.30
3-4	N20°26'E	60.2	56.41		21.02	
4-5	N11°22'E	87.06	85.34		17.16	
5-6	N35°11'E	16.79	13.72		3.67	
6-7	N5°45'E	40.0	39.80		4.01	
7-8	N2°26'E	75.38	75.31		3.20	
8-9	N23°12'E	77.65	71.37		30.58	
9-10	N21°02'E	76.93	71.80		27.62	
10-11	N12°11'E	43.95	42.96		9.28	
11-12	N28°20'W	45.0	39.61			21.37
12-13	N48°28'W	81.90	54.32			61.31
13-14	N6°05'E	30.0	29.83		3.18	
14-15	N20°22'E	31.54	29.57		10.28	
15-16	N48°05'E	42.0	28.06		31.25	
16-17	N30°05'E	30.0	25.96		15.04	
17-18	S79°50'W	1374.7		242.65		1353.13
18-19	S20°30'E	63.75		59.71	22.33	
19-20	S53°24'E	67.0		39.55	53.79	
20-21	S20°10'E	271.19		254.56	93.49	
21-22	N57°07'E	178.22	96.76		149.66	
22-23	S36°54'W	207.05		165.57		124.33
23-24	S72°55'E	405.40		119.09	387.50	
24-25	S89°32'E	104.40		0.85	104.40	
25-26	S76°42'E	98.0		22.54	95.37	
26-27	S70°07'E	146.15		49.71	137.43	
27-28	SOUTH	2.10				
28-29	S77°50'E	37.2		7.84	36.36	
29-30	N47°50'E	36.3	24.37		26.91	
30-31	N72°02'E	18.15	5.60		17.27	
31-32	S87°50'E	149.03		5.63	148.90	
32-33	S38°33'E	82.60		64.60	51.48	
33-1	N51°27'E	146.44	91.26		114.52	
TOTALS =			1034.90	1034.80	1622.40	1622.30

CURVE DATA				CHORD			
CURVE	LOT-BLK	ANGLE	TAN	RAO	ARC	BEARING	DIST.
4-A	-4	90°00'	175.0	175.0	274.90	N23°23'W	247.43
	1	7°50'	11.98	175.0	23.93	N17°42'E	23.91
	2	34°21'	51.68	175.0	104.92	N3°23½'W	103.35
	3	35°59'	54.05	175.0	109.91	N38°33½'W	108.11
	4	11°50'	18.04	175.0	36.14	N62°28'W	36.08
4-B	-4	90°00'	175.00	175.0	274.90	S66°37'W	247.43
	7	29°00'	45.26	175.0	88.58	N82°53'W	87.63
	8	29°00'	45.26	175.0	88.58	S68°07'W	87.63
	9	29°00'	45.26	175.0	88.58	S39°07'W	87.63
	10	3°00'	4.58	175.0	9.16	S23°07'W	9.16
4-C	-4	180°00'	∞	125.0			
	12	90°00'	125.00	125.0	196.35	S66°37'W	106.07
	13	90°00'	125.00	125.0	196.35	N23°23'W	106.07
4-D	-4	60°10'	202.75	350.0	367.54	N8°28'W	350.88
	14	5°20'	16.30	350.0	32.58	N18°57'E	32.57
	15	16°20'	50.23	350.0	99.77	N8°07'E	99.44
	16	18°00'	55.43	350.0	109.96	N9°03'W	109.50
	17	20°30'	63.29	350.0	125.23	N28°18'W	124.56
5A	4	29°54'	46.73	175.0	97.32	S83°20'E	90.29
5B	4	119°54'	25.93	15.0	31.39	S38°20'E	25.97
5C	8	90°00'	125.00	125.0	196.35	S66°37'W	176.78
5D	5	90°00'	125.00	125.0	196.35	N23°23'W	176.78
5E	1	90°00'	95.00	95.0	149.23	N66°37'E	134.35
6A	-6	71°44.4'	90.385	125.0	156.51	N75°44.8'E	146.40
	2	35°52.2'	40.46	125.0	78.25	S86°19.1'E	76.98
	3	35°52.2'	40.46	125.0	78.25	N57°48.7'E	76.98
6B	-6	71°44.4'	126.54	175.0	219.12	N75°44.8'E	205.08
	3	13°08'	20.14	175.0	40.12	N46°26.6'E	40.03
	4	33°12'	52.17	175.0	101.40	N69°36.6'E	100.00
	5	25°24.4'	39.45	175.0	77.60	S81°03.2'E	76.97
6C	5	108°40'	31.34	22.49	42.65	N57°17'E	36.54
7A	-7	26°20'	70.18	300.0	137.88	N10°13'W	136.67
	2	14°20'	37.72	300.0	75.05	N4°13'W	74.86
	7	12°00'	31.53	300.0	62.83	N17°23'W	62.72
7B	-7	45°00'	72.49	175.0	137.44	N0°53'W	133.94
	3	11°48'	18.08	175.0	36.04	N17°29'W	35.98
	4	33°12'	52.17	175.0	101.40	N5°01'E	100.0
7C	-7	60°10'	173.79	300.0	315.03	S8°28'E	300.76
	5	5°28'	14.32	300.0	28.62	S18°53'W	28.61
	6	22°06'	59.59	300.0	115.72	S5°06'W	115.00
	7	21°08'	55.96	300.0	110.65	S16°31'E	110.03
	8	11°28'	30.12	300.0	60.04	S32°49'E	59.94
7D	8	90°00'	30.00	30.0	47.12	N83°33'W	42.43

NOTE:

Street Plan and Profile
Made By C.B. MALCOLM & SON,
STATE CERT. ENGRS. DEC. 9, 1955
REVISED FEB. 17, 1956
And Approved By The AGENT
And CITY ENGINEER, FEBRUARY
17, 1956. On File In
OFFICE OF CITY ENGINEER,
ROANOKE, VIRGINIA
Proposed Sewer Plan & Profiles
Made By: C.B. MALCOLM & SON, CERT.
ENGRS. DEC. 5, 1955 And Approved
JANUARY 12, 1956.

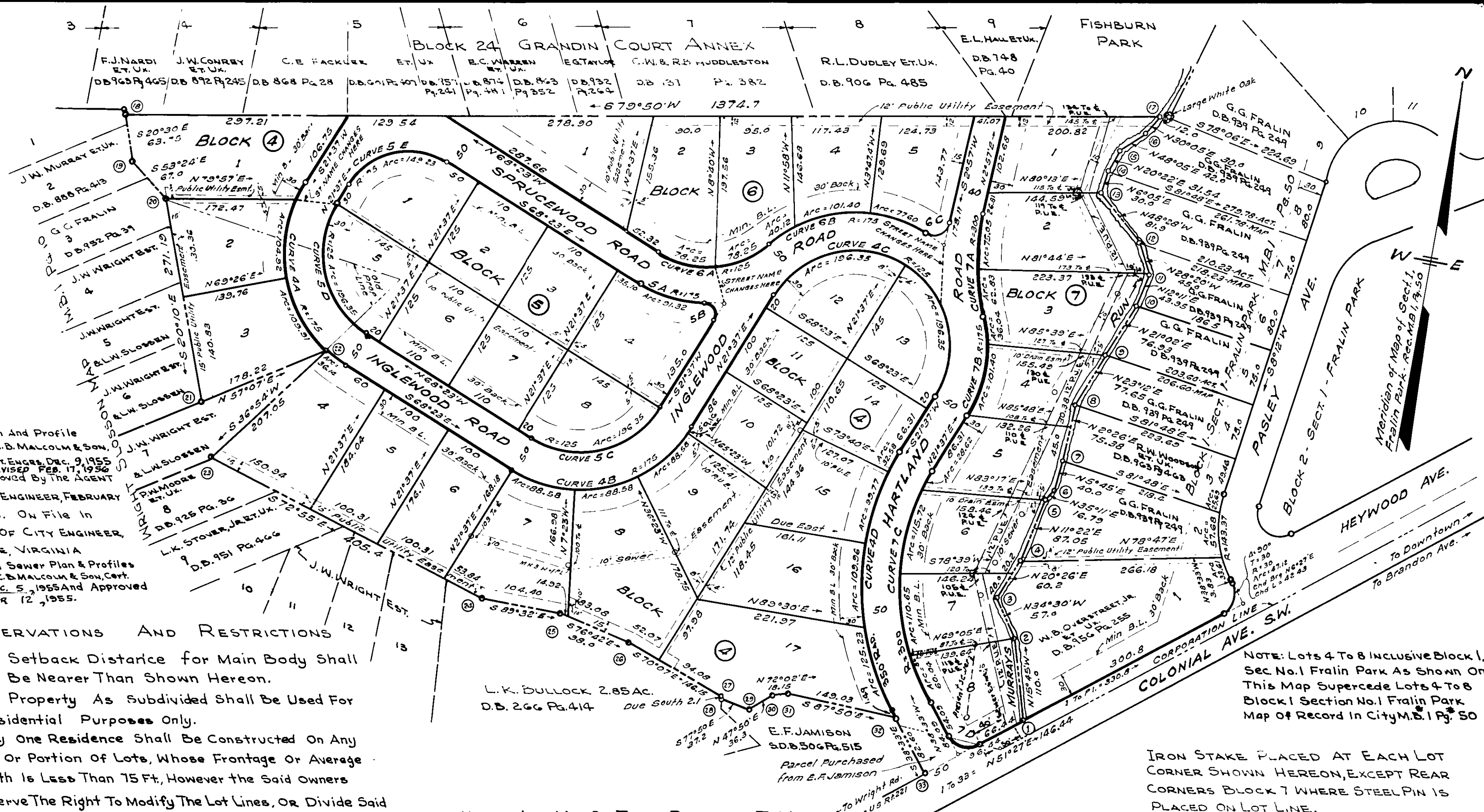
RESERVATIONS AND RESTRICTIONS

- The Setback Distance for Main Body Shall Not Be Nearer Than Shown Hereon.
- All Property As Subdivided Shall Be Used For Residential Purposes Only.
- Only one Residence Shall Be Constructed On Any Lot Or Portion Of Lots, Whose Frontage Or Average Width Is Less Than 75 Ft. However The Said Owners Reserve The Right To Modify The Lot Lines, Or Divide Said Lots After Recordation Of This Map.
- No Dwelling Shall Be Built Costing Less Than \$14,000 Based on Cost Levels Prevailing On The Date These Covenants Are Recorded; It Being The Intention And Purpose Of This Covenant To Assure That All Dwelling Shall Be Of Workmanship, And Materials Substantially The Same Or Better, Than That Which Can Be Produced The Date These Covenants Are Recorded.
- No Nuisance, Such As Hogs, Shall Be Tolerated, Nor Shall Any Activity Be Allowed, Which Shall Disturb The Peace And Quietude Of The Neighborhood.
- No Temporary Living Quarters, Such As Tents, Shacks, Or Garages, Shall Be Allowed On These Premises.

The Above Listed Reservations And Restrictions Constitute Covenants Running With The Title Of The Lots For A Period Of Twenty Years From The Date Of Recordation Of This Map.

In The Clerk's Office Of The Hustings Court For The City Of Roanoke, Virginia This Map Is Presented On February 21, 1956, And With The Certificate Of Dedication And Acknowledgement, Thereto Annexed Is Admitted To Record At 10:20 O'clock A.M.

Teste W.H. Carr Clerk
By: Lena Testerman Deputy Clerk



KNOW ALL MEN BY THESE PRESENTS, TO WIT:-

That Grover G. Fralin And Ollie E. Fralin Are The Owners Of The Land Shown Hereon, Subdivided - Known As Fralin Park Sec. No. 2 Bounded By Outside Corners 1 To 33 To 1 Inclusive.

The Said Owners Further Certify, That They Have Subdivided This Land Into Lots Shown Hereon, Entirely With Their Own Free Will And Consent, As Required By Section 15-797 Of The 1950 Code Of The Commonwealth Of Virginia.

The Said Owners Further Certify That The Streets Shown Hereon Are Hereby Dedicated And Conveyed In Fee Simple To The City Of Roanoke, Virginia.

In Witness Whereof, Are Hereby Placed The Signatures And Seals Of Said Owners On February 11, 1956.

G.G. Fralin (Seal) Ollie E. Fralin (Seal)
Owner Owner

City Of Roanoke To Wit:
State Of Virginia I, Mary Linda M. Smiley A Notary Public,

In And For The City And State, Do Hereby Certify That Grover G. Fralin And Ollie E. Fralin, Whose Names Are Signed To The Annexed Writing, Dated February 11, 1956, Have Each Personally Appeared Before Me In My City And State Aforesaid And Acknowledged The Same On February 11, 1956.

My Commission Expires February 11, 1956.

Mary Linda M. Smiley Notary Public

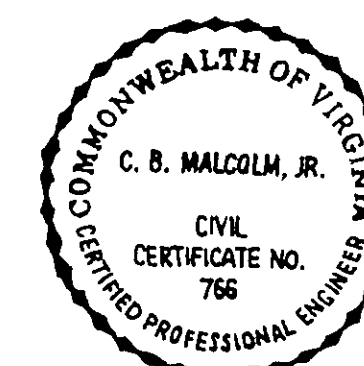
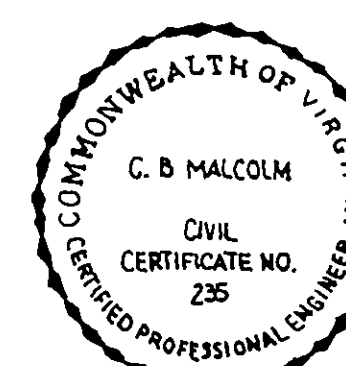
APPROVED:-

J.R. Hildebrand Feb. 17, 1956
AGENT FOR ROANOKE CITY PLANNING COMMISSION DATE

H. Clitus Broyles 2-17-56
CITY ENGINEER OF ROANOKE, VIRGINIA DATE

E.R.
DRAWN BY: R.C.W.
CHECKED BY: CRW
F.WORK BY: R.C.W.
N.B.# S.L. 2-55

IRON STAKE PLACED AT EACH LOT CORNER SHOWN HEREON, EXCEPT REAR CORNERS BLOCK 7 WHERE STEEL PIN IS PLACED ON LOT LINE.



LEGAL REFERENCE:

Remaining Portion Hart Estate Land, Orig.
39.133 Acre Tract D.B.#939 Pg.#249
1.006 Ac. To G.G. Fralin Et Al. By Virginia K. Wright
Et Als. D.B.#952 Pg.#39
Triangular Strip From E.F. Jamison Et. Ux.
To G.G. Fralin Et Als. S.D.B.#542 Pg.#454

MAP
SECTION NO. 2
FRALIN PARK
And Corrected Lots 4-8 Block 1, Section 1
Property Of G.G. FRALIN, ET AL
Situate North Of Colonial Ave. At Murrys Run
ROANOKE, VIRGINIA
By: C.B. Malcolm & Son
State Certified Engineers
Date: February 9, 1956 Scale: 1"=100'