

BOUNDARY LINE CALCULATIONS						
POINTS	BEARING	DIST	N	S	E	W
1-2	N 38° 13' W	654.18	513.97			404.70
2-3	N 60° 09' E	681.79	339.35		591.34	
3-4	S 29° 51' E	238.99		207.28	118.95	
4-5	N 40° 51' E	36.87	27.89		24.12	
5-6	N 52° 21' E	100.54	61.27		79.72	
6-7	N 64° 03' E	90.81	39.14		81.65	
7-8	S 25° 57' E	177.82		159.89	77.81	
8-1	S 42° 46' W	837.82		615.06		568.89
TOTALS		2818.82	982.22	973.59		973.59

AREA = 9.236 ACRES

CURVE DATA						
CURVE	ANGLE	RADIUS	TANGENT	ARC	BEARING	DIST.
A	90° 00'	15.00	15.00	23.56	N 70° 57' W	21.21
B	23° 12'	200.00	41.05	80.98	S 52° 27' W	80.43
C	23° 12'	250.00	51.32	101.23	N 52° 21' E	100.54
D	90° 00'	15.00	15.00	23.56	S 74° 51' E	21.21
E	90° 00'	15.00	15.00	23.56	N 15° 09' E	21.21
F	101° 02'	15.00	18.21	26.45	N 69° 20' W	23.15
G	78° 58'	20.00	16.48	17.56	S 20° 40' W	25.43
H	61° 35'	50.00	29.79	53.74	S 11° 58' 30" W	51.19
I	90° 00'	15.00	15.00	23.56	S 74° 51' E	21.21
J	90° 00'	15.00	15.00	23.56	S 15° 09' W	21.21
K	255° 31'	40.00		178.38	N 22° 23' E	63.25
LOT 4	36° 50'	40.00	13.32	26.72	N 86° 57' W	25.27
LOT 5	85° 57'	40.00	37.27	60.00	N 25° 38' 30" W	54.53
LOT 6	85° 57'	40.00	37.27	60.00	N 60° 23' 30" E	54.53
LOT 7	46° 47'	40.00	17.30	32.66	S 53° 14' 30" E	31.76

NOTE: STREET PLAN & PROFILE, AND PROPOSED SEWER PLAN & PROFILES MADE BY DAVID DICK STATE CERT. ENGR. AND APPROVED BY THE AGENT AND THE CITY ENGINEER, OCTOBER 14, 1955, ON FILE IN OFFICE OF CITY ENGINEER ROANOKE, VIRGINIA.

APPROVED:
H. Cletus Boyles DATE: April 20, 1956.
CITY ENGINEER OF ROANOKE VIRGINIA
J. R. Hildebrand DATE: April 20, 1956.
AGENT FOR ROANOKE CITY PLANNING COMMISSION

RESTRICTIONS

- ALL LOTS SHOWN ON THIS MAP SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY AND NO STRUCTURE SHALL BE ERECTED ON ANY LOT OTHER THAN ONE FAMILY OR ONE DUPLEX DWELLING AND NECESSARY OUTBUILDINGS
- ALL HOUSES CONSTRUCTED ON ANY OF THESE LOTS MUST HAVE A MINIMUM OF 1000 SQUARE FEET OF HABITABLE FLOOR SPACE AND NO DWELLING COSTING LESS THAN \$10,000. AS CALCULATED UPON THE COST OF LABOR AND MATERIALS PREVAILING ON THE DATE OF THIS MAP SHALL BE PERMITTED ON ANY LOT.
- EXTERIOR WALLS OF ALL HOUSES CONSTRUCTED ON ANY OF THESE LOTS SHALL BE OF BRICK, STONE, OR BRICK AND STONE EXCEPT THAT WOOD PANELS NOT EXCEEDING A TOTAL OF 25% OF THE TOTAL WALL AREA, WOOD GABLES AND CUSTOMARY WOOD TRIM IS PERMITTED.
- NO STRUCTURE OF A TEMPORARY CHARACTER AND NO TRAILER, BASEMENT, TENT, GARAGE, SHACK, OR OTHER OUTBUILDING SHALL BE USED AT ANY TIME ON ANY LOT AS A RESIDENCE EITHER TEMPORARILY OR PERMANENTLY.
- NO OBNOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED ON UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD
- THESE RESTRICTIONS ARE MADE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM AND SHALL TERMINATE 25 YEARS AFTER THE DATE OF THE RECORDATION OF THIS PLAT.
- IF THE PARTIES HERETO, OR ANY OF THEM, OR THEIR HEIRS, ASSIGNS, SHALL VIOLATE OR ATTEMPT TO VIOLATE ANY OF THE COVENANTS HEREIN, IT SHALL BE LAWFUL FOR ANY OTHER PERSON OR PERSONS TO INSTITUTE AND MAINTAIN A SUIT IN EQUITY TO ENFORCE IN SAID DEVELOPMENT OR SUBDIVISION TO PASS UPON ANY PROCEEDING AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT AND EITHER TO PREVENT A SUIT OR THEM FROM DOING OR TO RECOVER DAMAGES OR OTHER DUES FOR SUCH VIOLATION.
- INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGEMENT OR COURT ORDER SHALL IN NO MANNER AFFECT ANY OF THE OTHER COVENANTS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

KNOW ALL MEN BY THESE PRESENTS, TO WIT:
THAT ROBERT E. MUNDY AND EMMA L. MUNDY HIS WIFE ARE THE OWNERS OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 1 THROUGH 14 AND KNOWN AS SECTION N 1 BOWLING GREEN. THE SAID OWNERS CERTIFY THAT THEY HAVE SUBDIVIDED THIS LAND AS SHOWN HEREON INTO LOTS, BLOCKS, AND STREETS ENTIRELY WITH THEIR OWN FREE WILL AND CONSENT AS REQUIRED UNDER SECTION 15-707 OF THE 1950 CODE OF THE COMMONWEALTH OF VIRGINIA.
THE SAID OWNERS FURTHER CERTIFY THAT ALL OF THE STREETS EMBRACED WITHIN THIS BOUNDARY ARE HEREBY DEDICATED IN FEE SIMPLE TO THE CITY OF ROANOKE, VIRGINIA, FOR STREET PURPOSES.
IN WITNESS WHEREOF ARE HEREBY PLACED THE SIGNATURES AND SEALS OF THE AFORESAID OWNERS ON APR. 13, 1956.
Robert Mundy (SEAL) Emma L. Mundy (SEAL)
OWNERS

STATE OF VIRGINIA TO WIT:
CITY OF ROANOKE
I J. W. KILG
NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT ROBERT E. MUNDY AND EMMA L. MUNDY WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING BEARING DATE OF APR. 13, 1956, HAS EACH PERSONALLY APPEARED BEFORE ME IN THE AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON APR. 13, 1956.
MY COMMISSION EXPIRES:
Aug 12, 1958
J. W. Kilg
NOTARY PUBLIC

IN THE CLERK'S OFFICE FOR THE HUSTINGS COURT OF THE CITY OF ROANOKE, VIRGINIA THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THEREON ANNEXED IS ADMITTED TO RECORD ON April 22 1956, AT 7:10 O'CLOCK
TESTE: Wm. H. Carr, CLERK
BY David Dick DEPUTY CLERK

NOTE:- FOR DEED TO ROBERT E. MUNDY & WIFE FROM GEORGE A. BRICKMAN & WIFE SEE D.B. 978 Pg. 381

PLAT
of
SECTION N 1
BOWLING GREEN
PROPERTY OF
ROBERT E. MUNDY & EMMA L. MUNDY, HIS WIFE
ROANOKE VIRGINIA
BY David Dick
DAVID DICK - STATE CERT. ENGR. & SURVEYOR
DATE: APRIL 10, 1956 SCALE: 1"=100'

