

BOUNDARY LINE CALCULATIONS					
COR	BEARING	DIST.	N	S	W
1-2	S 60°09'W	921.79		458.80	799.50
2-3	N 38°13'W	576.62	468.75		369.09
3-4	N 7°02'E	35.00	34.74		4.29
4-5	N 52°05'E	1051.73	646.30		829.72
5-1	S 25°50'E	767.80		691.08	334.58
TOTALS		3372.94	1149.79	1168.59	1168.59

TOTAL = 15.77 ACRES

CURVE DATA				CHORD	
CURVE	ANGLE	RADIUS	TANGENT	BEARING	DIST.
A	14°07'	152.64	18.90	N 36°54'30"W	37.51
B	14°07'	202.64	25.09	N 36°54'30"W	49.80
C	96°03'	20.00	22.23	N 4°03'30"E	29.73
D	90°00'	15.00	15.00	S 82°55'E	21.21
E	90°00'	15.00	15.00	N 7°05'E	21.21
F	90°00'	15.00	15.00	S 82°55'E	21.21
G	83°51'	20.00	17.99	S 85°56'30"E	26.75
H	96°03'	20.00	22.23	N 4°03'30"E	29.73
I	14°07'	152.64	17.59	N 36°54'30"W	34.91
J	14°07'	192.06	23.78	N 36°54'30"W	47.20
K	83°43'	150.00	134.39	S 86°03'30"E	200.19
LOT-3	18°46'	150.00	24.79	N 61°28'E	48.91
LOT-4	21°01'	150.00	27.82	N 81°21'30"E	54.71
LOT-5	21°01'	150.00	27.82	S 77°37'30"E	54.71
LOT-6	27°55'	150.00	30.40	S 58°39'30"E	59.60
M	83°43'	100.00	89.39	S 86°03'30"E	133.49
LOT-7	44°07'	100.00	40.51	S 66°15'30"E	75.11
LOT-8	39°36'	100.00	36.00	N 71°53'E	67.75
N	71°38'	150.00	108.25	S 80°01'E	175.56
LOT-3	12°38'	150.00	16.61	N 70°29'E	33.01
LOT-4	22°55'	150.00	30.40	N 88°15'30"E	59.60
LOT-5	22°55'	150.00	30.40	S 68°49'30"E	59.60
LOT-6	13°10'	150.00	17.31	S 50°47'E	34.80
P	71°38'	100.00	72.17	S 80°01'E	117.04
Q	90°00'	15.00	15.00	S 70°50'E	21.21
R	90°00'	15.00	15.00	N 19°10'E	21.21

APPROVED:

H. Clatus Bowles
CITY ENGINEER OF ROANOKE, VIRGINIA
DATE: April 23, 1956.

J. R. Hildebrand
AGENT FOR ROANOKE CITY PLANNING COMMISSION
DATE: April 23, 1956.

RESTRICTIONS

- ALL LOTS SHOWN ON THIS MAP SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY AND NO STRUCTURES SHALL BE ERRECTED ON ANY LOT OTHER THAN ONE FAMILY DWELLING 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 \$10,000.00 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 FACED THAT WOOD GABLES NOT EXCEEDING A TOTAL OF 25% OF THE WALL AREA WOOD GABLES AND CUPOLAS, ANY WOOD TRIM IS PERMITTED.
- NO STRUCTURE OF A TEMPORARY CHARACTER AND NO TRAILER, BASEMENT, TENT, GARAGE, SHACK, OR OTHER OUTBUILDINGS 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 ANYONE OF THEM, OR THEIR HEIRS OR ASSIGNS, SHALL VIOLATE OR ATTEMPT TO VIOLATE ANY OF THE COVENANTS HEREIN, IT SHALL BE LAWFUL FOR ANY OTHER PERSON OR PERSONS OWNING ANY REAL PROPERTY SITUATE IN SAID DEVELOPMENT OR SUBDIVISION TO PROSECUTE ANY PROCEEDING AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY OF SUCH COVENANTS AND EITHER TO PREVENT HIM OR THEM FROM SO DOING OR TO RECOVER DAMAGES OR OTHER DUES FOR SUCH VIOLATION.
- INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGMENT OR COURT ORDER SHALL IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT L.R. BROWN COMPANY, INCORPORATED, IS THE OWNER OF THE TRACT OF LAND SHOWN HEREON BOUNDED BY CORNERS 1, 2, 3, 4, 5, 101 AND KNOWN AS SECTION NO. 2, BOWLING GREEN, THE SAID L.R. BROWN COMPANY, INCORPORATED, CERTIFIES THAT IT WAS SUBDIVIDED THIS LAND AS SHOWN HEREON INTO LOTS, BLOCKS, AND STREETS ENTIRELY WITH ITS OWN FREE WILL AND CONSENT AS REQUIRED UNDER SECTION 15-797 OF THE 1950 CODE OF THE COMMONWEALTH OF VIRGINIA.

THE SAID OWNER FURTHER CERTIFIES THAT ALL OF THE STREETS EMBRACED WITHIN THE BOUNDARY OF SECTION NO. 2, BOWLING GREEN, ARE HEREBY DEDICATED IN FEE SIMPLE TO THE CITY OF ROANOKE, VIRGINIA, FOR STREET PURPOSES.

IN WITNESS WHEREOF IS HEREBY PLACED THE SIGNATURE OF L.R. BROWN, PRESIDENT, AND LAURA A. BROWN, SECRETARY, OF L.R. BROWN COMPANY, INCORPORATED, TOGETHER WITH THE SEAL OF SAID CORPORATION, HERETO AFFIXED ON THIS 14 DAY OF APRIL, 1956.

ATTEST:

Laura A. Brown
SECRETARY

L.R. Brown
PRESIDENT

STATE OF VIRGINIA TO WIT:
CITY OF ROANOKE

I, David Dick, A NOTARY PUBLIC IN AND FOR THE CITY AND STATE OF VIRGINIA, DO HEREBY CERTIFY THAT L.R. BROWN AND LAURA A. BROWN, PRESIDENT AND SECRETARY, RESPECTIVELY OF L.R. BROWN COMPANY, INCORPORATED, WHOSE NAMES AS SUCH ARE SIGNED TO THE FOREGOING WRITING DATED APRIL 14, 1956, HAVE EACH PERSONALLY APPEARED BEFORE ME IN MY SAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON 4-17, 1956.

MY COMMISSION EXPIRES ON:

Aug 12, 1958

IN THE CLERK'S OFFICE OF HUSTINGS COURT FOR THE CITY OF ROANOKE, VIRGINIA, THIS MAP IS PRESENTED ON April 24, 1956, AND WITH THE CERTIFICATES OF ACKNOWLEDGMENT AND DEDICATION THERETO ANNEXED, IS ADMITTED TO RECORD AT 2:20 O'CLOCK P.M.

TESTE: WM. H. CARR, CLERK

BY: Leno Testerman
DEPUTY CLERK

NOTE

SEWER PLAN, PROFILE, & SECTIONS MADE BY DAVID DICK, STATE CERT. ENGR., DATED MAR. 16, 1956, AND APPROVED BY THE AGENT FOR THE ROANOKE CITY PLANNING COMMISSION AND BY THE CITY ENGINEER OF ROANOKE, VA. VIRGINIA MAR. 16, 1956, ON FILE IN CITY ENGINEER'S OFFICE, ROANOKE, VA.

LEGAL REFERENCE

TO: L.R. BROWN CO. INC. BY RUSSELL A. BOWLES & KATHLEEN C. BOWLES
RECORDED - APRIL 16, 1956

PLAT of SECTION NO. 2 BOWLING GREEN

PROPERTY OF
L.R. BROWN COMPANY, INCORPORATED
ROANOKE VIRGINIA

BY: DAVID DICK
STATE CERTIFIED ENGR. & SURVEYOR

DATE: APRIL 17, 1956.

SCALE: 1"=100'

