

BOUNDARY DATA						
COR.	BEARING	DIST.	N	S	E	W
1-2	S 20° 53' W	520.00		485.84		185.36
2-3	S 4° 49' E	196.00		195.31	16.46	
3-4	S 7° 49' W	207.00		205.08		28.15
4-5	S 39° 09' W	175.00		135.71		110.49
5-6	S 50° 51' E	90.00		56.82	69.80	
6-7	S 39° 09' W	150.00		116.33		94.70
7-8	N 50° 51' W	494.20	312.01			383.25
8-9	N 31° 24' W	764.77	652.77			80.32
9-10	N 40° 52' E	173.23	131.00		113.34	
10-11	N 60° 57' E	849.07	641.29		556.49	
11-12	S 39° 43' E	582.83		448.32	372.42	
12-13	N 50° 07' E	180.60	115.81		138.58	
13-14	S 39° 53' E	50.00		38.37	32.06	
14-15	S 50° 07' W	180.75		115.90		138.70
15-16	S 39° 43' E	188.20		144.76	120.26	
TOTALS		4921.96	1942.45	1419.41	1819.42	

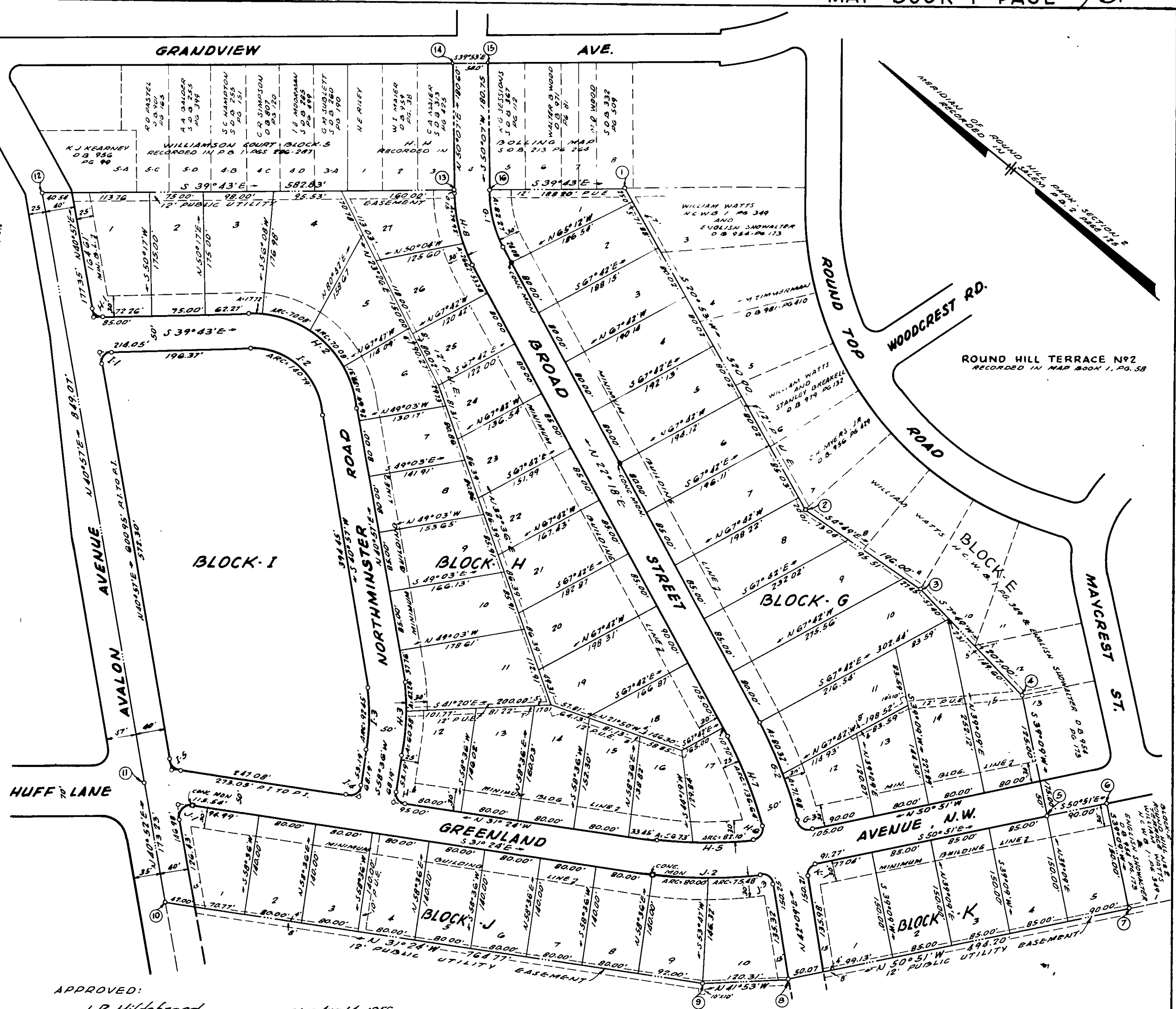
CURVE DATA			CHORD		
CURVE	ANGLE	RADIUS	TANGENT	ARC	DIST.
G-1	27° 49'	169.45	41.96	82.27	S 36° 12' 30" W 81.46
G-2	16° 51'	517.86	76.70	152.30	S 30° 43' 30" W 151.74
LOT 11	8° 53'	517.86		80.32	S 26° 14' 30" W 80.24
LOT 12	7° 58'	517.86		71.98	S 35° 10' W 71.92
G-3	90° 00'	15.00	15.00	23.56	S 5° 51' E 21.21
H-1	80° 40'	15.00	12.74	21.12	S 0° 37' W 19.82
H-2	80° 40'	150.00	127.56	211.19	S 0° 37' W 194.17
LOT 3	6° 46'	150.00		17.72	S 36° 20' E 17.71
LOT 4	26° 46'	150.00		70.08	S 19° 34' E 69.44
LOT 5	26° 46'	150.00		70.08	S 7° 12' W 69.44
LOT 6	20° 22'	150.00		53.31	S 30° 46' W 53.04
H-3	17° 39'	350.00	54.34	107.82	S 49° 46' 30" W 107.40
LOT 11	7° 41'	350.00		47.24	S 44° 49' W 47.21
LOT 12	9° 35'	350.00		60.59	S 53° 38' 30" W 60.50
H-4	90° 00'	15.00	15.00	23.56	S 13° 36' W 21.21
H-5	15° 54' 30"	500.00	69.86	138.83	S 39° 21' E 138.38
LOT 16	6° 30'	500.00		56.73	S 34° 39' E 56.69
LOT 17	9° 24' 30"	500.00		82.10	S 42° 30' E 82.01
H-6	93° 39' 30"	15.00	15.99	24.52	N 85° 52' E 21.48
H-7	10° 44'	467.86	68.81	136.64	N 30° 40' E 136.16
H-8	27° 49'	219.45	54.34	106.54	N 30° 42' 30" E 105.50
LOT 26	6° 57'	219.45		26.62	N 75° 46' 30" E 26.60
LOT 27	20° 52'	219.45		79.92	N 39° 41' E 79.48
I-1	99° 20'	15.00	17.68	26.00	S 89° 23' E 22.81
I-2	80° 40'	100.00	84.91	140.79	S 0° 37' W 129.45
I-3	17° 39'	300.00	66.57	92.45	S 49° 46' 30" W 92.05
I-4	90° 00'	15.00	15.00	23.56	N 76° 24' W 21.21
I-5	72° 21'	15.00	10.97	18.94	N 4° 46' 30" E 17.71
J-1	107° 44'	15.00	20.55	28.20	S 85° 16' E 24.23
J-2	16° 12'	550.00	78.26	155.48	S 39° 30' E 154.96
LOT 9	8° 20'	550.00		80.00	S 35° 34' E 79.93
LOT 10	7° 52'	550.00		75.48	S 43° 40' E 75.43
J-3	89° 45'	15.00	14.93	23.50	S 2° 43' 30" E 21.17
K-1	87° 00'	15.00	14.23	22.70	N 85° 39' E 20.65



NOTE: SEE PLAN, PROFILES AND CROSS SECTIONS FOR RESIDENTIAL PURPOSES ONLY AND NO STRUCTURE SHALL BE ERECTED ON ANY LOT OTHER THAN OUR OWN OR TWO FAMILY DWELLING AND NECESSARY OUTBUILDINGS.

1. TO WILLIAM WATTS - N.C.W.B. 1 - PAGE 349
2. TO WILLIAM WATTS FROM JEAN W. STAPLES - SEE DEED DATED AUGUST 9, 1956 AND RECORDED AUGUST 10, 1956.

- LEGAL REFERENCES**
- RESTRICTIONS**
1. ALL LOTS SHOWN ON THIS MAP SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY AND NO STRUCTURE SHALL BE ERECTED ON ANY LOT OTHER THAN OUR OWN OR TWO FAMILY DWELLING AND NECESSARY OUTBUILDINGS.
 2. NO LOT SHALL BE RE-SUBDIVIDED EXCEPT THAT IT MAY BE DIVIDED AND ADDED TO ADJOINING LOTS.
 3. NO BUILDING SHALL BE LOCATED NEARER TO THE FRONT LOT LINE OR NEARER TO THE SIDE STREET LINE THAN THE BUILDING SET BACK LINES SHOWN ON THIS MAP.
 4. NO STRUCTURE OF A TEMPORARY CHARACTER AND NO TRAILER, BASEMENT TENT, SHACK, GARAGE OR OTHER OUTBUILDING SHALL BE USED AT ANY TIME ON ANY LOT AS A RESIDENCE EITHER TEMPORARILY OR PERMANENTLY.
 5. 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 OBNOXIOUS OR OBSTACLE TO THE NEIGHBORHOOD.
 6. NO DWELLING COSTING LESS THAN \$15,000.00 AS CALCULATED UPON THE COST OF LABOR AND MATERIALS PERMITS AND ON THE DATE OF THIS MAP AND HAVING LESS THAN 1000 SQUARE FEET OF HABITABLE FLOOR SPACE, SHALL BE PERMITTED ON ANY LOT.
 7. THESE RESTRICTIONS ARE MADE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL JAN. 1, 1986, AT WHICH TIME THEY SHALL TERMINATE.
 8. IF THE PARTIES HERETO, OR ANY 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 SUCH COVENANT AND EITHER TO PREVENT HIM OR THEM FROM SO DOING OR TO RECOVER DAMAGES OR OTHER DUES FOR SUCH VIOLATION.
 9. INVALIDATION OF ANY OF THESE COVENANTS BY JUDGMENT OR COURT ORDER SHALL NOT VOID ANY OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.
- RESERVATION**
- EASEMENTS WHERE SHOWN ON THIS MAP ARE RESERVED FOR UTILITY INSTALLATION AND MAINTENANCE.



AREA IN BOUNDARY - 27.276 ACRES

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT WILLIAM WATTS AND ELIZABETH WATTS, HIS WIFE, ARE THE OWNERS OF THE LAND SHOWN HEREON, BOUNDED BY OUTSIDE CORNERS 1 THRU 16 TO 1, THE SAID OWNERS CERTIFY THAT THEY HAVE RECORDED THIS LAND INTO LOTS, BLOCKS, AND STREETS AS SHOWN HEREON ENTIRELY WITHIN THE CITY OF ROANOKE, VIRGINIA, AND COMPLY WITH ALL REQUIREMENTS OF THE 1950 CODE OF THE COMMONWEALTH OF VIRGINIA.

THE SAID OWNERS FURTHER CERTIFY THAT ALL OF THE STREETS AND AVENUES SHOWN WITHIN THE BOUNDARY ARE HEREBY DEDICATED IN FREE SIMPLE TO THE CITY OF ROANOKE, VIRGINIA, FOR STREET PURPOSES.

THE SAID OWNERS HEREBY ARE HEREBY PLACED THE SIGNATURES AND SEALS OF THE AFORESAID OWNERS ON AUGUST 10, 1956.

William Watts (SEAL) Elizabeth S. Watts (SEAL)

OWNER OWNER

STATE OF VIRGINIA } TO WIT:
CITY OF ROANOKE }

Ruth S. Spradlin
SAID CITY AND STATE DO HEREBY CERTIFY A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING BEARING DATE OF AUGUST 10, 1956, HAVE EACH SEPARATELY ACQUIRED BEFORE ME IN THE AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON AUGUST 10, 1956.

MY COMMISSION EXPIRES: July 5, 1959

Ruth S. Spradlin
NOTARY PUBLIC

APPROVED:

J.R. Hildebrand DATE: Aug. 14, 1956.
AGENT FOR ROANOKE CITY PLANNING COMMISSION
AT DIRECTION OF ROANOKE CITY PLANNING COMM.

H. Clotis Broyles DATE: Aug. 14, 1956.
CITY ENGINEER OF ROANOKE, VIRGINIA
AT DIRECTION OF ROANOKE CITY PLANNING COMM.

IN THE CLERK'S OFFICE OF THE JUSTICES COURT FOR THE CITY OF ROANOKE, VIRGINIA, THIS MAP WITH THIS CERTIFICATE OF ACKNOWLEDGMENT HERETO ANNEXED IS ADMITTED TO RECORD ON AUGUST 14, 1956, AT 3:35 O'CLOCK P.M.

TESTE: W.H. CARR, CLERK

W.H. Carr
CLERK

REMAINING PROPERTY OF WILLIAM WATTS ETUX & JEAN W. STAPLES - N.C.W.B. 1 - PAGE 349

PLAT
of
MAP NO. 3
ROUND HILL TERRACE
"WATTS ESTATE"
ROANOKE VIRGINIA

BY: DAVID DICK
STATE CERT. ENGR. & SURVEYOR

DATE: JULY 12, 1956. SCALE: 1"=100'