

CHapel Forest - SECTION No. 2 - RESERVATIONS AND RESTRICTIONS

The following shall be covenants running with the title to this land for a period of 25 years from the date of recordation of this map.

- These lots shall not be used or occupied for other than residential purposes and no building shall be erected thereon, except a residence, and private garage and servant quarters, for use in connection with the residence.
- No horses, cows, pigs, chickens, turkeys or pigeons shall be kept on the premises, nor shall any other animal or fowl be kept on the premises which occasions objectionable odors, or are dangerous to the health or welfare of the other residents in this subdivision, and no nuisance shall be maintained, nor permitted on said property.
- No structure of a temporary character, trailer, basement, tent, shack, garage, or barn, or other outbuildings, shall be used on any lot at any time as a residence, either temporarily or permanently.
- The main body of any dwelling shall not be erected on any lot, nearer to streets than indicated by the main building lines on this map. The minimum set-back from adjacent property lines perpendicular to the streets, to the main body of any structure shall be equal to 15% of the lot width measured along the main building line.
- No single story residence or split level residence shall be constructed on any lots in Blocks 2 and 3 which shall have less than 1500 sq. ft. of livable floor area, or in Block 4, which shall have less than 2000 sq. ft. of livable floor area in said residence, and no two story or one and one half story residence shall be constructed on any lot in said Blocks 2 and 3 which shall have less than 2000 sq. ft. of livable floor area, or in Block 4, which shall have less than 2400 sq. ft. of livable floor area contained in said residence. The following floor areas shall not be included in the tabulation of the aforesaid floor areas: breezeways, unattached buildings, porches, semi-detached buildings erected in conjunction with a residence, unfinished basement areas, or finished basement areas when the average depth of the lot or level is two feet or more below finished ground.
- The following are applicable to the construction of any residence, private garage or servant quarters:
(a) Imitation stone or brick, wire cut brick, cinder or concrete masonry block or brick, concrete, stucco, asbestos shingles, composition shingles, wood or cedar siding or stained plywood shall not be used as an exterior wall finish, except that cinder concrete brick may be used in corners.
(b) No exposed concrete, cinder or concrete masonry foundations shall extend above finish grade when such grade is visible from the street or streets adjoining the property lines.
(c) No stone quoins shall be used in conjunction with brick work at doors, windows and corners.
(d) The minimum roof pitch for roofs of any structures shall be (3) three inches in twelve (12) inches.
- No residence shall be constructed within the subdivision duplicating the design of another residence already constructed, or under construction within the subdivision.
- No wire fences shall be constructed, when such fences are visible from the street or streets adjoining the property lines.
- All driveways shall receive concrete or brick top finish within nine (9) months from the date construction of such driveways is commenced.
- All fuel storage tanks, trash and garbage receptacles shall be buried in the ground.
- No exposed concrete, cinder or concrete masonry block or cinder concrete brick retaining walls shall be constructed when such walls are visible from the street or streets adjoining the property lines. Except that cinder concrete brick may be used if painted.

CURVE DATA -

CHORD

CURVE	LOT	BLK	ANGLE	TAN.	RAD.	ARC	BEARING	DIST.
2A	2	27°50'	9.91	40.00	19.44	N 36°44'E	19.44	19.44
2A	1	23°55'	4.88	40.00	9.72	N 43°41'E	9.69	9.69
2A	2	13°55'	4.88	40.00	9.72	N 29°46'E	9.69	9.69
2B	3	22°42'	14.46	35.00	27.43	N 51°50'E	26.73	26.73
2C	5	20°32'	7.25	40.00	14.33	N 83°16'E	14.26	14.26
2C	6	7°10'	4.01	40.00	5.01	N 69°25'E	5.00	5.00
2D	7	9°28'	20.07	242.39	40.05	N 70°34'E	40.00	40.00
2E	7	38°40'	14.03	40.00	26.99	N 55°58'E	26.48	26.48
2F	8	22°33'	9.97	50.00	19.68	N 47°34'E	19.55	19.55
2G	9	29°44'	13.27	50.00	25.95	N 74°03'E	25.66	25.66
2H	9	28°18'	15.13	60.00	29.64	N 76°56'E	29.34	29.34
3A	3	100°25'	288.14	240.00	420.57	N 31°38'W	368.82	368.82
3A	2	20°40'	43.76	240.00	86.56	N 71°31'W	86.10	86.10
3A	3	18°00'	38.01	240.00	75.39	N 52°11'W	75.09	75.09
3A	4	15°30'	32.66	240.00	64.92	N 35°26'W	64.73	64.73
3A	5	12°50'	26.99	240.00	53.75	N 21°16'W	53.64	53.64
3A	6	17°32'	37.01	240.00	73.43	N 6°05'W	73.16	73.16
3A	7	15°53'	33.48	240.00	66.52	N 10°37'E	66.32	66.32
3B	2	20°28'	7.22	40.00	14.25	N 73°01'E	14.21	14.21
3C	3	19°04'	6.72	40.00	13.31	S 69°54'E	13.25	13.25
3D	3	21°03'30"	6.39	34.37	12.63	S 68°54'E	12.57	12.57
3E	5	3°18'	15.17	45.00	29.27	S 35°45'30"E	28.76	28.76
3F	6	40°37'	21.28	58.30	41.33	S 3°11'W	40.47	40.47
3G	9	51°10'	14.41	30.00	26.78	S 61°20.5'W	25.98	25.98
3H	9	28°39'	14.41	50.00	26.78	S 61°20.5'W	25.98	25.98
3I	9	47°10'	21.83	50.00	41.16	S 63°15'W	40.00	40.00
3J	9	51°10'	56.68	50.00	84.79	S 8°55'E	74.99	74.99
3J	9	51°10'	14.41	30.00	26.78	S 9°51.5'W	25.98	25.98
4A	1	10°30'	22.89	260.00	47.65	S 13°24'W	47.58	47.58
4B	243	4	110°18'	50.26	35.00	S 18°39'W	57.44	57.44

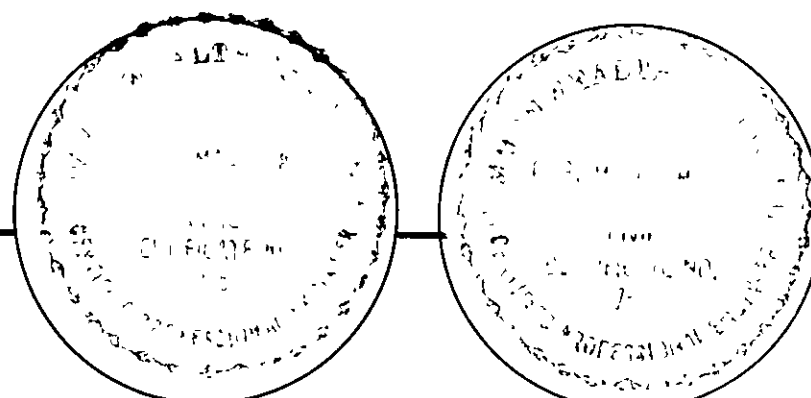
Reversion Note:
The area in the segments of the 35 ft radius
turnaround outside of the regular 40 ft width
portion of the road shall automatically revert to the owners
of lots 2 & 3, Block 2, when Parcel A is subdivided.

I HEREBY CERTIFY THAT THIS
PLAN OF SURVEY IS CORRECT.
C. R. Williams
VIRGINIA STATE CERT. ENGR.

BOUNDARY DATA - SECTION No. 2 - CHAPEL FOREST - 14.921 AC ±

LINE	BEARING	FEET	N	S	E	W
1-2	N 50°39'E	31.55	64.83		83.24	
2-3	N 36°44'E	19.44	15.12		11.31	
3-4	N 22°49'E	15.80	11.81		49.08	
4-5	N 29°23'E	17.81	20.65		57.80	
5-6	N 31°03'E	22.18	8.59		21.10	
6-7	N 74°17'E	130.37	35.31		125.50	
7-8	S 86°28'E	152.75		9.41	152.46	
8-9	N 83°50'E	175.00		71.64	159.46	
9-10	N 72°18'E	152.64		16.15	61.56	
10-11	N 36°13'E	115.69		21.18	67.78	
11-12	N 59°11'E	108.45		55.56	28.14	
12-13	N 88°55'E	95.19		1.80	95.17	
13-14	S 62°47'E	123.69		83.59	172.24	
14-15	S 83°15'E	153.35		18.00	152.29	
15-16	S 60°22'E	61.84		30.59	53.75	
16-17	S 79°26'E	74.87		13.73	73.60	
17-18	S 58°22'30"E	197.76		103.70	168.35	
18-19	S 54°23'30"E	103.36		60.18	84.03	
19-20	S 17°07'30"E	68.78		65.73	20.25	
20-21	S 11°07'E	35.22		34.56	6.79	
21-22	S 23°20'30"W	39.51		36.24		
22-23	S 26°32'W	172.43		154.27		
23-24	S 35°31'W	131.12		106.73		
24-25	S 51°51'W	25.98		25.60		
25-26	S 53°21'W	93.45		55.78		
26-27	S 59°26'W	130.40		66.31		
27-28	S 72°40'W	175.00		52.14		
28-29	S 18°34'W	100.00		94.80		
29-30	S 78°53'W	509.44		98.23		
30-31	N 6°00'E	313.15	311.43			
31-32	N 8°12'W	35.00		34.64		
32-33	S 86°03'E	544.05		37.47	542.76	
33-34	N 18°34'E	213.52	202.41			
34-35	N 31°38'30"W	368.82	313.99			
35-36	N 81°51'W	83.08		11.78		
36-37	S 77°48'W	697.07		147.30		
37-38	S 35°22'W	343.75		280.31		
38-1	N 48°46'W	166.12	109.49			
TOTALS		1579.66	1579.68	2345.42	2345.34	

CITY OF ROANOKE, VA. } To Wit:
STATE OF VIRGINIA }
I, Deacy Y. Neal, a Notary
Public in and for the aforesaid City and State, do hereby
certify that Leigh Bartlin, T.A. Carter, Jr., Edmund P. Goodwin,
N. Courtney King, Thomas W. Urquhart
whose names are signed to the above writing, dated
3/15, 1957, have each personally appeared before me
in my said City and State, and acknowledged the same on
3/15, 1957. My Commission expires: 2/6/59
Deacy Y. Neal NOTARY PUBLIC



MAP OF CHESTNUT HILLS - SECTION No. 5

N 31.1, P 101
ROSALIND HOMES, INC.
D.B. 957, P 213

Note - Parcel 'B' is hereby dedicated to
City of Roanoke in fee simple by
BARTON & STOVER REALTORS & DEVELOPERS, INC.
as shown in detail on Chestnut Hills
Section No. 5 Map.

MAP OF CHAPEL FOREST
M.B. 1, P. 73
BARTIN & STOVER REALTORS & DEVELOPERS, INC.
D.B. 967, P. 335

Note: See D.B. 988, P. 368
for Right of Way Easements
to Lots 1, 13, 14, 15,
which are shown in detail on
Map No. 1, dedicated by deed dated
April 16, 1957, and recorded.

Bartlin & Stover R. & D. Inc.
D.B. 967, P. 335
18
Frederick P. Kopp
D.B. 999, P. 203
Bartlin & Stover
R. & D. Inc.
D.B. 967, P. 335
(See D.B. 988, P. 368)
Claude Harrison
Ann N. Harrison
D.B. 970, P. 241

15.74
77.03
76.17
4.44
74.97
112.28
167.05
31.84
429.88
4.99
193.40
82.24
681.32
198.97
124.93
IN WITNESS WHEREOF are hereby placed the signatures and Corporate Seals of said Owners, and the
signatures and seals of said Trustees, herewith annexed on this the 15th day of Feb. 1957.

KNOW ALL MEN BY THESE PRESENTS - To Wit -
That Barton & Stover Realtors & Developers, Inc. are the owners of the land shown subdivided herein, known as Sect. No. 2 of
CHAPEL FOREST bounded by corners 1 thru 38, incl., subject to the lien of a certain deed in Trust dated April 15, 1955, securing
CRYSTAL SPRING LAND CO. the payment of a certain debt of Barton & Stover Realtors & Developers, Inc. to W. Courtney
King and Thomas W. Urquhart, Trustees, of record in the Clerk's Office of the City of Roanoke,
Virginia in D.B. 967, P. 335.

The undersigned Owners, Trustees and Beneficiary as aforesaid, certify that the said subdivision as appears on
this plat is with the consent and in accordance with the desire of the undersigned parties. The
said owners with the consent of the undersigned Trustees and beneficiary, hereby dedicate
and vest in the City of Roanoke, wherein said land lies, such portions of the premises as are
hereon set apart for streets, alleys, easements or other public use in accordance with the provisions of
the Subdivision Ordinance of the City of Roanoke and the Virginia Land Subdivision Act.

THAT CRYSTAL SPRING LAND CO., with Edmund P. Goodwin, President and Thomas W. Urquhart, Assistant Secretary, is the
owner of the land shown hereon bounded by corners 15, 16, 17, 18, 19, 20, 21, A, B, C, D, E, F, G, H, and J.

The said owner certifies that with the consent of the undersigned Trustees and Beneficiary, they hereby dedicate
in fee simple to the City of Roanoke for street purposes to be used by the public, the area said
PARCEL 'B' and aforesaid land bounded by corners 15, 16, 17, 18, 19, 20, 21, A, B, C, D, E, F, G, H, and J.

BARTIN & STOVER, REALTORS & DEVELOPERS, INC.

Leigh Bartlin (Seal)
PRESIDENT - LEIGH BARTLIN

Edmund P. Goodwin (Seal)
PRESIDENT - EDMUND P. GOODWIN

Thomas W. Urquhart (Seal)
ASST. SECRETARY - THOMAS W. URQUHART

CRYSTAL SPRING LAND COMPANY
Edmund P. Goodwin (Seal)
W. COURTNEY KING

Thomas W. Urquhart (Seal)
THOMAS W. URQUHART

