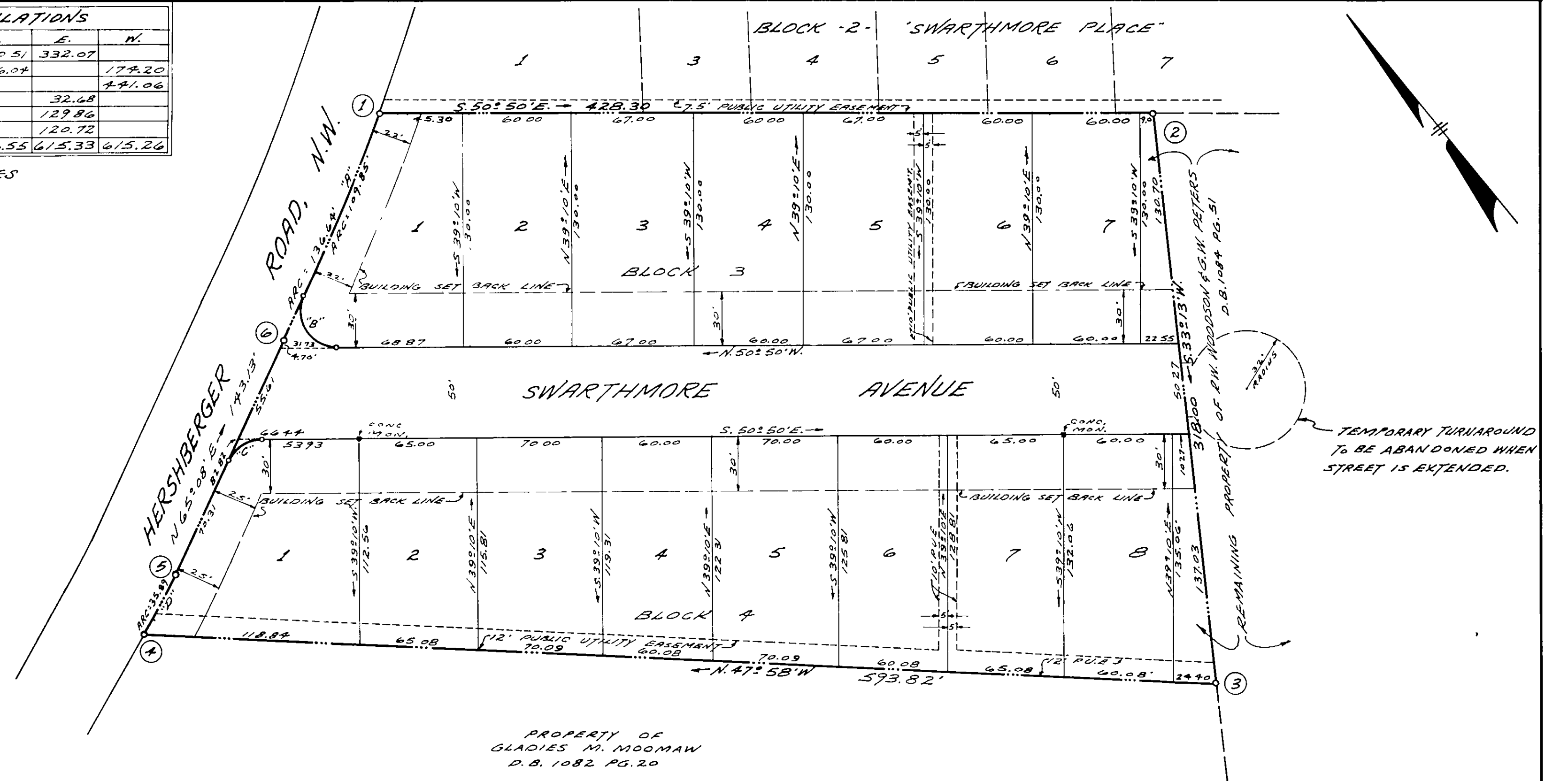


CURVE DATA					CHORD	
CURVE	ANGLE	RADIUS	TANGENT	ARC	BEARING	DIST.
A	6°02'	1297.67	68.39	136.64	N 62°07' E	136.58
LOT 1	4°51'	1297.67	54.96	109.85	N 61°31 1/2' E	109.81
B	11°43'	20.00	31.26	40.07	N 61°33 1/2' E	33.69
C	6°402'	20.00	12.51	22.35	S 62°51' E	21.21
D	0°53 1/4'	2316.83	17.86	35.89	N 65°34 1/4' E	35.89

BOUNDARY LINE CALCULATIONS						
CDR	BEARING	DIST.	N.	S.	E.	W.
1-2	S 50°50' E	428.30		270.51	332.07	
2-3	S 33°13' W	318.00		266.04		174.20
3-4	N 47°58' W	593.82	397.60			441.06
4-5	N 65°34 1/4' E	35.89	19.84		32.68	
5-6	N 65°08' E	143.13	60.19		129.86	
6-1	N 62°07' E	136.58	63.88		120.72	
TOTALS			536.51	536.55	615.33	615.26

TOTAL AREA: 3.535 ACRES



NOVEMBER 21, 1960
I, HEREBY, CERTIFY THAT THIS PLAT OF SURVEY IS CORRECT.

David Dick
STATE CERT. ENGR. & SURVEYOR

NOTES SEE PLANS AND PROFILES MADE BY DAVID DICK, STATE CERTIFIED ENGINEER AND SURVEYOR, DATED SEPT. 21, 1960, AND APPROVED BY H.C. BROYLES, CITY ENGINEER, ON OCT. 4, 1960 AND W.K. SEVENSACK, AGENT, ON OCT. 5, 1960. C.N. FILE IN THE OFFICE OF THE CITY ENGINEER, ROANOKE, VIRGINIA.

FOR CONVEYANCE TO R.W. WOODSON & G.W. PETERS SEE D.B. 1082 PG. 120

APPROVED:

Wm. K. Sevensack
AGENT FOR ROANOKE CITY PLANNING COMMISSION
DATE: 12-15-60

H. Clitus Broyles
CITY ENGINEER OF ROANOKE, VIRGINIA
DATE: 12-16-60

MAP of
SECTION No 2
SWARTHMORE PLACE
PROPERTY OF
R.W. & SALLY B. WOODSON AND G.W. & MINNIE H. PETERS
ROANOKE, VIRGINIA
BY: DAVID DICK
CERT. ENGR. & SURV.
DATE: NOV 21, 1960
SCALE: 1" = 50'

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 ONE-FAMILY DWELLING AND NECESSARY OUTBUILDINGS, EXCEPT THAT ONE TWO-FAMILY OR DUPLEX DWELLING MAY BE ERECTED ON LOTS 1 & 7, BLOCK 3 AND LOTS 18 & 19, BLOCK 4.
- NO BUILDING SHALL BE LOCATED NEARER TO THE FRONT LOT LINE THAN THE BUILDING SET BACK LINES SHOWN ON THIS MAP.
- NO STRUCTURE OF A TEMPORARY CHARACTER AND NO TRAILER, BASEMENT, TANK, SHACK, GARAGE OR OTHER OUTBUILDING SHALL BE USED AT ANY TIME ON ANY LOT AS A RESIDENCE EITHER TEMPORARILY OR PERMANENTLY.
- NO NOXIOUS 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.
- NO DWELLING SHALL BE ERECTED ON ANY LOT WHICH HAS LESS THAN 1000 SQUARE FEET OF LIVING SPACE.
- THE MAJOR PORTION OF THE EXTERIOR WALL OF ANY DWELLING SHALL BE OF BRICK OR STONE CONSTRUCTION.
- THESE RESTRICTIONS ARE MADE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 1986, AT WHICH TIME THEY SHALL TERMINATE.
- 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 FROM 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 R.W. WOODSON AND SALLY B. WOODSON, HIS WIFE, G.W. PETERS AND MINNIE H. PETERS, HIS WIFE, ARE THE OWNERS OF THE LAND SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 1 THRU 6 TO 1 AND KNOWN AS SECTION No 2 SWARTHMORE PLACE. 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 THE LAND EMBOSSED WITHIN THE LIMITS OF THE STREETS WITHIN THE AFORESAID BOUNDARY IS 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 _____, 1960.

R.W. Woodson (SEAL) *Sally B. Woodson* (SEAL)
OWNER OWNER
W.K. Sevensack (SEAL) *H. Clitus Broyles* (SEAL)
OWNER OWNER

STATE OF VIRGINIA } TO WIT:
CITY OF ROANOKE }

I, _____, A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT R.W. WOODSON AND SALLY B. WOODSON, HIS WIFE, G.W. PETERS AND MINNIE H. PETERS, HIS WIFE, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING BEARING DATE OF _____, 1960, HAS EACH PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON _____, 1960.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

TESTED W.H. CARR, CLERK

BY: *David Dick*
DEPUTY CLERK