

# KNOW ALL MEN BY THESE PRESENTS:

That Oaklane Corporation is the fee simple owner and proprietor of the land hereon shown to be subdivided, bounded as shown hereon in detail by outside corners 1 to 10, inclusive; to be known as Section No. 3, Oakdale, and that said land is not subject to any lien or encumbrance.

The undersigned owner, 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 owner hereby dedicates to and vest in the City of Roanoke, wherein said land lies, such portions of the premises as are on this plat set apart for streets, easements, or other public uses, or for future street widening, in accordance with the provisions of the Subdivision Ordinance of the City of Roanoke, as amended, and the Virginia Land Subdivision Act.

Witness the signature of said Corporation by J. H. Fralin, its president, with its corporate seal hereunto affixed and duly attested by C. F. Kefauver, its secretary, this 10 day of April 1962.

## OAKLANE CORPORATION

By J. H. Fralin President Attest: C. F. Kefauver Secretary

State of Virginia } To Wit:  
City of Roanoke }  
I, M. R. Dillon, a notary public in and for the City of Roanoke, in the State of Virginia, do hereby certify that J. H. Fralin and C. F. Kefauver, President and Secretary, respectively of Oaklane Corporation, whose names are signed to the foregoing writing dated the 10 day of April, 1962, have each personally appeared before me in City and State aforesaid, and acknowledged the same.

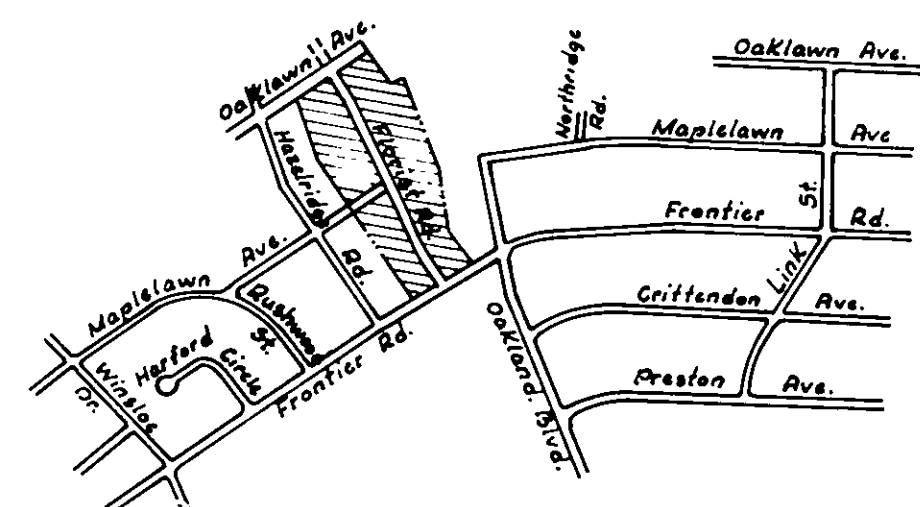
My Commission expires: 2-15-65  
Given under my hand this 10 day of April, 1962.

M. R. Dillon  
Notary Public

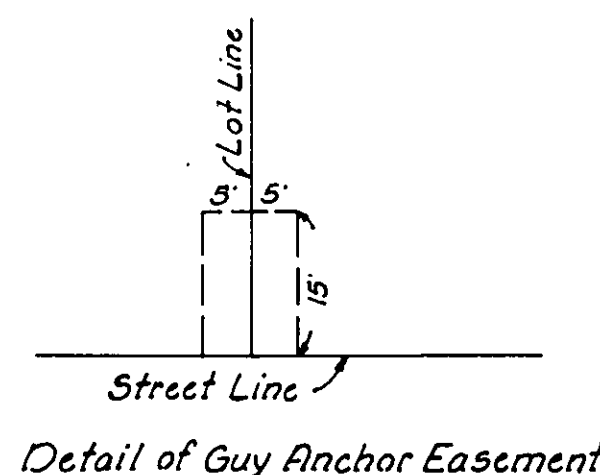
## RESERVATIONS AND RESTRICTIONS

The following Reservations and Restrictions are made covenants running with the title to the land shown hereon subdivided, known as Section No. 3, Oakdale, and shall be binding upon all parties and all persons claiming under them for a period of twenty-five years from the date of recordation of this map, after which time said covenants shall be automatically extended for successive periods of Ten years, unless an instrument, signed by the majority of the owners of the lots, has been recorded agreeing to change said covenants in whole or in part.

1. All lots shown hereon shall be used for residential purposes only, and not for commercial purposes, and said property shall not be used for any purpose that will create a nuisance or annoyance in the neighborhood.
2. No residence lot shall be subdivided into building lots except that a lot may be divided and added to adjoining lots.
3. No dwelling shall be erected or placed on any lot having an average width of less than 74 feet, and not nearer to the street line than the minimum setback line (B.L.) where shown hereon.
4. Easements for installation and maintenance of utilities are reserved where shown hereon.
5. No structure of a temporary character such as a trailer, basement, tent, shack, garage, barn, or other outbuilding, shall be used on any lot at any time, as a residence, either temporarily or permanently.
6. No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage, or other waste except in sanitary containers.
7. No residence may be erected on any lot shown hereon having an enclosed living area of less than 1150 sq. ft., exclusive of carport, porches, breezeway, or garage, except that said enclosed living area shall have not less than 1100 sq. ft. where area of carport, porches, breezeway, or garage is equivalent to or more than 250 sq. ft.
8. Enforcement of the covenants shall be by proceedings at law or in equity against any person or persons, violating or attempting to violate, any covenant, either to restrain violation, or to recover damages.
9. Violation or invalidation of any one of these covenants by judgement or court order, shall in no wise affect any of the other provisions which shall remain in full force and effect.



LOCATION MAP  
Scale: 1"=800'



Detail of Guy Anchor Easement

### Note:

- B.L. denotes Minimum Bldg. Line, Main Body.
- T. & E.E. denotes Telephone and Electric Easement.
- G.E. denotes Guy Anchor Easement.

In the Clerk's Office of the Hastings Court for the City of Roanoke, Virginia, this map is presented on June 19, 1962, and with the certificate of dedication and acknowledgment thereto annexed is admitted to record at 12:15 O'clock P.M.

Teste: Walter R. Carter Clerk By John A. Jamieson Deputy Clerk

April 6, 1962

I, hereby certify that this plat of survey is correct.

J. P. Parker  
State Court Engineer

### APPROVED:

Wm. K. Sensbach  
Agent For Roanoke City Planning Commission

5-24-62  
Date

Z. Clites Broyles  
City Engineer of Roanoke, Virginia

5-29-62  
Date

### Caption Legal Reference:

Being a portion of property conveyed to Oaklane Corporation in Deed Book 406, Page 93.

### BOUNDARY DATA

Corner	Bearing	Distance	North (Cds.)	South	East (Sib.)	West
1-2	N27°35'W	693.14	614.36			320.95
2-3	N10°20'W	290.64	285.92			52.13
3-4	N27°35'W	50.0	44.32			23.15
4-5	N62°25'E	360.0	166.69		319.08	
5-6	S27°35'E	243.49		215.81	112.74	
6-7	N74°49'E	213.19	55.84		205.75	
7-8	S14°47'W	419.74		405.85		107.10
8-9	S6°19'E	280.0		278.30	30.80	
9-10	S27°35'E	170.58		151.19	78.98	
10-1	S64°35'W	270.19		115.96		244.04
Totals			1167.13	1167.11	747.35	747.37

### CURVE DATA

Curve	Lot	Blk	Angle	Tan.	Rad.	Arc	Chord	Bearing	Dist.
A	1	14	90°	25'	25'	39.27	5.72°35'E		35.25
B	1	14	12°24'	27.28	251.16	54.36	5.21°23'E		54.25
C	6	14	77°36'	25'	31.09	42.11	5.23°37'W		38.96
D	1	15	102°24'	25'	20.10	35.92	5.66°23'E		31.33
E	1	15	12°24'	93.09	857.00	185.47	5.21°23'E		185.11
E	1	15	0°58'	7.23	857.00	14.46	5.15°40'E		14.45
E	2	15	5°43'	42.79	857.00	85.51	5.19°00'30'E		85.48
E	3	15	5°43'	42.79	857.00	85.51	5.24°43'30'E		85.48
F	5	15	92°10'	25'	24.07	38.72	5.18°30'W		34.68
G	12	16	87°50'	25'	25.96	39.80	N71°30'W		36.01
H	1	16	12°24'	87.66	807.00	174.65	N21°23'W		174.31
H	10	16	5°51'30"	41.29	807.00	82.49	N23°14'15'W		82.47
H	9	16	5°07'30"	36.12	807.00	72.16	N17°44'45'W		72.14
I	1	16	12°24'	32.71	301.16	65.18	N21°23'W		65.05
I	2	16	10°28'	27.58	301.16	55.02	N22°21'W		54.94
I	1	16	1°56'	5.08	301.16	10.16	N16°09'W		10.16
J	1	16	90°	25'	25'	39.27	N17°25'E		35.35
H	11	16	1°25'	10.00	80.70	20.00	N26°52'30'W		19.96

## MAP OF SECTION No. 3 OAKDALE

PROPERTY OF OAKLANE CORPORATION

ROANOKE, VIRGINIA

By J. P. Parker  
State Court Engineer

SCALE: 1"=100'

APRIL 6, 1962