

BOUNDARY LINE CALCULATIONS						
CORS.	BEARING	DIST.	N.	S.	E.	W.
1-2	N. 76° 01' W.	513.80	124.15			498.58
2-3	N. 13° 59' E.	300.00	291.11		72.49	
3-4	S. 76° 01' E.	460.35		111.24	446.71	
4-1	S. 3° 53' W.	304.72		304.02		20.63
TOTALS			415.26	415.26	519.20	519.21

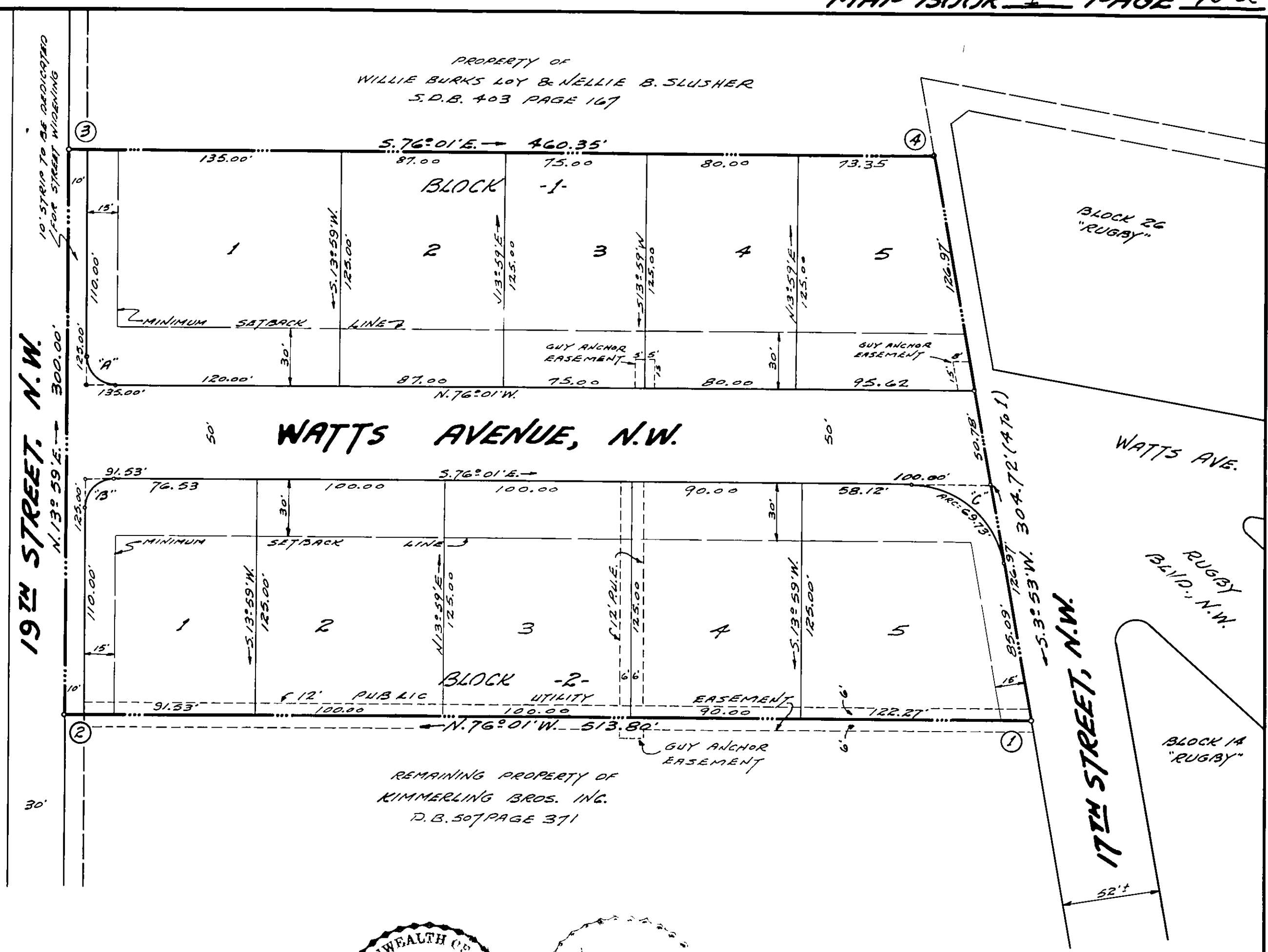
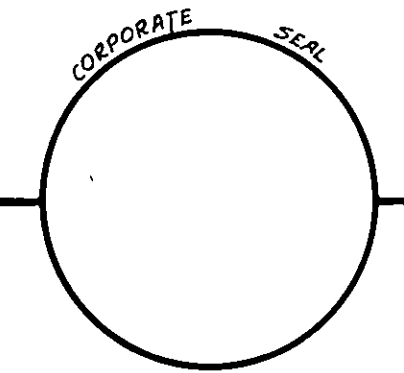
TOTAL AREA IN BOUNDARY = 3.355 ACRES

CURVE DATA				CHORD	
CURVE	ANGLE	RADIUS	TANGENT	ARC	DIST.
A	90° 00'	15.00	15.00	23.56	N. 31° 01' W.
B	90° 00'	15.00	15.00	23.56	N. 58° 59' E.
C	79° 54'	50.00	41.88	69.73	S. 36° 04' E.

- 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 ONE SINGLE FAMILY 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, TENT, BASEMENT, SHACK, GARAGE OR OTHER OUTBUILDING SHALL BE USED AT ANY TIME ON ANY LOT AS A RESIDENCE EITHER TEMPORARILY OR PERMANENTLY.
 - 5- NO OBVIOUS 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.
 - 6- NO DWELLING HAVING LESS THAN 1100 SQUARE FEET OF LIVABLE FLOOR SPACE SHALL BE PERMITTED ON ANY LOT.
 - 7- THESE RESTRICTIONS ARE MADE COVENANTS RUNNING WITH THE LANDS AND SHALL BE BINDING UPON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 1992, 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 PROCEEDINGS 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 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 KIMMERLING BROS. INC. IS THE OWNER OF THE LAND SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 1 THRU 4 TO 1 AND KNOWN AS SECTION N°1 "TOWER HEIGHTS". THE SAID OWNER CERTIFIES THAT THE LAND HAS BEEN SUBDIVIDED INTO LOTS, BLOCKS, AND STREETS, AS SHOWN HEREON ENTIRELY WITH THE FREE WILL AND CONSENT OF THE SAID OWNER AS REQUIRED BY SECTION 15-197 OF THE 1950 CODE OF THE COMMONWEALTH OF VIRGINIA.
THE SAID OWNER FURTHER CERTIFIES THAT THE LAND EMBRACED WITHIN THE LIMITS OF THE STREETS WITHIN THE ADDRESSAID BOUNDARY IS HEREBY DEDICATED IN FEE SIMPLE TO THE CITY OF ROANOKE, VIRGINIA, FOR STREET PURPOSES.
IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON AUGUST 3, 1962.

KIMMERLING BROS. INC.
BY: R. E. Elliott
VICE PRESIDENT
ATTEST: Martha L. Kimmerling
SECRETARY



LEGAL REFERENCE:

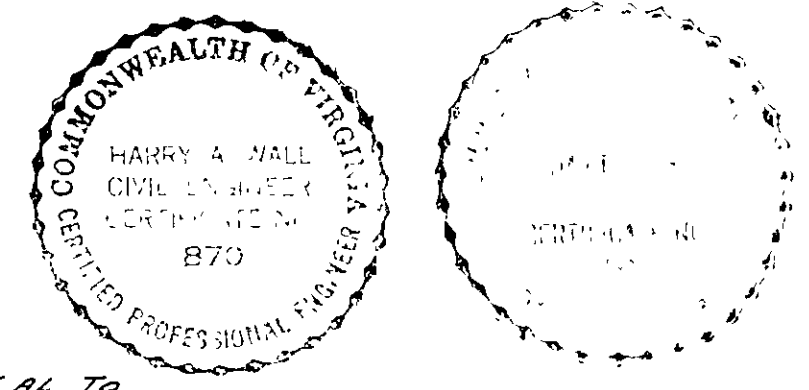
W.A. KIMMERLING ET AL TO KIMMERLING BROS. INC. DEED DATED SEPT 29, 1927, AND RECORDED IN D.B. 507 PG. 371.

STATE OF VIRGINIA
CITY OF ROANOKE
TO WIT:
Margaret M. Anderson, NOTARY PUBLIC IN AND FOR THE ADDRESSAID CITY AND STATE DO HEREBY CERTIFY THAT R.E. ELLIOTT AND MARTHA KIMMERLING, VICE PRESIDENT AND SECRETARY, RESPECTIVELY, OF THE KIMMERLING BROS. INC., WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED August 3, 1962, HAVE EACH PERSONALLY APPEARED BEFORE ME IN MY ADDRESSAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON Aug. 3rd 1962.

April 10 1964
NOT COMMISSION EXPIRES
Margaret M. Anderson
NOTARY PUBLIC

IN THE CLERK'S OFFICE FOR THE MUSTINGS COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THEREON ANNEXED IS ADMITTED TO RECORD ON Sept 20, 1962, AT 3:30 O'CLOCK P.M.
TESTE: WALKER R. CARTER JR., CLERK

BY: Eula D. Torrell
DEPUTY CLERK



JUNE 14, 1962
I, HEREBY, CERTIFY THAT THIS PLAT OF SURVEY IS CORRECT.

David Dick
STATE CERT. ENGINEER AND SURVEYOR

APPROVED:

Wm. K. Sembach DATES 9-18-62
AGENT FOR ROANOKE CITY PLANNING COMMISSION

H. Cltus Broyles DATES 9-18-62
CITY ENGINEER OF ROANOKE, VIRGINIA

MAP
of
SECTION N°1
TOWER HEIGHTS
PROPERTY OF
KIMMERLING BROS. INC.
ROANOKE, VIRGINIA
BY: DAVID DICK & HARRY A. WALL
CIVIL ENGINEERS & SURVEYORS
DATE: JUNE 14, 1962
SCALE: 1" = 50'