

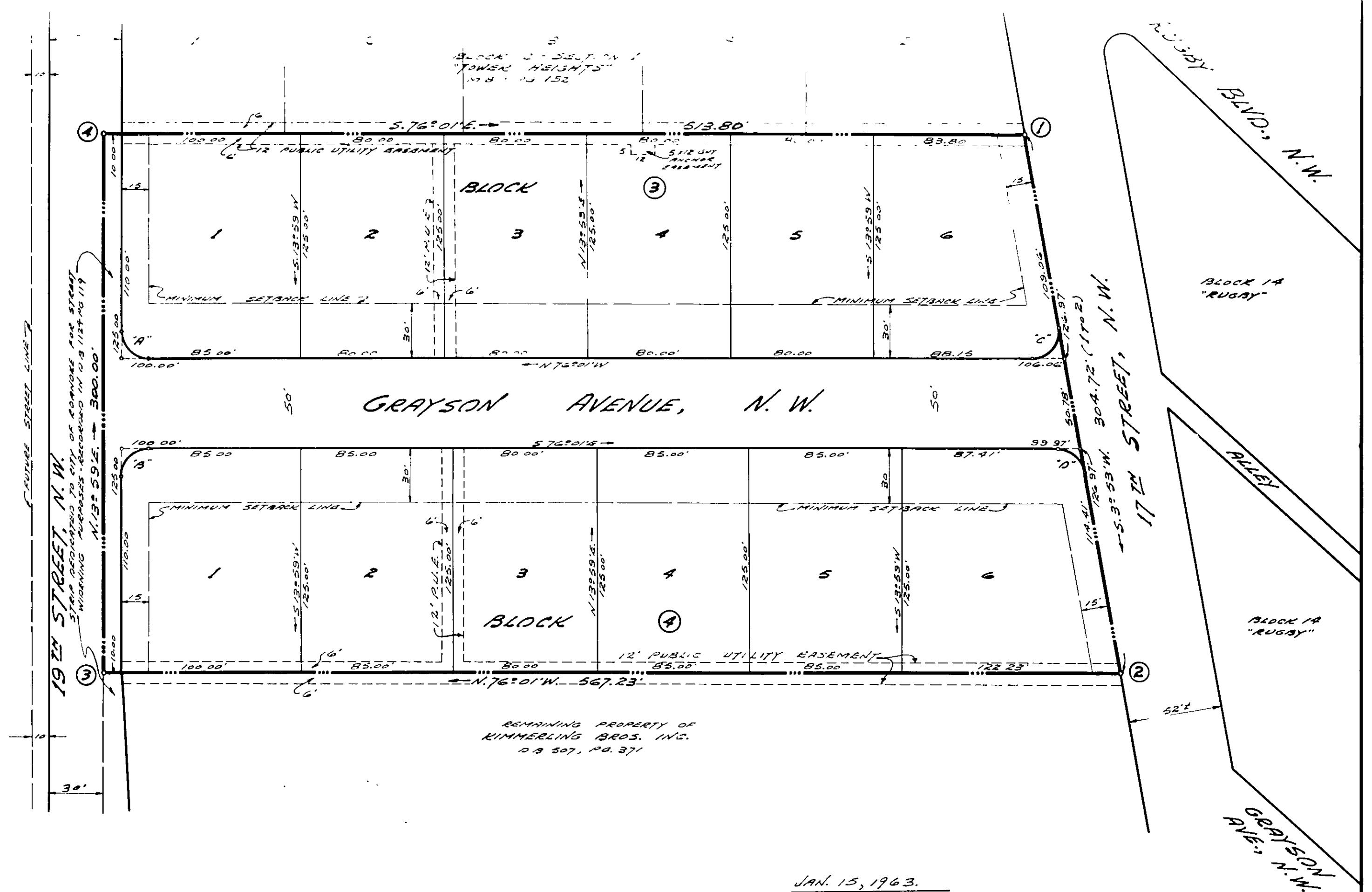
BOUNDARY LINE CALCULATIONS

COR.	BEARING	DIST.	N.	S.	E.	W.
1-2	S 31°53'W	804.72		304.02		20.23
2-3	N 74°20'W	547.23	137.04			550.42
3-4	N 13°59'E	300.00	291.11		72.49	
4-1	S 74°01'E	513.80		124.15	498.58	
TOTALS			428.17	428.17	571.07	571.07

TOTAL AREA IN BOUNDARY: 3.722 ACRES

CURVE DATA CHORD

CURVE	ANGLE	RADIUS	TANGENT	ARC	BEARING	DIST.
A	90°00'	15.00	15.00	23.56	N 31°50'W	21.21
B	90°00'	15.00	15.00	23.56	N 58°59'E	21.21
C	120°02'	15.00	17.91	26.20	S 53°52'W	23.00
D	77°15'	15.00	12.54	20.72	S 36°10'E	19.24



- 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 SINGLE FAMILY DWELLING AND NECESSARY OUTBUILDINGS.
 - NO LOT SHALL BE RE-SUBDIVIDED EXCEPT THAT IT MAY BE DIVIDED AND ADDED TO ADJOINING LOTS.
 - 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.
 - 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.
 - 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 ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
 - NO DWELLING HAVING LESS THAN 1100 SQUARE FEET OF LIVABLE FLOOR SPACE SHALL BE PERMITTED ON ANY LOT.
 - 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, 1993, 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 THESE 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.
 - 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 BOUNDARY BY OUTSIDE CORNERS 1 THRU 4 TO 1 AND KNOWN AS SECTION N°2 "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 15-797 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 AFORESAID 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 _____, 1963.

KIMMERLING BROS. INC.
 BY R. C. Elliott
 VICE PRESIDENT
 BY Martha B. Kimmeling
 SECRETARY

LEGAL REFERENCES:
 W.A. KIMMERLING ET AL TO KIMMERLING BROS. INC. BY DEED DATED SEPT. 29, 1927, RECORDED IN O.B. 507, PG. 371.

STATE OF VIRGINIA } TO WIT:
 CITY OF ROANOKE }
 I, Margaret M. Anderson, A NOTARY PUBLIC IN AND FOR THE AFORESAID 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 Jan. 14, 1963, HAS EACH PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON Jan. 17, 1963.

April 10, 1964
 MY COMMISSION EXPIRES _____

Margaret M. Anderson
 NOTARY PUBLIC

IN THE CLERK'S OFFICE FOR THE JUSTICES COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THEREA ANNEXED IS ADMITTED TO RECORD ON January 22, 1963, AT 9:30 O'CLOCK A.M.
 TESTED: WALKER E. CARTER JR., CLERK

BY David Dick
 DEPUTY CLERK

JAN. 15, 1963.
 I, HEREBY, CERTIFY THAT THIS PLAT OF SURVEY IS CORRECT.

David Dick
 STATE CERT. ENGINEER AND SURVEYOR

APPROVED:

Walter C. Lunsford DATE 1-17-63
 AGENT FOR ROANOKE CITY PLANNING COMMISSION

J. A. Carter DATE 1-17-63
 ASST. CITY ENGINEER OF ROANOKE, VIRGINIA

MAP
of
SECTION N°2
TOWER HEIGHTS
PROPERTY OF
KIMMERLING BROS. INC.

ROANOKE, VIRGINIA

DATE: JANUARY 15, 1963

SCALE: 1" = 50'

