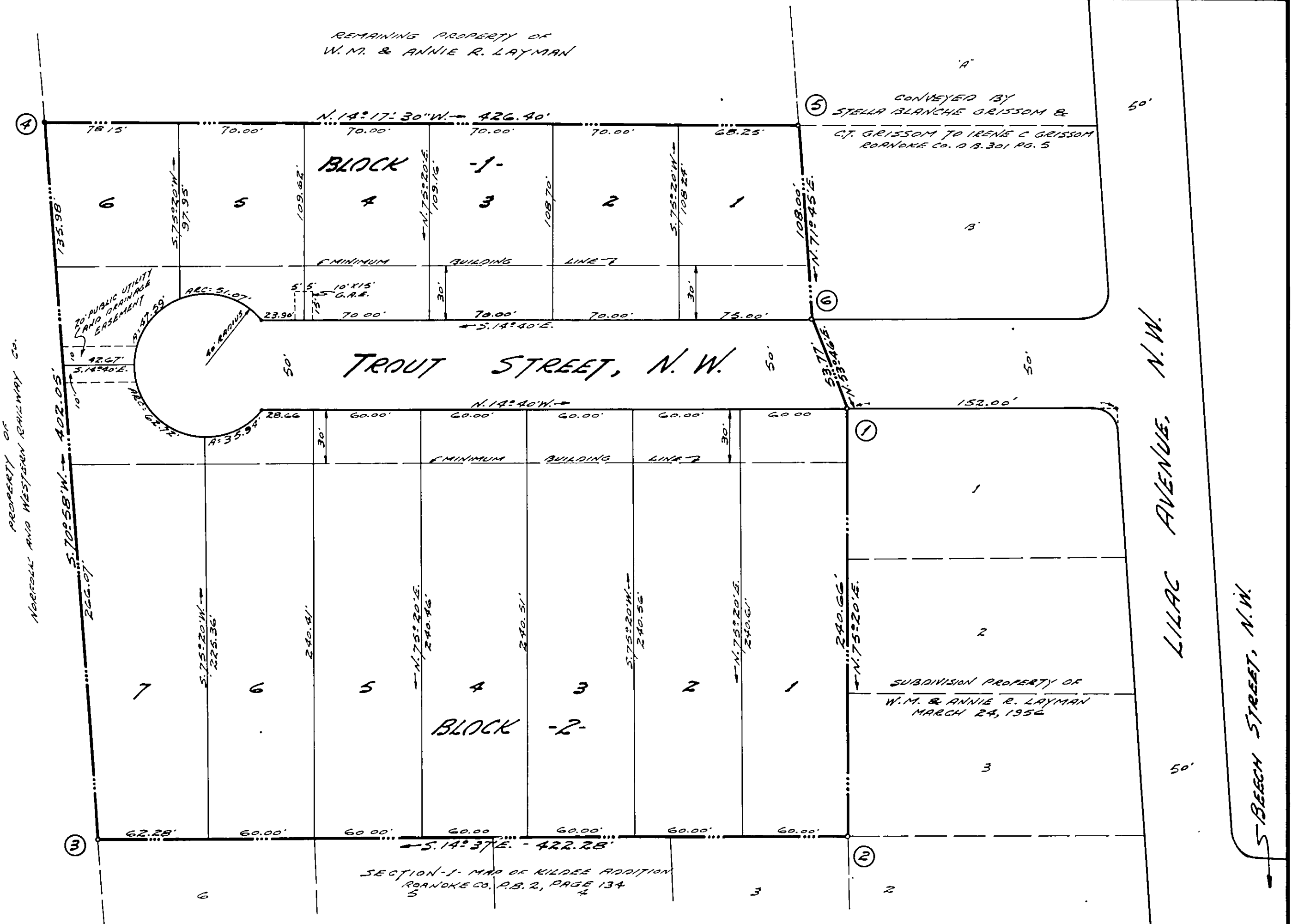
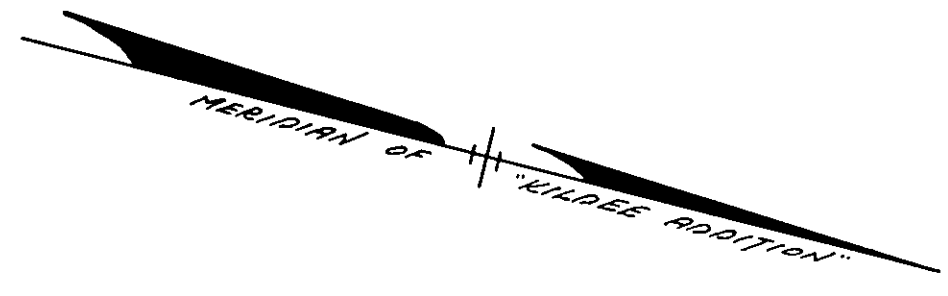


BOUNDARY LINE CALCULATIONS						
COR.	BEARING	DIST.	N.	S.	E.	W.
1-2	N. 75° 20' E.	240.66	60.93		232.82	
2-3	S. 14° 37' E.	422.28		408.61	106.56	
3-4	S. 70° 38' W.	402.03		131.12		380.07
4-5	N. 14° 17' 30" W.	426.40	413.20			105.26
5-6	N. 75° 46' E.	108.00	33.82		102.57	
6-1	N. 53° 42' E.	53.77	31.78		43.38	
TOTALS			539.73	539.73	485.33	485.33

CURVE DATA				CHORD		
CURVE	ANGLE	RADIUS	TANGENT	ARC	BEARING	DIST.
A	282°38'	40.00	197.32	5.75°20'W.		50.00
B	73°09'	40.00	29.68	5.0°04'30"W.		47.67
C	68°10'	40.00	27.07	47.59	5.70°35'E.	44.83
D	89°50'	40.00	39.88	62.72	N.30°25'E.	56.49
E	51°29'	40.00	19.29	36.94	N.40°14'30"W.	34.75

TOTAL AREA IN BOUNDARY = 3.945 ACRES



RESERVATIONS & RESTRICTIONS

THE FOLLOWING RESERVATIONS AND RESTRICTIONS ARE MADE COVENANTS RUNNING WITH THE TITLE TO THE LOTS SHOWN HEREON FOR A PERIOD OF TWENTY (20) YEARS FROM THE DATE OF RECORDATION OF THIS MAP.

1. LOTS SHOWN HEREON ARE FOR RESIDENTIAL PURPOSES ONLY.
2. THE GRADE AND DRAINAGE OF IMPROVED YARDS AND ALONG BASEMENT RESERVED FOR THAT PURPOSE SHALL NOT BE ALTERED OR OBSTRUCTED BY LOT OWNER OR OWNERS UNLESS SAID ALTERATION IS IN ACCORDANCE WITH A PLAN OF A CERTIFIED ENGINEER, ARCHITECT, OR LANDSCAPE ARCHITECT WHICH PROVIDES ADEQUATE PIPE OR DRAINAGE STRUCTURE AS NEEDED FOR THE DISPOSITION OF STORM WATER. NOR SHALL SUCH ALTERATIONS BE ALLOWED UNLESS AGREED TO IN WRITING BY THE OWNER OR OWNERS OF THE ADJOINING LOTS OR THOSE DIRECTLY AFFECTED IN THIS SUBDIVISION.
3. NO PART OF ANY BUILDING OTHER THAN PORCHES SHALL BE LOCATED NEARER TO THE STREET THAN THE BUILDING LINE SHOWN ON THIS MAP.
4. 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.
5. NO FENCE OR HEDGE SHALL BE PERMITTED ON THE FRONT PORTION OF ANY LOT OR THE FRONT 40 FEET OF THE DIVIDING LINE OF ANY LOT GREATER THAN 30 INCHES IN HEIGHT, SAID FENCE MATERIAL AND CONSTRUCTION TO BE FORCED TO BY ADJOINING OWNERS IN WRITING BEFORE INSTALLATION.
6. NO RESIDENCE SHALL BE CONSTRUCTED ON ANY LOT OR PORTIONS OF LOTS WHOSE LIVABLE AREA FOR A 1 STORY HOUSE IS LESS THAN 300 SQUARE FEET EXCLUSIVE OF PORCHES AND CARPORTS.
7. NO GARAGES SHALL BE USED AS LIVING QUARTERS NOR SHALL ANY TEMPORARY LIVING QUARTERS OF ANY NATURE BE PERMITTED.
8. THE FOREGOING BUILDING RESTRICTIONS AND CONDITIONS ARE SUBORDINATED TO AND THE VIOLATION OF THE SAME ARE SUBORDINATED TO, ANY LOAN NOW OR HEREAFTER PLACED ON ANY LOT IN THIS SUBDIVISION.

KNOW ALL MEN BY THESE PRESENTS, TO WIT: THAT FRALIN AND WALDRON, INC. IS THE OWNER OF THE LAND SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 1 THRU 6 TO 1 AND KNOWN AS "WESTWOOD GARDENS". 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 IS HEREBY PLACED THE SIGNATURE OF THE SAID CORPORATION BY ELBERT H. WALDRON, ITS PRESIDENT, WITH ITS CORPORATE SEAL HEREUNTO AFFIXED AND DULY ATTESTED BY HORACE G. FRALIN, ITS SECRETARY AND TREASURER, THIS 1ST DAY OF APRIL, 1963.

FRALIN AND WALDRON, INC.
 BY: Elbert H. Waldron
 PRESIDENT
 ATTEST: Horace G. Fralin
 SECRETARY & TREASURER

NOTES: G.A.E. = GUY ANCHOR EASEMENT

STATE OF VIRGINIA TO WIT:
 I, JAMES WILLIAM MUTTER
 A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT ELBERT H. WALDRON AND HORACE G. FRALIN, PRESIDENT AND SECRETARY & TREASURER, RESPECTIVELY, OF FRALIN AND WALDRON, INC., WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED APRIL 1, 1963, HAVE EACH PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON APRIL 1, 1963.

DEC. 4, 1965
 MY COMMISSION EXPIRES
 JAMES WILLIAM MUTTER
 NOTARY PUBLIC
 IN THE CLERK'S OFFICE OF THE JUSTICES COURT OF THE CITY OF ROANOKE, VA. THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED TO RECORD ON JUNE 11, 1963, AT 3:30 O'CLOCK P.M.
 TESTES: WALTER R. CARTER JR. CLERK
 BY: James William Mutter
 DEPUTY CLERK

APRIL 1, 1963
 I, HEREBY, CERTIFY THAT THIS PLAT OF SURVEY IS CORRECT.

David Dick
 STATE CERT. ENGR. & SURVEYOR

APPROVED:

AGENT FOR ROANOKE CITY PLANNING COMMISSION
F. Curtis Boyles
 CITY ENGINEER OF ROANOKE, VIRGINIA
 DATE: 6-7-63

NOTE:
 SEE PLANS & PROFILES MADE BY DAVID DICK & HARRY A. WALL, CIVIL ENGINEERS & SURVEYORS, DATED JAN. 8, 1963 - REVISED JAN. 28, 1963 AND APPROVED BY J. A. CARTER, ASST. CITY ENGINEER & W. K. SENS-BACH, ASST. MAR. 20, 1963, ON FILE IN THE OFFICE OF THE CITY ENGINEER, ROANOKE, VIRGINIA.

MAP
of
WESTWOOD GARDENS

PROPERTY OF
FRALIN AND WALDRON, INC.

ROANOKE, VIRGINIA

DATE: APRIL 1, 1963 SCALE: 1" = 50'

BY: DAVID DICK & HARRY A. WALL
CIVIL ENGINEERS & SURVEYORS

