

CURVE DATA					CHORD	
CURVE	ANGLE	RADIUS	TANGENT	ARC	BEARING	DIST.
A	71°30'	200.00	13.11	26.18	S. 23° 00' W.	26.18
B	71°30'	200.00	13.39	32.73	N. 23° 00' E.	32.70
C	71°00'	250.00	37.69	74.61	S. 27° 48' W.	74.34
LOT 1	65° 01'	250.00	13.14	26.25	S. 22° 15' 30" W.	26.25
LOT 2	11° 06'	250.00	24.24	48.36	S. 30° 48' 30" W.	48.29
D	17° 06'	200.00	30.07	59.69	N. 27° 48' E.	59.47
E	102° 58'	40.00	49.94	71.65	N. 36° 21' E.	62.44

BOUNDARY LINE CALCULATIONS					
COR.	BEARING	DIST.	N.	S.	E.
1-2	N. 39° 31' W.	131.70	101.60		83.80
2-3	N. 39° 03' W.	223.36	173.46		140.72
3-4	N. 36° 11' 1/2" E.	221.94	421.23		308.20
4-5	S. 52° 48' E.	345.36		208.80	275.09
5-1	S. 36° 21' W.	605.26		487.48	358.75
TOTALS			694.29	694.28	583.29

TOTAL AREA IN BOUNDARY = 4.460 ACRES

RESTRICTIONS

- 1- NO BUILDING SHALL BE ERECTED OR MAINTAINED ON ANY LOT IN THIS SUBDIVISION OTHER THAN ONE SINGLE-FAMILY DWELLING AND NECESSARY OUTBUILDINGS.
- 2- NO LOT SHOWN ON THIS PLAT SHALL BE RE-SUBDIVIDED, EXCEPT IT MAY BE DIVIDED AND ADDED TO ADJOINING LOTS.
- 3- NO BUILDING SHALL BE LOCATED NEARER TO THE FRONT LOT LINE THAN THE BUILDING LINE SHOWN ON THIS PLAT.
- 4- NO DWELLING OR RESIDENCE COSTING LESS THAN \$15,000 AS CALCULATED UPON THE COST OF LABOR AND MATERIALS PREVAILING ON THE DATE OF THIS PLAT AND HAVING LESS THAN 1118 SQUARE FEET OF HABITABLE FLOOR SPACE SHALL BE PERMITTED ON ANY LOT.
- 5- NO STRUCTURE OF A TEMPORARY CHARACTER AND NO TRAILER, BASEMENT TENT, SHACK, GARAGE OR OTHER OUTBUILDING SHALL BE USED AT ANY TIME ON ANY LOT AS A RESIDENCE, EITHER TEMPORARILY OR PERMANENTLY.
- 6- 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.
- 7- THESE RESTRICTIONS ARE MADE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON ALL PARTIES HERETO AND ALL PERSONS CLAIMING UNDER THEM FOR A PERIOD OF 35 YEARS FROM THE DATE OF RECORDATION OF THIS PLAT, AFTER WHICH THEY SHALL TERMINATE.
- 8- IF THE PARTIES HERETO, OR ANY ONE 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 VIOLATIONS.
- 9- INVALIDATION OF ANY 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.

KNOW ALL MEN BY THESE PRESENTS, that WE, LEE HARTMAN & SONS, INC. IS THE OWNER OF THE LAND SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 1 THROUGH 5 TO 1 AND KNOWN AS SECTION N°3 CHATHAM HILLS.

THE SAID OWNER CERTIFIES THAT THE LAND HAS BEEN SUBDIVIDED INTO LOTS AND STREETS, AS SHOWN HEREON, ENTIRELY WITH THE FREE WILL AND CONSENT OF THE SAID OWNER AS REQUIRED BY SECTION 15.797 OF THE 1960 CODE OF THE COMMONWEALTH OF VIRGINIA.

THE SAID OWNER FURTHER CERTIFIES THAT THE LAND EMBRACED WITHIN THE LIMITS OF THE STREET 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 28 Feb. 1966.

LEE HARTMAN & SONS, INC.

Lee C. Hartman
President

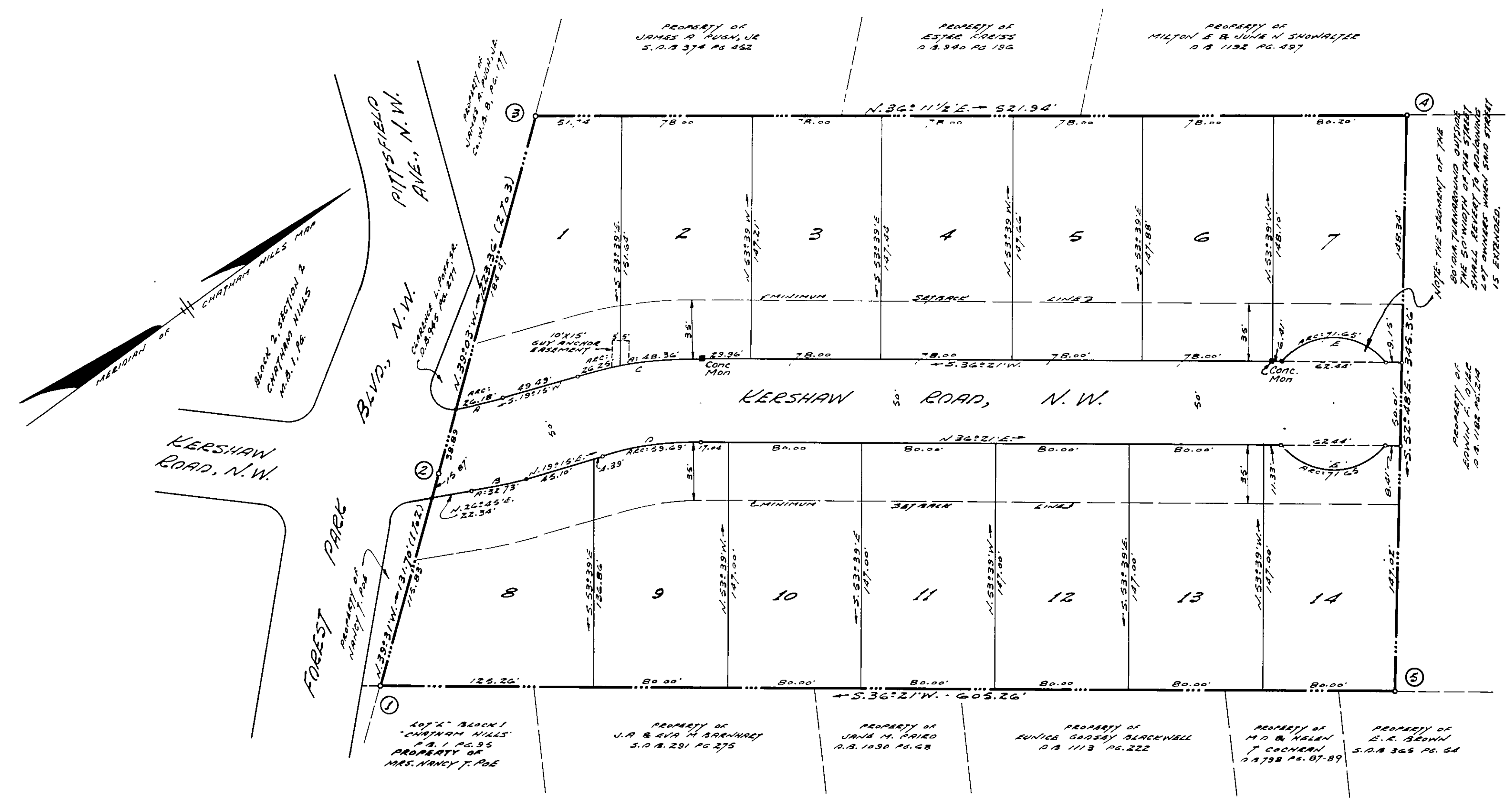
Robert L. Hartman
Secretary & Treasurer

LEGAL REFERENCE
C.W. DYER, SR. AND BETTY CARTER DYER D.B. 1181 PAGE 398

STATE OF VIRGINIA } to WIT: Robert L. Hartman, A Notary Public in and for the Aforesaid City and State do hereby certify that LEE C. HARTMAN, SR., PRESIDENT, AND ROBERT L. HARTMAN, SECRETARY & TREASURER, OF LEE HARTMAN & SONS, INC. WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED 28 Feb. 1966, HAVE EACH PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON 28 Feb. 1966.

23 Sept. 1969
My Commission Expires

Robert L. Hartman
Notary Public



FEBRUARY 19, 1966
I, HEREBY, CERTIFY THAT THIS PLAT OF SURVEY IS CORRECT.

David Dick
State Cert. Engineer & Surveyor

NOTES
SEE PLANS AND PROFILES MADE BY DAVID DICK AND HARVEY A. WALL, CIVIL ENGINEERS AND SURVEYORS, DATED JAN. 31, 1966 AND APPROVED MARCH 7, 1966.
L.P.'S PLACED AT ALL LOT CORNERS, P.C.'S AND R.C.'S EXCEPT AS OTHERWISE INDICATED.

APPROVED:-

Denton H. Smith
AGENT FOR ROANOKE CITY PLANNING COMMISSION DATES 4-4-66

William F. Clark
CITY ENGINEER OF ROANOKE, VIRGINIA DATES 4-7-66

IN THE CLERK'S OFFICE FOR THE JUSTICES COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THEREOF ANNEXED IS ADMITTED TO RECORD ON APRIL 1, 1966, AT 11:30 O'CLOCK A.M.

TESTES: WALKER R. CARTER, JR., CLERK

Juanita Simons
County Clerk

PLAT
of
SECTION N°3
CHATHAM HILLS
PROPERTY OF
LEE HARTMAN AND SONS, INC.
ROANOKE, VIRGINIA

DATE: FEB. 10, 1966 SCALE: 1" = 50'

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