

CURVE DATA				CHORD	
CURVE	ANGLE	RADIUS	TANGENT	ARC	BEARING
A	37°30'00"	150.00	50.92	98.18	S. 80°39'W.
B	52°41'40"	20.00	20.96	32.36	N. 34°06'E.
C	18°32'40"	200.00	32.65	64.73	N. 71°10'E.
D	39°02'30"	182.29	68.17	131.03	S. 81°25'E.
E	39°02'30"	182.29	68.17	131.03	S. 81°25'E.
F	39°02'30"	182.29	68.17	131.03	S. 81°25'E.
G	39°02'30"	182.29	68.17	131.03	S. 81°25'E.
H	39°02'30"	182.29	68.17	131.03	S. 81°25'E.
I	39°02'30"	182.29	68.17	131.03	S. 81°25'E.
J	39°02'30"	182.29	68.17	131.03	S. 81°25'E.
K	39°02'30"	182.29	68.17	131.03	S. 81°25'E.
L	39°02'30"	182.29	68.17	131.03	S. 81°25'E.
M	39°02'30"	182.29	68.17	131.03	S. 81°25'E.
N	39°02'30"	182.29	68.17	131.03	S. 81°25'E.
O	39°02'30"	182.29	68.17	131.03	S. 81°25'E.
P	39°02'30"	182.29	68.17	131.03	S. 81°25'E.
Q	39°02'30"	182.29	68.17	131.03	S. 81°25'E.
R	39°02'30"	182.29	68.17	131.03	S. 81°25'E.
S	39°02'30"	182.29	68.17	131.03	S. 81°25'E.
T	39°02'30"	182.29	68.17	131.03	S. 81°25'E.
U	39°02'30"	182.29	68.17	131.03	S. 81°25'E.
V	39°02'30"	182.29	68.17	131.03	S. 81°25'E.
W	39°02'30"	182.29	68.17	131.03	S. 81°25'E.
X	39°02'30"	182.29	68.17	131.03	S. 81°25'E.
Y	39°02'30"	182.29	68.17	131.03	S. 81°25'E.
Z	39°02'30"	182.29	68.17	131.03	S. 81°25'E.

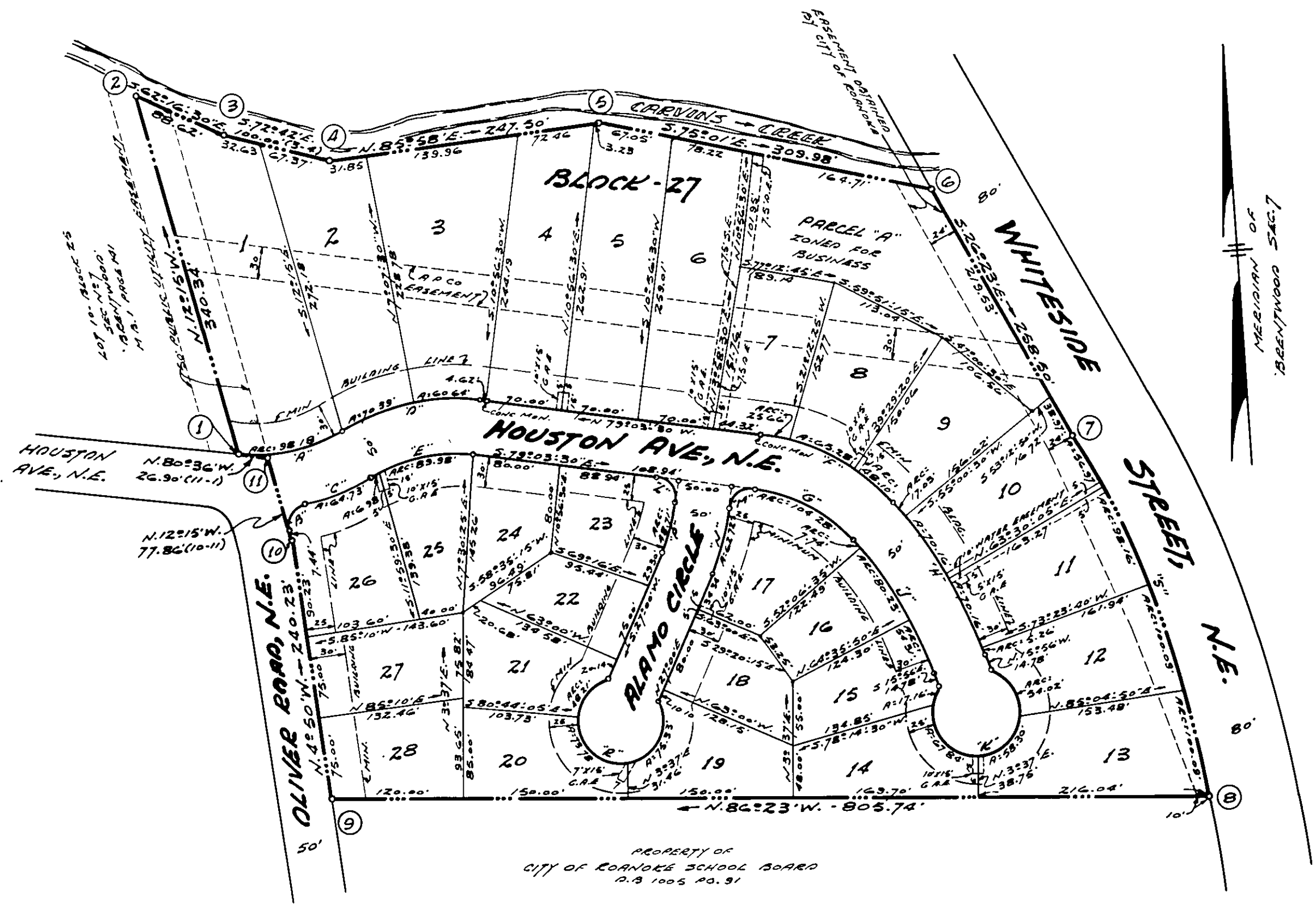
BOUNDARY LINE CALCULATIONS							
CODE	BEARING	DIST.	N.	S.	E.	W.	
1-2	N. 12°15'W.	340.34	332.59				72.31
2-3	S. 62°16'E.	88.62		41.23	78.45		
3-4	S. 72°42'E.	100.00		29.74	95.18		
4-5	N. 86°58'E.	247.50	17.41			246.89	
5-6	S. 75°01'E.	309.98		80.14	299.44		
6-7	S. 26°23'E.	258.50		231.67	114.87		
7-8	S. 17°11'E.	252.72		338.00	104.52		
8-9	N. 86°23'W.	809.74	50.83			804.14	
9-10	N. 43°50'W.	240.23	239.37			20.24	
10-11	N. 12°15'W.	77.86	76.09			16.52	
11-1	N. 80°36'W.	26.90	4.39			26.64	
TOTALS			720.68	720.68	939.65	939.65	

TOTAL AREA IN BOUNDARY = 10.364 ACRES

RESERVATIONS AND RESTRICTIONS

THE FOLLOWING RESERVATIONS AND RESTRICTIONS SHALL BE COVENANTS RUNNING WITH THE TITLE TO THE PROPERTY SHOWN HEREON SUBDIVIDED, FOR A PERIOD OF 25 YEARS FROM THE DATE OF RECORDATION OF THIS MAP.

1. THIS PROPERTY SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY, EXCEPT PRIVATE GARAGES AND SERVANT QUARTERS MAY BE ERECTED IN CONNECTION WITH RESIDENCES, AND CHURCHES AND SCHOOLS MAY BE PERMITTED, EXCEPT FOR PARCEL "A", WHICH MAY BE USED FOR BUSINESS.
2. NO RESIDENCE SHALL BE ERECTED WHICH SHALL HAVE LESS THAN 950 SQUARE FEET OF FLOOR SPACE CONTAINED IN SAID DWELLING, AND IN COMPUTING SAID FLOOR SPACE, THE FOLLOWING SHALL BE EXCLUDED FROM SAID MINIMUM AREA: PORCHES, UNATTACHED BUILDINGS, PORCHES AND SEMI-ATTACHED BUILDINGS ERECTED IN CONNECTION WITH A RESIDENCE.
3. NO HORSES, COWS, PIGS, OR SWINE, FOWL OR PIGEONS SHALL BE KEPT ON THESE PREMISES, NOR SHALL ANY OTHER ANIMAL OR PET BE KEPT ON THESE PREMISES WHICH OCCASION NOXIOUS ODORS, OR ARE DANGEROUS TO THE HEALTH OR WELFARE OF THE OTHER RESIDENTS IN THIS SUBDIVISION, AND NO NUISANCE SHALL BE MAINTAINED OR PERMITTED ON THIS PROPERTY.
4. THE MAIN BODY OF ANY RESIDENCE SHALL NOT BE ERECTED ON ANY LOT NEARER TO THE STREET LINES THAN THE SETBACK LINES 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. 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 CAUSAL FOR ANY OTHER PERSON OR PERSONS OWNING ANY REAL PROPERTY 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.
7. 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.



JUNE 30, 1966

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

David Dick

STATE CERTIFIED ENGINEER & SURVEYOR

NOTES: SEE PLANS AND PROFILES MADE BY DAVID DICK AND HARRY A. WALL, CIVIL ENGINEERS AND SURVEYORS DATED MAR. 14, 1966, AND APPROVED MAR. 20, 1966.

NOTES: P.U.E. = PUBLIC UTILITY EASEMENT
G.A.E. = GUY ANCHOR EASEMENT
S.E. = SEWER EASEMENT
D.E. = DRAINAGE EASEMENT
NOTES: IRON PINS PLACED AT ALL LOT CORNERS, P.C.'S AND P.T.'S UNLESS OTHERWISE NOTED.

APPROVED:

Denton N. Smith DATE: 8-16-66
AGENT FOR ROANOKE CITY PLANNING COMMISSION

William F. Clark DATE: 8-17-66
CITY ENGINEER OF ROANOKE, VIRGINIA

KNOW ALL MEN BY THESE PRESENTS, TO WIT:
THAT WALDRON HOMES, INCORPORATED, IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, KNOWN AS SECTION 8B "BRENTWOOD", BOUNDED AS SHOWN HEREON IN DETAIL BY OUTSIDE CORNERS 1 THRU 11 TO 1, INCLUSIVE, WHICH COMPREHENDS ALL THE LAND CONVEYED TO SAID OWNER BY DEED FROM A.W. COON AND VIRGINIA L. COON, HIS WIFE, RECORDED IN THE CLERK'S OFFICE OF THE HUSTINGS COURT FOR THE CITY OF ROANOKE, VIRGINIA, IN DEED BOOK 1195 PAGE 594, AND WHICH LAND IS SUBJECT TO THE LIEN OF A CERTAIN DEED OF TRUST TO S.S. MCGEE, JR. AND A.T. LOYD, TRUSTEES, SECURING THE COLONIAL AMERICAN NATIONAL BANK OF ROANOKE AND RECORDED IN DEED BOOK 1195 PAGE 593, IN THE AFORESAID CLERK'S OFFICE.
THE SAID OWNER CERTIFIES THAT THE LAND HAS BEEN SUBDIVIDED INTO LOTS, BLOCKS AND STREETS AS SHOWN HEREON ENTIRELY WITH ITS OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH SECTIONS 15-779 THROUGH 15-794.3 OF THE VIRGINIA CODE OF 1950, AS AMENDED TO DATE.
THE SAID OWNER WITH THE CONSENT OF THE UNDERSIGNED TRUSTEES AND BENEFICIARY DOES BY VIRTUE OF THE RECORDATION OF THIS PLAT DEDICATE IN FEE SIMPLE TO THE CITY OF ROANOKE, VIRGINIA, ALL THE LAND EMBRACED WITHIN THE STREETS OF THIS SUBDIVISION, AND ALL THE EASEMENTS ARE HEREBY DEDICATED TO PUBLIC USE.
IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON July 8, 1966.

WALDRON HOMES INCORPORATED
BY: Robert S. Waldron PRESIDENT
ATTEST: Paula R. Brinkfield SECRETARY
COLONIAL AMERICAN NATIONAL BANK OF ROANOKE, VA.
BENEFICIARY
BY: Ray C. Hunsicker PRESIDENT
ATTEST: Ray C. Hunsicker VICE PRESIDENT & CASHIER
BY: A. S. McGehee, Jr. TRUSTEE
ATTEST: A. T. Loyd TRUSTEE

STATE OF VIRGINIA, TO WIT:
CITY OF ROANOKE, I, Thomas H. Beasley, Jr., A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT Robert S. Waldron AND Leola E. Wingfield, PRESIDENT & SECRETARY, RESPECTIVELY, OF WALDRON HOMES INCORPORATED, AND S.S. MCGEE, JR. AND A.T. LOYD, TRUSTEES, AND Ray C. Hunsicker AND Sterling E. Juvenell, PRESIDENT AND VICE PRESIDENT & CASHIER, RESPECTIVELY, OF THE COLONIAL AMERICAN NATIONAL BANK OF ROANOKE, VIRGINIA, WHOSE NAMES ARE SIGNED TO THIS FOREGOING WRITING DATED June 30, 1966, HAVE EACH PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON July 8, 1966.

November 13, 1967
MY COMMISSION EXPIRES

Thomas H. Beasley, Jr.
NOTARY PUBLIC

IN THE CLERK'S OFFICE FOR THE HUSTINGS COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THEREON ANNEXED IS ADMITTED TO RECORD ON August 18, 1966, AT 4:45 O'CLOCK P.M.
TESTES: Walker E. Carter, Jr., CLERK

BY: William F. Clark
CITY ENGINEER

MAP OF SECTION 8B
BRENTWOOD
PROPERTY OF WALDRON HOMES INCORPORATED
ROANOKE, VIRGINIA
BY: DAVID DICK & HARRY A. WALL
CIVIL ENGINEERS & SURVEYORS
DATE: JUNE 30, 1966 SCALE: 1"=100'