

BOUNDARY LINE CALCULATIONS

CORS.	BEARING	DIST.	N.	S.	E.	W.
1-2	N.13°59'E.	644.40	625.30		155.71	
2-3	N.10°52'E.	184.27	180.97		34.74	
3-4	S.76°01'E.	350.00		84.57	339.43	
4-5	S.0°36'E.	352.03		352.01	3.58	
5-6	N.76°01'W.	20.02	4.84			19.43
6-7	S.13°59'W.	487.69		473.24		117.85
7-1	N.76°01'W.	408.50	98.71			396.39
TOTALS		909.82	909.82	533.66	533.67	

TOTAL AREA IN BOUNDARY = 7.600 ACRES

CURVE	ANGLE	RADIUS	TANGENT	ARC	BEARING	DIST.
A	90°00'	25.00	25.00	39.27	N.31°01'W.	35.36
B	90°00'	25.00	25.00	39.27	N.58°59'E.	35.36
C	86°53'	25.00	23.68	37.91	N.32°34'30"W.	34.38
D	41°24'30"	50.00	18.90	36.13	S.83°16'45"W.	35.35
LOT-5	11°49'	50.00	5.17	10.31	S.68°29'W.	10.29
LOT-4	29°35'30"	50.00	13.21	25.82	S.89°11'15"W.	25.54
E	41°24'30"	50.00	18.90	36.13	S.55°18'45"E.	35.35
LOT-8	72°20'30"	50.00	3.21	6.41	S.72°20'45"E.	6.40
LOT-7	34°04'	50.00	15.32	29.72	S.51°38'30"E.	29.29
F	26°24'49"	50.00	—	229.35	S.13°59'W.	75.00
LOT-7	47°26'10"	50.00	21.97	41.40	S.58°19'35"E.	40.22
LOT-6	83°58'20"	50.00	45.00	73.28	N.55°58'10"E.	66.90
LOT-5	13°24'30"	50.00	110.76	114.67	N.51°43'15"W.	91.14

~ RESTRICTIONS ~

- ALL LOTS SHOWN ON THIS PLAT SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY AND NO STRUCTURE SHALL BE ERRECTED 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 PLAT.
- 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 900 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 AUGUST 1, 2001, 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 FROM 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 CREATIVE OFFICES, INC., IS THE OWNER OF THE LAND SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 1 THRU 7, INCLUSIVE, AND KNOWN AS FREMONT PARK. 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, AS AMENDED TO DATE.

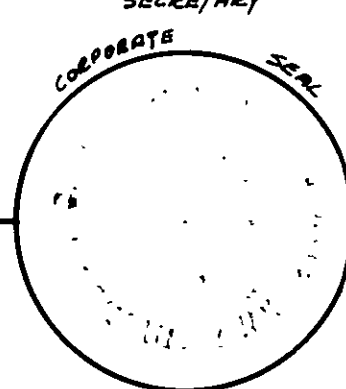
THE SAID OWNER DOES, BY VIRTUE OF THE RECORDATION OF THIS PLAT, DEDICATE IN FEE SIMPLE TO THE CITY OF ROANOKE ALL OF THE LAND EMBRACED WITHIN THE STREETS OF THIS SUBDIVISION AND ALL OF THE EASEMENTS ARE HEREBY DEDICATED FOR PUBLIC USE.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON JANUARY 14, 1972.

CREATIVE OFFICES, INC.

BY: _____ PRESIDENT

ATTEST: _____ SECRETARY

STATE OF VIRGINIA } TO WIT:
CITY OF ROANOKE }

I, _____, A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT ALEXANDER P. FIKAS AND ELBERT H. WALDRON, PRESIDENT AND SECRETARY, RESPECTIVELY, OF THE CREATIVE OFFICES, INC., WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED JANUARY 14, 1972, HAS EACH PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON _____, 1972.

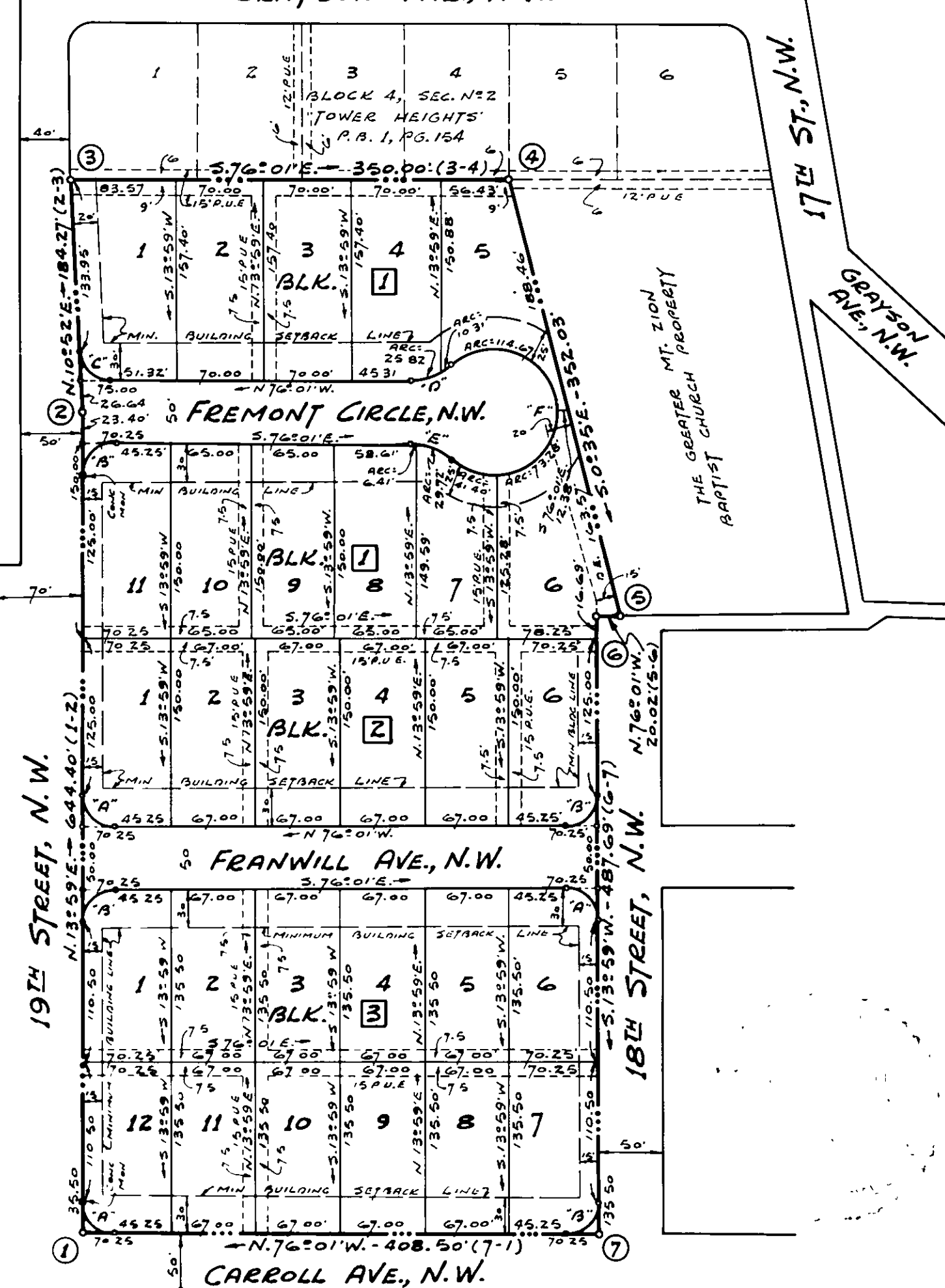
BY: _____ MY COMMISSION EXPIRES _____
BY: _____ NOTARY PUBLIC

IN THE CLERK'S OFFICE FOR THE MUSTINGS COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WITH THE CERTIFICATES OF ACKNOWLEDGEMENT THEREON ANNEXED IS ADMITTED TO RECORD ON JAN 19, 1972, AT 10:00 O'CLOCK P.M.

TESTE: WALKER R. CARTER JR., CLERK

BY: _____ DEPUTY CLERK

GRAYSON AVE., N.W.



NOTE:
P.U.E. = PUBLIC UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT

AUG. 9, 1971
I HEREBY CERTIFY THAT THIS PLAT OF SURVEY IS CORRECT.

BY: _____
CERTIFIED ENGINEER AND SURVEYOR
APPROVED: _____

BY: _____ DATE: 18 Jan. 1972
AGENT FOR ROANOKE CITY PLANNING COMMISSION

BY: _____ DATE: 18 JAN 1972
CITY ENGINEER OF ROANOKE, VIRGINIA

PLAT
of
FREMONT PARK
PROPERTY OF CREATIVE OFFICES, INC.
ROANOKE, VIRGINIA
BY: DAVID DICK AND HARRY A. WALL
CIVIL ENGINEERS AND SURVEYORS
DATE: AUG. 9, 1971
SCALE: 1"=100'
JOB # 8578