

CURVE DATA					CHORD	
CURVE	ANGLE	RADIUS	TANGENT	ARC	BEARING	DIST.
A	124.42°	175.00	19.47	38.79	N. 54° 23' 15" W.	38.71
B	143° 33' 40"	225.00	28.75	57.18	S. 53° 27' 25" E.	57.03
C	34° 00'	275.00	84.08	163.19	N. 43° 44' 15" W.	160.80
D	34° 00'	225.00	68.79	133.52	S. 43° 44' 15" E.	131.57
LOT-12	85° 25'	225.00	16.56	33.05	S. 56° 31' 45" E.	33.02
LOT-11	25° 35'	225.00	51.08	100.47	S. 39° 31' 45" E.	99.63
E	86° 02'	25.00	23.33	37.54	N. 69° 45' 15" W.	34.11
F	93° 58'	25.00	26.79	41.00	S. 20° 14' 45" W.	36.56
G	300° 00'	50.00	—	261.80	N. 22° 46' 15" W.	50.00
LOT-10	83° 45'	50.00	44.76	73.01	S. 85° 23' 45" W.	66.70
LOT-9	72° 19'	50.00	36.54	63.11	S. 7° 24' 15" W.	59.00
LOT-8	75° 36'	50.00	38.78	65.98	S. 66° 33' 15" E.	61.29
LOT-7	68° 25'	50.00	33.99	59.70	N. 41° 26' 15" E.	56.22
H	300° 00'	50.00	—	261.80	S. 22° 46' 15" E.	50.00
LOT-4	111° 00'	50.00	72.75	96.87	N. 71° 23' 45" E.	82.41
LOT-3	74° 40'	50.00	38.14	65.16	N. 21° 06' 15" W.	60.65
LOT-2	114° 20'	50.00	77.49	99.77	S. 64° 23' 45" W.	84.03

BOUNDARY LINE CALCULATIONS							
CORS.	BEARING	DIST.	N.	S.	E.	W.	
1-2	S. 89° 38' E.	659.76		4.22	659.46		
2-3	S. 27° 46' 45" W.	290.44		256.97		135.36	
3-4	S. 71° 48' E.	55.00		17.18	52.25		
4-5	S. 28° 37' 35" W.	125.27		109.94		60.02	
5-6	S. 67° 13' 45" W.	494.65		191.45		456.10	
6-7	N. 60° 46' 15" W.	216.94	105.93				
7-8	N. 15° 15' 45" E.	450.37	434.49				
8-1	N. 15° 00' E.	40.75	39.34			10.55	
TOTALS			579.78	579.78	840.82	840.80	

TOTAL AREA IN BOUNDARY = 7.171 ACRES

GENERAL RESTRICTIONS

- THE FOLLOWING SHALL BE COVENANTS RUNNING WITH THE TITLE TO THIS LAND FOR A PERIOD OF 25 YEARS FROM DATE OF RECORDATION OF THIS MAP.
- UNLESS OTHERWISE INDICATED HEREON, THESE LOTS SHALL NOT BE USED OR OCCUPIED FOR OTHER THAN SINGLE FAMILY RESIDENTIAL PURPOSES AND NO BUILDING SHALL BE ERECTED THEREON EXCEPT A RESIDENCE AND PRIVATE GARAGE, AND SERVANT QUARTERS FOR USE IN CONNECTION WITH THE RESIDENCE.
 - NO HORSES, COWS, PIGS, SWINE, FOWL OR PIGEONS SHALL BE KEPT ON THE PREMISES, NOR SHALL ANY OTHER ANIMAL OR PETS BE KEPT UPON THE PREMISES WHICH OCCASIONS OBNOXIOUS ODORS, OR ARE DANGEROUS TO THE HEALTH OR WELFARE OF OTHER RESIDENTS IN "OAK HILL COURT", AND NO NUISANCE SHALL BE MAINTAINED OR PERMITTED ON SAID PROPERTY.
 - NO RESIDENCE SHALL BE CONSTRUCTED IN "OAK HILL COURT" UNTIL THE PLANS FOR SUCH RESIDENCE HAVE BEEN SUBMITTED TO AND APPROVED BY BILLY LEIGH CORPORATION, ITS SUCCESSORS OR ASSIGNS. PLANS SHALL BE PREPARED BY PERSONS OR PERSON REGULARLY ENGAGED IN SUCH WORK.
 - NO STRUCTURE OF A TEMPORARY CHARACTER, TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDINGS SHALL BE USED ON ANY LOT AT ANY TIME AS A RESIDENCE, EITHER TEMPORARILY OR PERMANENTLY.
 - THE FOLLOWING ARE APPLICABLE TO THE CONSTRUCTION OF ANY RESIDENCE, PRIVATE GARAGE OR SERVANTS QUARTERS:
 - IMITATION STONE OR BRICK, WIRE CUT BRICK, CINDER OR CONCRETE MASONRY BLOCK, CONCRETE, STUCCO, ASBESTOS SHINGLE, COMPOSITION SHINGLES, WOOD SHIP SIDING, OR STAINED PLYWOOD, SHALL NOT BE USED AS AN EXTERIOR WALL FINISH, EXCEPT THAT CINDER CONCRETE BRICK MAY BE USED IF PAINTED.
 - NO EXPOSED CONCRETE, CINDER OR CONCRETE MASONRY FOUNDATIONS SHALL EXTEND ABOVE FINISH GRADES WHEN SUCH GRADES ARE VISIBLE FROM THE STREET ADJOINING THE PROPERTY LINES.
 - NO STONE QUOINS SHALL BE USED IN CONJUNCTION WITH BRICK WORK AT DOORS, WINDOWS AND CORNERS.
 - THE MINIMUM ROOF PITCH FOR ROOFS OF ANY STRUCTURES SHALL BE 3" IN 12".
 - ONLY THE FOLLOWING SHALL BE USED AS ROOFING MATERIALS FOR STRUCTURES CONSTRUCTED ON LOTS SHOWN HEREON: SLATE, WOOD ASBESTOS OR WOOD SHAKES.
 - ALL ELECTRIC AND PHONE SERVICES SHALL BE RUN BELOW GROUND.
 - NO RESIDENCE SHALL BE CONSTRUCTED WITHIN "OAK HILL COURT" DUPLICATING THE DESIGN OF ANOTHER RESIDENCE ALREADY CONSTRUCTED OR UNDER CONSTRUCTION WITHIN "OAK HILL COURT".
 - ALL DRIVEWAYS SHALL RECEIVE BLACKTOP FINISH WITHIN NINE MONTHS FROM THE DATE THE CONSTRUCTION OF SUCH DRIVEWAYS IS COMMENCED.
 - NO EXPOSED CONCRETE WALKS, STOOPS, PORCHES, STEPS OR PATIOS SHALL BE CONSTRUCTED WHEN VISIBLE FROM THE STREET.
 - ALL FUEL STORAGE TANKS, TRASH AND GARBAGE RECEPTACLES SHALL BE BURIED IN THE GROUND.
 - NO EXPOSED CONCRETE, CINDER OR CONCRETE MASONRY BLOCK, OR CINDER CONCRETE BRICK RETAINING WALLS SHALL BE CONSTRUCTED WHEN SUCH WALLS ARE VISIBLE FROM STREETS OR ADJOINING PROPERTY LINES, EXCEPT THAT CINDER CONCRETE BRICK MAY BE USED IF PAINTED.
 - NO WIRE FENCES SHALL BE CONSTRUCTED ALONG ANY PROPERTY LINE WHEN SUCH FENCE IS VISIBLE FROM THE STREET.
 - NO TREES 4" CALIPER OR LARGER, MEASURED 24" FROM THE GROUND, SHALL BE REMOVED FROM THE PROPERTY WITHOUT THE APPROVAL OF BILLY LEIGH CORPORATION, ITS SUCCESSORS OR ASSIGNS, UNLESS IT IS WITHIN THE FOUNDATION AREA OF THE BUILDING.
 - NO LOT SHOWN HEREON MAY BE RESUBDIVIDED EXCEPT THAT A LOT MAY BE DIVIDED AND ADDED TO ADJOINING LOTS.
 - THE MAIN BODY OF ANY DWELLING SHALL NOT BE ERECTED ON ANY LOT NEARER TO STREETS THAN INDICATED BY THE MAIN BUILDING LINES ON THIS MAP. THE MINIMUM SETBACK FROM ADJACENT PROPERTY LINES PERPENDICULAR TO THE STREETS TO THE MAIN BODY OF ANY STRUCTURE SHALL BE 15% OF THE LOT WIDTH MEASURED ALONG THE MAIN BUILDING LINE.
 - NO SINGLE STORY RESIDENCE OR SPLIT LEVEL RESIDENCE SHALL BE CONSTRUCTED ON ANY LOTS WHICH SHALL HAVE LESS THAN 1,700 SQ. FT. OF LIVABLE FLOOR AREA IN SAID RESIDENCE AND NO TWO STORY OR ONE AND ONE HALF STORY RESIDENCE SHALL BE CONSTRUCTED ON ANY LOT WHICH WILL HAVE LESS THAN 2,000 SQ. FT. OF LIVABLE FLOOR AREA IN SAID RESIDENCE. THE FOLLOWING AREAS SHALL NOT BE INCLUDED IN TABULATION OF AFORESAID FLOOR AREAS: BREZEWAYS, UNATTACHED BUILDINGS, PORCHES, SEMI-DETACHED BUILDINGS ERECTED IN CONJUNCTION WITH A RESIDENCE, UNFINISHED BASEMENT AREAS OR FINISHED BASEMENT AREAS WHEN THE AVERAGE DEPTH OF THE FLOOR LEVEL IS TWO FEET OR MORE BELOW FINISHED GRADE.
 - * NO HOUSES WILL BE PERMITTED TO CONNECT TO SANITARY SEWER IN THIS SUBDIVISION UNTIL SEWER CONNECTION IS APPROVED BY WATER CONTROL BOARD.

* SEE NOTE NO. 16, SEWER RESTRICTION.

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT BILLY LEIGH CORPORATION IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, KNOWN AS "OAK HILL COURT" BOUNDED BY OUTSIDE CORNERS 1 THRU 8 TO 1, INCLUSIVE, WHICH COMPRISES PART OF THE LAND CONVEYED TO SAID OWNER BY DEED FROM NITA HARKRADER WAGONER, WIDOW, RECORDED IN THE CLERK'S OFFICE OF THE HUSTINGS COURT FOR THE CITY OF ROANOKE, VIRGINIA, IN DEED BOOK 1269 PAGE 438, AND WHICH LAND IS SUBJECT TO THE LEIN OF TWO DEEDS OF TRUST TO HOLMAN WILLIS, JR., AND T. L. PLUNKETT, JR., TRUSTEES, SECURING THE MOUNTAIN TRUST BANK AND RECORDED IN DEED BOOK 1324 PAGE 349 AND DEED BOOK 1336 PAGE 231, 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 AS REQUIRED BY SECTION 15-797 OF THE 1950 CODE OF THE COMMONWEALTH OF VIRGINIA, AS AMENDED TO DATE.

THE SAID OWNER WITH THE CONSENT OF THE UNDERSIGNED TRUSTEE AND BENEFICIARY 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 THE LAND SET APART FOR EASEMENTS OR OTHER PUBLIC USE IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, AS AMENDED, AND THE VIRGINIA LAND SUBDIVISION ACT.

IN WITNESS WHEREOF ARE HEREBY PLACED ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON Oct 16, 1973.

BILLY LEIGH CORPORATION

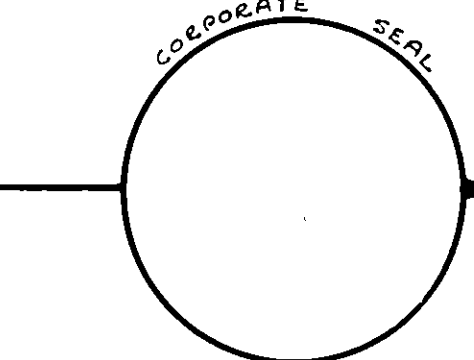
MOUNTAIN TRUST BANK

BY: Leigh B. Martin
PRESIDENT

BY: [Signature]
VICE PRESIDENT

ATTEST: [Signature]
SECRETARY

ATTEST: [Signature]
ASSISTANT CASHIER



SOLE ACTING TRUSTEE

CITY OF ROANOKE }
STATE OF VIRGINIA } TO WIT:

I, _____, A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT LEIGH MARTIN AND HARRY W. HARRIS, JR., PRESIDENT AND SECRETARY, RESPECTIVELY, OF BILLY LEIGH CORPORATION, AND HOLMAN WILLIS, JR., TRUSTEE, AND E. W. WEST AND JOSEPH S. TIBBS, VICE PRESIDENT AND ASSISTANT CASHIER, RESPECTIVELY, OF THE MOUNTAIN TRUST BANK, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED October 16, 1973, HAS EACH PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON October 16, 1973.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

BY: [Signature]
CLERK OF THE CITY OF ROANOKE, VIRGINIA, THIS MAP IS PRESENTED ON October 31, 1973, AND WITH THE CERTIFICATE OF DEDICATION AND ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 4:15 O'CLOCK P.M.

TESTE: WALKER R. CARTER, JR., CLERK

BY: [Signature]
DEPUTY CLERK

AUGUST 13, 1973
I HEREBY CERTIFY THAT THIS MAP OF SURVEY IS CORRECT.

CERTIFIED ENGINEER AND SURVEYOR

APPROVED:~

Lowell M. Mendenhall DATE: 10-31-73
AGENT FOR ROANOKE CITY PLANNING COMMISSION

Charles L. Mendenhall DATE: 10-31-73
CITY ENGINEER FOR ROANOKE, VIRGINIA

MAP
of
OAK HILL COURT
PROPERTY OF
BILLY LEIGH CORPORATION
ROANOKE, VIRGINIA

BY: DAVID DICK & ASSOCIATES
ENGINEERS & SURVEYORS

DATE: AUGUST 13, 1973 SCALE: 1"=100'