

CURVE DATA					CHORD		
CURVE	ANGLE	RADIUS	TANGENT	ARC	BEARING	DIST	
A	12°42'	115.00	19.41	38.79	N 54°23'15" W	38.11	
B	14°33'46"	225.00	28.15	57.18	S 55°21'25" E	57.03	
C	34°00'	215.00	84.04	163.17	N 43°44'15" W	160.89	
D	34°00'	225.00	68.19	131.52	S 41°33'15" E	131.57	
LOT 12	10°51'44"	225.00	21.59	43.05	S 55°15'23" E	42.98	
LOT 11	11°02'16"	225.00	45.85	90.47	S 38°15'23" E	89.86	
E	86°02'	24.00	23.33	31.54	N 69°45'15" W	34.11	
F	91°58'	24.00	24.17	41.00	S 20°14'45" W	36.56	
G	306°00'	50.00		261.80	N 22°46'15" W	50.00	
LOT 10	83°40'	50.00	44.16	73.01	S 85°23'45" W	66.10	
LOT 9	12°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	306°00'	50.00		261.80	S 22°46'15" E	50.00	
I	41°00'	50.00	72.75	96.81	N 11°43'45" E	82.41	
J	14°40'	50.00	38.14	65.16	N 21°06'15" W	60.65	
LOT 2	14°20'	50.00	17.49	39.77	S 64°23'45" W	84.03	

BOUNDARY LINE CALCULATIONS							
CORS	BEARING	DIST	N	S	E	W	
1-2	S 89°38' E	659.74		422	659.46		
2-3	S 27°46' 45" W	290.44			256.97	135.36	
3-4	S 71°48' E	55.00			1718	52.25	
4-5	S 28°37' 35" W	125.27			109.96	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	39.36		118.56	189.32	
TOTALS			579.78	579.78	840.82	840.80	

TOTAL AREA IN BOUNDARY 7.171 ACRES

* SEE NOTE NO 16, SEWER RESTRICTION.

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 DROP 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".
 - THE FOLLOWING SHALL BE USED AS ROOFING MATERIALS FOR STRUCTURES CONSTRUCTED ON LOTS SHOWN HEREON: SLATE, WOOD, ASBESTOS, WOOD SHAKES OR A COMPARABLE MATERIAL APPROVED BY BILLY LEIGH CORPORATION IF ACCEPTABLE TO THE CITY OF ROANOKE BUILDING CODE.
 - 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 A BLACKTOP FINISH, OR CONCRETE, 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, EXCEPT THAT TRASH AND GARBAGE RECEPTACLES ABOVE THE GROUND MAY BE PERMITTED IF SCREENED BY PROPER FENCING OR OTHER SUITABLE SCREENING.
 - 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 10% OF THE LOT WIDTH MEASURED ALONG THE MAIN BUILDING LINES.
 - 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: BREEZEWAYS, 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 STATE WATER CONTROL BOARD.

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT JOYCE P ANDERSON, MARR, IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON DESIGNATED AS LOT 10 "OAK HILL COURT", WHICH LOT WAS CONVEYED TO SAID OWNER BY DEED FROM BILLY LEIGH CORPORATION, RECORDED IN THE CLERK'S OFFICE OF THE HUSTINGS COURT FOR THE CITY OF ROANOKE, VIRGINIA, IN DEED BOOK 1339 PAGE 335.

IN WITNESS WHEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURE AND SEAL ON THIS THE 13TH DAY OF JUNE, 1975

OWNER

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 THE FOLLOWING SIGNATURES AND SEALS ON _____, 1975

BILLY LEIGH CORPORATION

MOUNTAIN TRUST BANK

BY: _____ PRESIDENT

BY: _____ VICE PRESIDENT

ATTEST: _____ SECRETARY

ATTEST: _____ ASSISTANT CASHIER

SOLE ACTING TRUSTEE

NOTARY PUBLIC

IN THE CLERK'S OFFICE OF THE HUSTINGS COURT FOR THE CITY OF ROANOKE, VIRGINIA, THIS MAP IS PRESENTED ON _____, 1975, AND WITH THE CERTIFICATE OF DEDICATION AND ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED TO RECORD AT _____ O'CLOCK _____ M.

TESTE: WALKER R CARTER, JR., CLERK

BY: _____ DEPUTY CLERK

JUNE 9, 1975
I HEREBY CERTIFY THAT THIS MAP OF SURVEY IS CORRECT.

CERTIFIED ENGINEER & SURVEYOR

APPROVED:

Louise M. M. M.
AGENT FOR ROANOKE CITY PLANNING COMMISSION DATE: June 19, 75

Calvin J. Fearn
CITY ENGINEER FOR ROANOKE VIRGINIA DATE: June 19, 75

NOTE -
THIS REVISED MAP, WHEN RECORDED WILL SUPERCEDE AND RENDER NULL AND VOID THE PLAT OF "OAK HILL COURT" DATED AUGUST 13, 1973, RECORDED IN THE CLERK'S OFFICE OF THE HUSTINGS COURT FOR THE CITY OF ROANOKE, VIRGINIA IN MAP BOOK 1 PAGE 214.

REVISED MAP
of
OAK HILL COURT

PROPERTY OF
BILLY LEIGH CORPORATION
ROANOKE, VIRGINIA

BY: DAVID DICK & ASSOCIATES
ENGINEERS & SURVEYORS

DATE: JUNE 9, 1975

SCALE: 1" = 100'

JOB NO. 9676