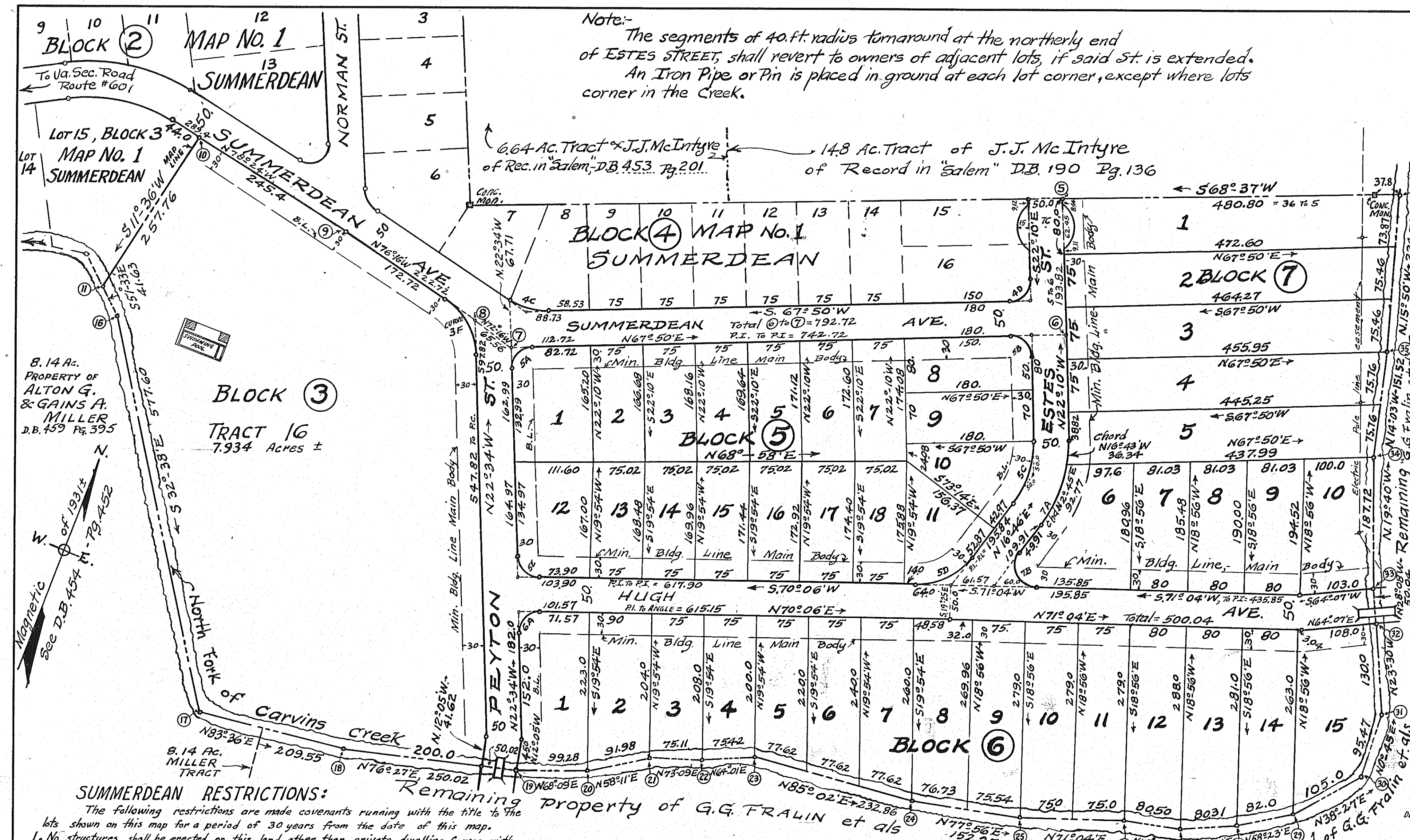




BOUNDARY LINE CALCULATION					
LINE NO.	BEARING	DISTANCE	N.	S.	E.
5-6	S 22° 10' E	193.82		179.49	73.13
6-7	S 67° 50' W	792.72		299.09	734.13
7-8	N 72° 16' W	65.56	12.97		62.44
8-9	N 76° 16' W	222.72	52.87		216.35
9-10	N 78° 24' W	245.40	49.35		240.39
10-11	S 11° 36' W	257.76		252.50	51.83
11-12	S 51° 33' E	41.63		25.89	32.60
12-13	S 32° 38' E	577.60		486.42	311.48
13-14	N 83° 36' E	209.55	23.36		209.24
14-15	N 76° 27' E	250.02	58.58		243.06
15-16	N 68° 09' E	99.28	36.95		92.15
16-17	N 58° 11' E	91.98	48.49		78.16
17-18	N 73° 09' E	75.11	21.77		71.89
18-19	N 64° 01' E	75.42	33.04		67.80
19-20	N 85° 02' E	232.86	20.16		231.99
20-21	N 77° 56' E	152.27	31.83		148.91
21-22	N 71° 04' E	150.00	40.67		141.89
22-23	N 77° 29' E	80.50	17.45		78.59
23-24	N 66° 04' E	80.31	32.58		73.40
24-25	N 58° 23' E	82.00	42.99		69.83
25-26	N 38° 27' E	105.00	82.23		65.29
26-27	N 0° 45' E	95.47	95.46		1.25
27-28	N 23° 30' W	130.00	119.22		51.84
28-29	N 28° 08' W	50.04	44.13		23.60
29-30	N 19° 40' W	187.72	176.77		63.18
30-31	N 14° 03' W	151.52	146.99		36.78
31-32	N 15° 50' W	22.479	216.26		61.33
32-33	S 68° 37' W	480.80		175.30	447.70
TOTALS		5401.85	1419.12	1418.69	1989.66

CURVE DATA					
CURVE	ANGLE	TANGENT	RADIUS	ARC	BEARING
3F	53° 42'	50.00	98.77	92.57	N 49° 25' W
4C	35° 54'	30.20	93.22	58.41	N 85° 47' E
4D	90° 00'	30.00	30.00	47.12	S 22° 50' W
5A	90° 24'	30.00	29.79	47.00	S 22° 38' W
5B	90° 00'	30.00	30.00	47.12	N 67° 10' W
5C	38° 56'	50.00	141.46	96.12	N 2° 42' W
5D	53° 20'	50.00	99.56	92.67	N 43° 26' E
5E	87° 20'	30.00	31.43	47.91	S 66° 14' E
6A	92° 40'	30.00	28.64	46.31	N 23° 46' E
7A	38° 56'	67.67	191.46	130.10	N 2° 42' W
7B	125° 42'	60.00	30.77	67.51	S 46° 05' E
7C	282° 38'	40.00	197.32	N 67° 50' E	50.00

SUMMERDEAN RESTRICTIONS:
The following restrictions are made covenants running with the title to the lots shown on this map for a period of 30 years from the date of this map.
1. No structures shall be erected on this land other than private dwelling houses, with necessary outbuildings; nor shall more than one such dwelling house, with necessary outbuildings be erected or suffered to remain on any one lot, or portions of lots, whose frontage and average width is less than 64 feet.
2. No part of any building, other than porches, shall be located nearer to the front lot line or nearer to the side street line than 30 feet, except as shown on this map.
3. No dwelling costing less than \$10,000.00, or the equivalent value of \$10,000.00 in August 1951, shall be erected on any lot shown on this map.
4. No trailer, basement, shack, garage, barn, or other outbuildings erected on any of said lots shall at any time be used as a residence, temporarily or permanently, nor shall any residence of a temporary character be permitted.
5. None of the lots shall be used as a parking lot for commercial vehicles and no noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become a nuisance to the neighborhood.
6. No swine or hogs shall be kept or maintained on any of the lots shown hereon.
7. If the owners of this subdivision or anyone claiming under them shall violate or attempt to violate any of these covenants, it shall be lawful for any person or persons owning any real property situate in the 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 for such violation.

KNOW ALL MEN BY THESE PRESENTS: To Wit:-
That G.G. Fralin, J.H. Fralin, C.F. Kefauver, and H.A. Lucas are the owners of the land shown subdivided, known as Map No. 2, Summerdean, bounded as shown hereon by corners 5-6-7-8-9-10-11-16-17-18-----34-35-36-5, inclusive, which contain 29.007 acres, more or less.
The said owners further certifying that they have subdivided this land into the blocks and lots shown hereon entirely with their own free will and consent, as required by the Section of the Code of Va. thereto applying.
In witness whereof are hereby placed the signatures and seals of said owners on August 6, 1951.
G.G. Fralin (Seal) *J.H. Fralin* (Seal) *C.F. Kefauver* (Seal) *H.A. Lucas* (Seal)
owner owner owner owner
State of Virginia }
City of Roanoke } To Wit:-
I, W.G. Turner, Jr., a Notary in and for the said City and State do hereby certify that G.G. Fralin, J.H. Fralin, C.F. Kefauver, and H.A. Lucas, whose names are signed to the annexed writing, bearing date of August 6, 1951, have each personally appeared before me in my aforesaid City and State and acknowledged same on August 6, 1951.
My commission expires April 16, 1954.
Notary Public
In the Clerk's Office for the Circuit Court for the County of Roanoke, Virginia, this map was presented on this 15 day of August, 1951, and with the Certificate of Acknowledgment thereto annexed, admitted to Record at 11:40 o'clock A.M.
Teste: *Ray A. Brown* Clerk

APPROVED:
H.A. Jayloe
Chairman of Board of Supervisors of Roanoke Co., Va.
J.R. Hildebrand Aug. 10, 1951
Agent for Roanoke City Planning Commission.
Paul Maddux
Secretary of Roanoke County Planning Commission.
Z. Clatus Bragley Aug. 10, 1951
City Engineer of Roanoke, Virginia.

MAP NO. 2 - SUMMERDEAN -
PROPERTY OF G.G. FRALIN, J.H. FRALIN, C.F. KEFAUVER & H.A. LUCAS.
SITUATE EAST OF SUNNY BROOK SUBDIVISION, NEAR HOLLINS
ROANOKE COUNTY, VIRGINIA.
By: C.B. MALCOLM & SON
DATE: AUGUST 6, 1951 VA. STATE CERT. ENGRS. SCALE: 1"=100'
N.B. 21-1951 CHD. 661119

