

BOUNDARY DATA

Sta.	Bearing	Distance	North	South	East	West
1-2	N22-19W	362.0	334.89			137.46
2-3	N46-30W	1095.54	754.11			794.67
3-4	N41-15-45E	400.6	331.20		290.59	
4-5	S80-46-20E	812.69		130.33	802.17	
5-6	N39-38E	313.23	241.23		199.80	
6-7	S45-22E	103.5		72.72	73.65	
7-8	S25-14E	296.5		268.21	126.40	
8-9	S19-09E	120.24		113.69	39.45	
9-10	N57-46E	176.4	94.09		149.21	
10-11	S13-36E	398.4		387.23	93.68	
11-12	S8-17E	92.0		95.99	13.97	
12-13	S6-59W	91.2		90.52		11.09
13-14	S19-32W	100.18		94.41		33.50
14-15	S40-11W	105.0		80.22		67.75
15-16	S54-26W	92.14		53.60		74.95
16-1	S61-07-30W	764.29		368.69		669.49
			1755.32	1755.51	1788.92	1788.91

CURVE DATA

Curve	Tan	radius	Arc	Delta	Long Chord
1	30	21.93	41.20	107°39'30"	N17-19-45E 35.40'
2	30	41.03	51.80	72°20'30"	S82-40-5E 48.43'
3	208	64.13	163.11	145°43'40"	S26-21-50E 122.57'
4	370.15	114.13	290.28	145°43'40"	S26-21-50E 218.12'
5	58.58	189.99	113.66	34°16'20"	S63-38-10E 111.76'
6	74.00	239.99	143.57	34°16'20"	S63-38-10E 141.42'
7	30	36.35	50.16	79°04'	S86-02E 46.28'



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 structure shall be erected on this land other than private dwelling houses with necessary outbuildings except the lots fronting on Va. Route 117 which may be used for business, nor shall more than one such dwellinghouse, with necessary outbuildings be erected or suffered to remain on any one lot, or portions of lots whose frontage is less than 75 feet.
2. No part of any building other than porches, shall be located nearer to the front lot line than 40' or nearer to the side street line than 25'.
3. No dwelling less than \$10,000.00, or the equivalent value of \$10,000.00 in the year 1952, 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.

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Deed Book 458, p. 468

5. 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.

MAP OF

BROOKLAWN

OWNED BY ELBERT H. WALDRON,
R. W. WOODSON AND C. F. KEFAUVER

ROANOKE COUNTY, VIRGINIA.

SCALE: 1"=100'

MAY 10, 1952

By: T. P. Parker

State Certified Engineer

Know all men by these presents, to wit: That Elbert H. Waldron, R. W. Woodson and C. F. Kefauver are the owners of the tract of land shown hereon bounded by corners 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 and 17; the said owners certify that they have subdivided the land into lots as shown hereon, entirely with their own free will and accord as required by the Code of Virginia.

In witness whereof is hereby placed the signature of said owners.

Elbert H. Waldron OWNER

R. W. Woodson OWNER

C. F. Kefauver OWNER

State of Virginia
City of Roanoke

I, *Albert S. Bushong*, a Notary Public in and for the aforesaid City and State, do hereby certify that Elbert H. Waldron, R. W. Woodson and C. F. Kefauver, whose names are signed to the foregoing writing, have personally appeared before me and acknowledged the same on this 14th day of May, 1952.

My Commission

Expires, February 26, 1953

Albert S. Bushong
Notary Public

The source of the title of the owners of this subdivision is the deed from Lyle Clay Bushong and Elizabeth A. Bushong, his wife and James W. Bushong and Cecilia C. Bushong, his wife to Elbert H. Waldron, R. W. Woodson and C. F. Kefauver and is recorded in Deed Book 469, p. 109.

APPROVED:

W. H. Hildebrand 5-26-52
Chairman of Board of Supervisors - date
of Roanoke County, Va.

APPROVED:

James W. Bushong 5-26-52
Secretary of Roanoke County - date
Planning Commission

APPROVED:

John W. Hildebrand 6-26-52
City Engineer - Roanoke, Va. date
Director of Public Works

APPROVED:

J. R. Hildebrand 6-26-52
Agent for Roanoke City date
Planning Commission

6. The Virginia Department of Highways contemplates constructing Virginia Route No. 117, 120 feet in width, along the old B. & O. Railroad right-of-way through this property. The owners therefore agree not to improve, or to sell, Lots 16 and 17, Block 1, Lots 4, 5, 20 and 21, Block 2, and Lots 8 and 9 in Block 3 of the Map of Brooklawn, for a period of two and one-half years from the date of the recordation of this map, or until said highway through the property has been constructed, whichever shall first happen, unless all purchasers of said lots agree not to improve the same for such period. This reservation shall be null and void after the elapse of said two and one-half years.

In the Clerk's Office for the Circuit Court of Roanoke County, Va., this map was presented and with the certificate of acknowledgment thereto annexed, admitted to record at 10:45 o'clock, A. M. on this 27th day of June, 1952.

Teste:
Ray E. Brown Clerk