

MAP OF

COVEHAVEN COURT

OWNED BY WILLIAM D. LAYMAN, WEDA S. LAYMAN, ROBERT BRUCE LAYMAN, ELSIE R. LAYMAN, WILLIAM O. SINK and LUCY T. SINK
ROANOKE COUNTY, VA.

Scale: 1"=100' April 20, 1955

By: J. P. Parker
State Certified Engineer

Know all men by these presents, to wit-
That William D. Layman and Weda S. Layman, Robert Bruce Layman and Elsie R. Layman, and William O. Sink and Lucy T. Sink 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 to 1, known as Covehaven Court. The said owners certify they have subdivided the same into lots as shown hereon, entirely with their own free will and accord, as required by the 1950 Code of Virginia, Section 15-797.
The said owners hereby dedicate to the County of Roanoke all streets shown hereon in fee simple. In witness whereof is hereby placed the signatures of said owners on this 20th day of April, 1955.

owner owner
owner owner
owner owner

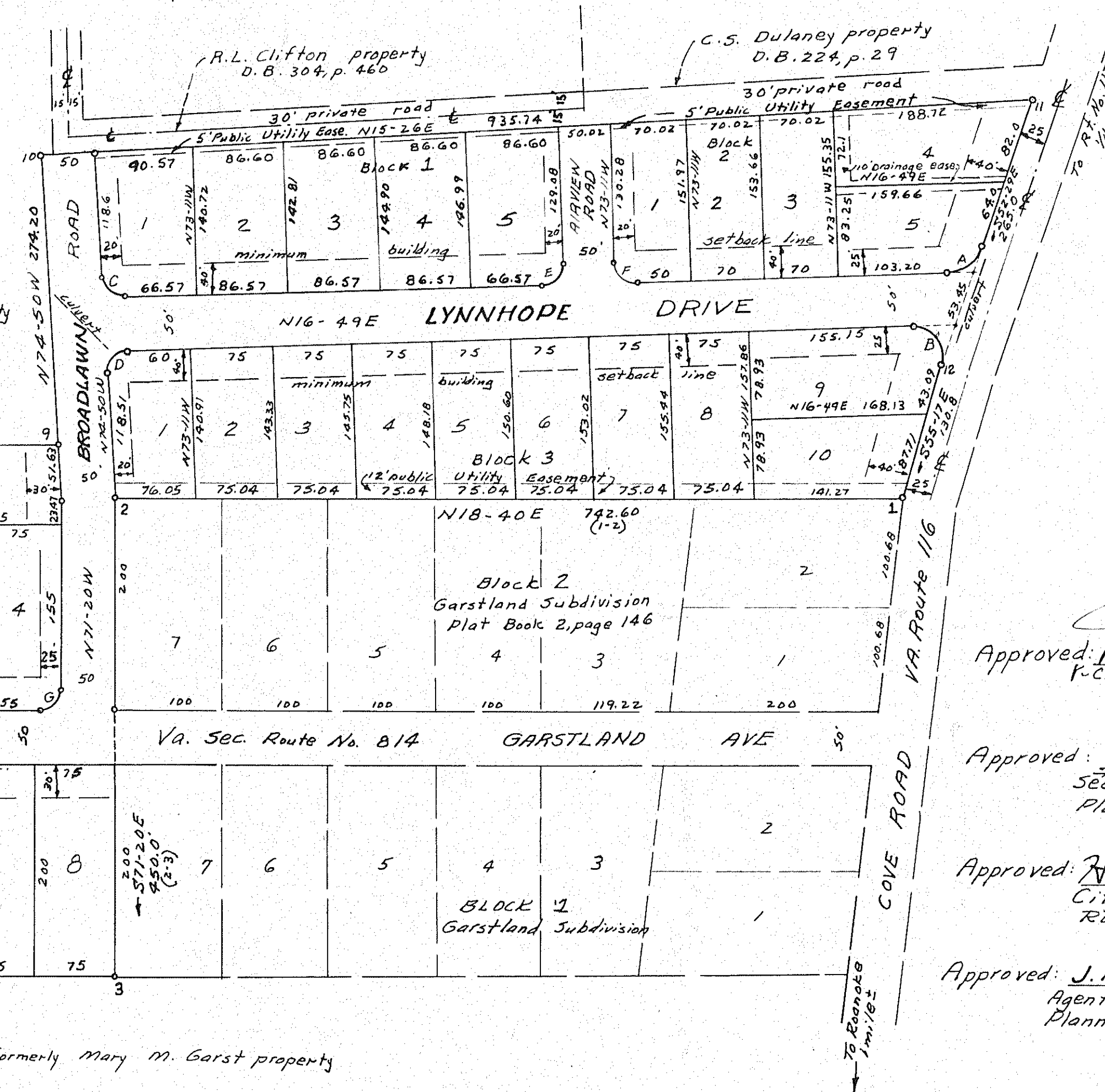
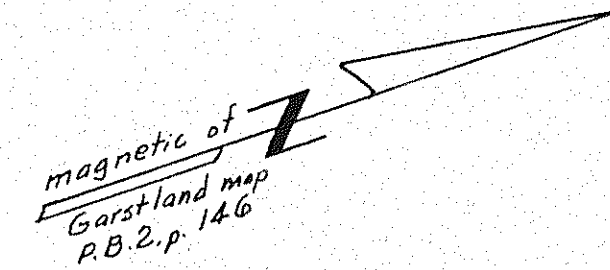
State of Virginia
County of Roanoke
I, J. P. Parker, a Notary Public in and for the aforesaid State and County, do hereby certify that William D. Layman, Weda S. Layman, Robert Bruce Layman, Elsie R. Layman, William O. Sink and Lucy T. Sink, whose names are signed to the foregoing writing, have personally appeared before me in my State and County, and acknowledged the same on this 20th day of April, 1955.

My Commission Expires 12-31-1958 Notary Public

The source of the title of the owners of this subdivision is the deed from Clarence H. Garst et ux to Wm D. Layman, et ux, Robert Bruce Layman, et ux and Wm O. Sink et ux, dated Mar. 15, 1955 and recorded in Deek Book 524, page 241 in the Clerk's Office for the Circuit Court of Roanoke County, Va.

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 1:00 o'clock, P.M., on this 5th day of May, 1955.
Tests Roy K. Briner
Clerk

- Reservations and Restrictions:
the following are to be covenants running with the title to the lots shown hereon.
1. All lots shown hereon shall be used for residential purposes only.
 2. No residence shall be erected on any lot in Block 1, Block 2 or Block 3, costing less than \$12,500.00 as of the year 1955 building costs. No residence shall be erected on any lot in Blocks 4, 5, 6, 7 and 8, costing less than \$10,500.00 as of the year 1955 building costs.
 3. Only one dwelling shall be erected on any one lot shown hereon.
 4. No temporary living quarters of any kind shall be permitted on the lots shown hereon, such as tents, shacks, basements, garage apartments, etc.
 5. No hogs or swine shall be permitted on any of the lots shown hereon, or shall anything be done which may or might become a nuisance to the neighborhood.
 6. No building shall be erected on any lot shown hereon closer to the front street line than the minimum building setback lines as shown hereon.



Approved: J. P. Parker 4-28-55
Chairman of Board of Supervisors

Approved: J. P. Parker 4-28-55
Secy. of Roanoke County Planning Commission

Approved: H. C. Briles 4/29/55
City Engineer Roanoke, Va.

Approved: J. R. Hildebrand 4/28/1955
Agent for Roanoke City Planning Commission

BOUNDARY DATA						
Corner	Bearing	Distance	N	S	E	W
1-2	S18-40W	742.60		703.54		237.68
2-3	S71-20E	450.00		144.03	426.33	
3-4	S18-40W	724.12		686.03		231.76
4-5	N70-56W	120.35	39.31			113.73
5-6	N81-30W	309.54	45.75			306.14
6-7	N18-40E	574.76	544.53		183.96	
7-8	N71-20W	75.0	24.00			71.05
8-9	N18-40E	150.0	142.11		48.01	
9-10	N74-20W	274.2	71.74			264.65
10-11	N15-26E	935.74	902.00		249.02	
11-12	S55-29E	265.0		161.38	210.19	
12-1	S55-17E	130.8		74.49	107.51	
TOTALS			1769.44	1769.47	1225.02	1225.01

CURVE DATA					
Curve	Radius	Tangent	Arc	Delta	Long Chord
A	36.17	2.5	43.25	69°18'	N17-50W 41.13
B	28.03	40.55	54.15	110°42'	N71-40E 46.12
C	20.58	20	31.73	88°21'	N61-00E 28.68
D	19.43	20	31.08	91°39'	N29-00W 27.87
E	20	20	31.41	90°	N28-11W 28.28
F	20	20	31.41	90°	N61-49E 28.28
G	20	20	31.41	90°	N26-20W 28.28
H	20	20	31.41	90°	N63-40W 28.28

Clarence H. Garst property
Deed Book 33
page 50

W.M. Garst property

formerly Mary M. Garst property