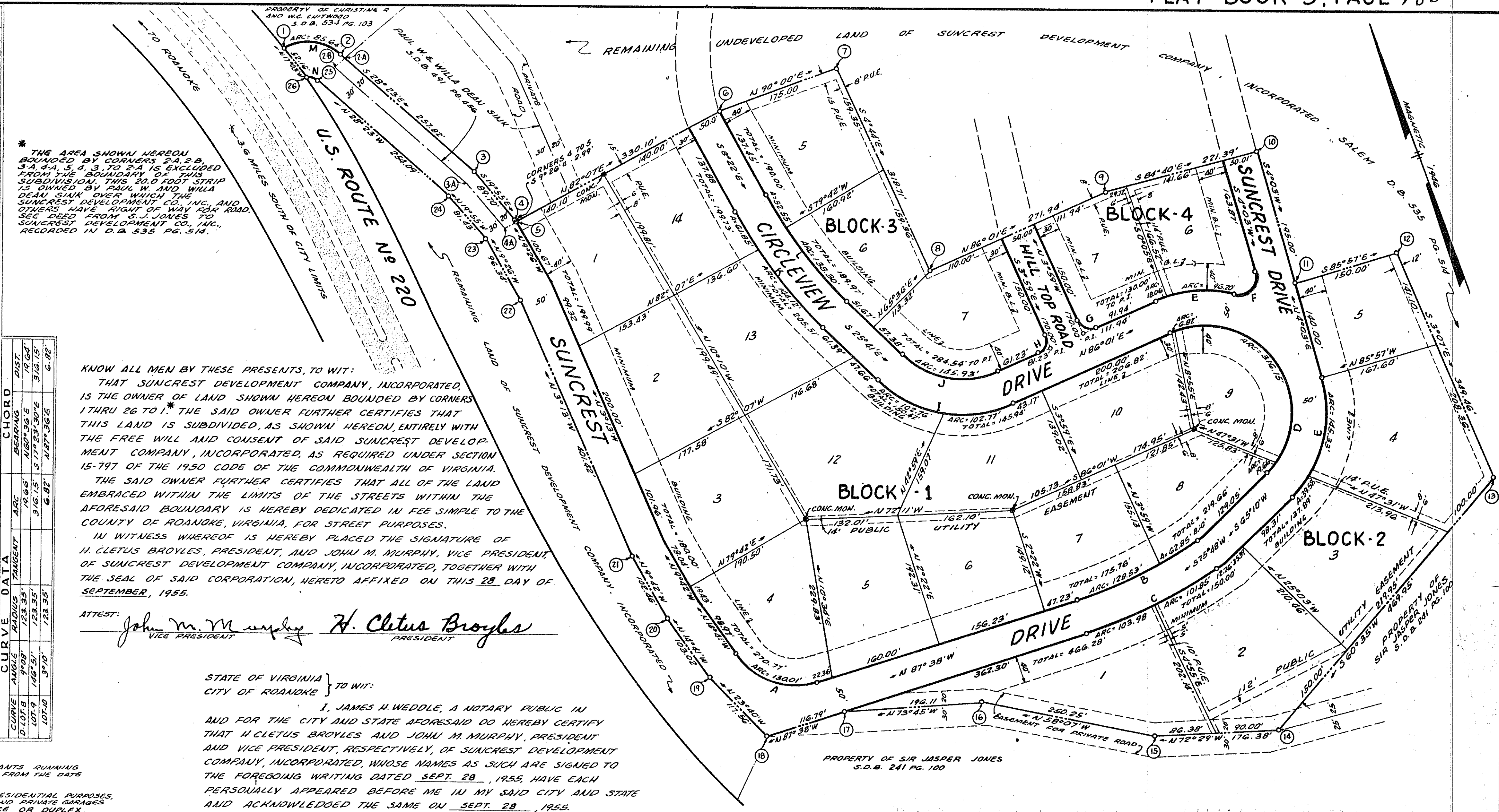


BOUNDARY LINE CALCULATIONS						
COR.	BEARING	DIST.	N	S	E	W
1-2	S 63° 26' E	80.40		35.96	71.91	
2-3	S 28° 23' E	257.82		226.83	122.56	
3-4	S 19° 55' E	89.70		84.33	30.56	
4-5	S 9° 26' E	2.99		2.95	0.49	
5-6	N 82° 07' E	330.10	45.28		326.98	
6-7	N 20° 00' E	175.00	00.00		175.00	
7-8	S 4° 44' E	318.71		317.62	26.30	
8-9	N 86° 01' E	271.94	18.89		271.28	
9-10	S 84° 40' E	221.39		20.58	220.43	
10-11	S 4° 03' W	195.00		194.51		13.80
11-12	S 85° 57' E	150.00		10.59	149.63	
12-13	S 3° 07' E	349.46		348.94	19.00	
13-14	S 60° 35' W	469.95		230.82		409.36
14-15	N 72° 29' W	176.38	53.09		168.20	
15-16	N 58° 07' W	250.25	132.18		212.49	
16-17	N 73° 45' W	196.11	54.88		188.28	
17-18	N 87° 38' W	116.79	4.82		116.69	
18-19	N 23° 40' W	117.56	107.67		67.19	
19-20	N 14° 41' W	103.02	99.66		26.11	
20-21	N 9° 42' W	102.66	101.00		17.26	
21-22	N 3° 13' W	401.62	400.79		22.52	
22-23	N 9° 26' W	96.34	95.04		15.79	
23-24	N 19° 55' W	81.43	76.56		27.74	
24-25	N 28° 23' W	254.09	223.55		120.79	
25-26	N 52° 01' W	16.04	9.87		12.64	
26-1	N 17° 03' W	52.78	49.87		15.29	
TOTAL		4,876.51	1473.15	1873.13	1114.14	1114.15
CURVE DATA						
CURVE	ANGLE	RADIUS	TANGENT	ARC	BEARING	DIST.
A	17° 03'	102.11	34.40	102.11	N 17° 03' W	102.11
B	16° 34'	661.87	96.36	101.38	N 84° 25' E	190.71
LOT 7	11° 08'	661.87	128.53	N 86° 48' E	128.41	
LOT 8	5° 26'	661.87	62.85	N 78° 31' E	62.74	
C	16° 34'	711.87	103.64	205.83	N 84° 05' E	205.11
LOT 1	8° 22'	711.87	103.98	N 88° 11' E	103.86	
LOT 2	8° 22'	711.87	101.85	N 79° 54' E	101.79	
D	15° 09'	123.35	670.43	342.63	N 14° 24' W	242.62
E	15° 09'	123.35	942.19	481.51	N 14° 24' W	340.77
LOT 3	13° 05'	123.35	39.58	N 58° 37' E	39.50	
LOT 4	48° 02'	123.35	145.33	N 28° 04' E	141.11	
LOT 5	31° 48'	123.35	96.20	S 72° 07' E	94.98	
LOT 6	5° 58'	123.35	18.06	N 89° 00' E	18.04	
F	11° 08'	25.00	43.07	52.24	S 63° 55' W	43.24
G	90° 00'	20.00	20.00	31.42	S 48° 59' E	28.28
H	90° 00'	20.00	31.42	S 41° 01' W	28.28	
I	80° 18'	172.42	205.53	S 59° 50' E	193.58	
LOT 11	34° 09'	172.42	102.77	N 76° 54' 30" W	101.25	
LOT 12	34° 09'	172.42	102.78	N 82° 53' 30" W	101.26	
J	60° 18'	122.42	83.04	145.93	S 59° 50' E	137.44
K	17° 19'	681.48	103.77	205.96	N 11° 01' 30" W	205.18
LOT 13	12° 01'	681.48	144.12	N 19° 37' 30" W	143.85	
LOT 14	5° 12'	681.48	61.85	N 10° 58' W	61.83	
L	17° 19'	190.85	96.16	N 17° 01' 30" W	190.13	
LOT 15	4° 16'	631.48	82.55	S 10° 45' E	52.52	
LOT 16	12° 13'	631.48	138.30	N 14° 24' 30" W	138.04	
M	70° 06'	70.00	69.11	S 63° 26' E	80.40	
N	47° 16'	20.00	8.75	N 52° 01' W	16.04	



RESERVATIONS & RESTRICTIONS

THE FOLLOWING RESERVATIONS AND RESTRICTIONS ARE MADE COVENANTS RUNNING WITH THE TITLE TO THE LOTS SHOWN HEREON FOR A PERIOD OF 30 YEARS FROM THE DATE OF RECORDATION OF THIS MAP, OCT. 4, 1955.

1. THESE LOTS SHALL NOT BE USED OR OCCUPIED FOR OTHER THAN RESIDENTIAL PURPOSES, AND NO BUILDING SHALL BE ERRECTED THEREON EXCEPT AS RESIDENCE AND PRIVATE GARAGES AND SERVANTS QUARTERS FOR USE IN CONNECTION WITH A RESIDENCE OR DUPLEX.
2. NO PART OF ANY BUILDING, OTHER THAN PORCHES, SHALL BE LOCATED NEARER TO THE FRONT OR SIDE STREET LINE THAN THE DISTANCES SHOWN ON THIS MAP.
3. NO DWELLING COSTING LESS THAN \$3,000.00, OR THE EQUIVALENT VALUE OF \$3,000.00 IN AUGUST, 1955, SHALL BE ERRECTED WITHIN ANY BUILDING SITE HEREON, SAID HOUSES TO HAVE NOT LESS THAN 1,300 SQUARE FEET OF LINEABLE FLOOR SPACE AREA, PLUS 200 SQUARE FEET IN CAR PORTES OR PORCHES, OR HOUSES WITHOUT CAR PORTES OR PORCHES TO HAVE NOT LESS THAN 1,500 SQUARE FEET OF LINEABLE FLOOR SPACE AREA.
4. NO TRUNKER, BASEMENT, SHACK OR GARAGE, BARN OR OTHER OUTBUILDINGS, ERRECTED ON ANY BUILDING SITE, SHALL BE USED AT ANY TIME AS A RESIDENCE TEMPORARILY OR PERMANENTLY, NOR SHALL ANY RESIDENCE OF A TEMPORARY CHARACTER BE PERMITTED.
5. NO HORSES, COWS, PIGS, SWINE, FOWL OR PIGEONS, SHALL BE KEPT ON THESE PREMISES, NOR SHALL ANY OTHER ANIMALS OR PETS BE KEPT ON THESE PREMISES WHEN OCCASION DEMANDS, OR ARE DANGEROUS TO THE HEALTH OR WELFARE OF THE OTHER RESIDENTS IN THIS SUBDIVISION, AND NO NUISANCE SHALL BE MAINTAINED NOR PERMITTED ON THIS PROPERTY.
6. THE LOTS ARE SUBJECT TO THE UTILITY EASEMENTS, AS SHOWN HEREON, AS WELL AS NECESSARY ANCHORS OR GUYS TO ELECTRIC OR TELEPHONE POLES.
7. THE SUNCREST DEVELOPMENT COMPANY, INCORPORATED, SHALL HAVE THE RIGHT TO ERECT A BRANCH OF ANY OF THE AFORESAID COVENANTS OR CONDITIONS IN THE SUBDIVISION OF ANY LOT IN THIS SUBDIVISION, OR IN ANY OTHER NEARS OR ALIGNS AND IN ADDITION, THERETO THE SUNCREST DEVELOPMENT COMPANY, INCORPORATED, SHALL HAVE THE RIGHT TO ERECT ANY BRANCH COVENANT, TO BE PAID DAMAGES OCCASIONED BY THE SAID VIOLATION.
8. THE SUBDIVIDER RESERVES THE RIGHT TO CHANGE AND MODIFY THE SIZE AND SHAPE OF ANY LOT SHOWN HEREON AND RESERVES THE RIGHT TO WAIVE, MODIFY OR RELEASE ANY OF THESE RESERVATIONS OR RESTRICTIONS.

NOTES -

1. PRELIMINARY MAP APPROVED 8-17-55.
2. STREETS TO BE GRADED AND IMPROVED IN ACCORDANCE WITH PLANS AND CROSS SECTIONS FILED IN OFFICE OF COUNTY EXECUTIVE OFFICER AND APPROVED OCT. 3, 1955.
3. IRON PINS AT ALL LOT CORNERS, P.C.'S, P.T.'S AND P.T.S.
4. SEWAGE DISPOSAL TO BE BY INDIVIDUAL SEPTIC TANKS.
5. WATER SUPPLY SYSTEM TO BE PROVIDED AND OPERATED BY THE SUNCREST WATER CO., INC., A CORPORATION CHARTERED BY THE STATE GOVERNMENT COMMISSION WITH WATER RATES AND CHARGES APPROVED BY THAT BODY.

STATE OF VIRGINIA }
CITY OF ROANOKE } TO WIT:

I, JAMES H. WEDDLE, A NOTARY PUBLIC IN AND FOR THE CITY AND STATE AFORESAID DO HEREBY CERTIFY THAT H. CLETUS BROYLES AND JOHN M. MURPHY, PRESIDENT AND VICE PRESIDENT, RESPECTIVELY, OF SUNCREST DEVELOPMENT COMPANY, INCORPORATED, WHOSE NAMES AS SUCH ARE SIGNED TO THE FOREGOING WRITING DATED SEPT. 28, 1955, HAVE EACH PERSONALLY APPEARED BEFORE ME IN MY SAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON SEPT. 28, 1955.

MY COMMISSION EXPIRES ON: OCTOBER 24, 1958.

James H. Weddle
NOTARY PUBLIC

APPROVED:

Paul S. Matthews
SECRETARY OF ROANOKE COUNTY PLANNING COMMISSION
DATE: 10/3/55

John M. Murphy
CHAIRMAN OF ROANOKE COUNTY BOARD OF SUPERVISORS
DATE: 10/3/55

John M. Murphy
DIRECTOR OF PUBLIC WORKS OF ROANOKE CITY
DATE: SEPT. 28, 1955

J.R. Hildebrand
AGENT - ROANOKE CITY PLANNING COMMISSION
DATE: OCT. 3, 1955.

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF ROANOKE, VIRGINIA, THIS MAP IS PRESENTED ON OCT. 4, 1955, AND WITH THE CERTIFICATES OF ACKNOWLEDGMENT AND DEDICATION THERETO ANNEXED, IS ADMITTED TO RECORD AT 4:20 O'CLOCK P.M.

TESTE:
ROY K. BROWN, CLERK
BY: Roy K. Brown
CLERK



MAP OF SECTION NO. 1
SUNCREST HEIGHTS
SUBDIVISION OF PROPERTY OF
SUNCREST DEVELOPMENT CO., INC.
ROANOKE COUNTY VIRGINIA
BY: H. Cletus Broyles
VA. STATE CERT. ENGR.
DATE - AUGUST 31, 1955. SCALE - 1" = 100'