

MAP No. 1 - RIDGEVUE

RESERVATIONS & RESTRICTIONS:

- The following shall be covenants, running with the title to the land shown subdivided hereon, for a period of 25 years from the date of recordation of this map.
1. No structures shall be erected on this land, other than private dwelling houses, with necessary out-buildings, nor shall more than one dwelling house, with necessary out-buildings, be erected, or suffer to remain on any one lot or portions of lots, whose frontage or average width of less than 70 feet.
 2. No part of any building, other than porches or chimneys, shall be located nearer to the front or side street line, than 35 ft., except as shown otherwise on this map.
 3. No dwelling costing less than \$12,500.00 or the equivalent of \$12,500.00 in October, 1955, shall be erected upon any one building site hereon, said houses, to have not less than 1200 sq. ft. of liveable floor space area, plus 200 square feet in car porte or porches - or houses without car porte or porches, to have not less than 1400 sq. ft. of liveable floor space.
 4. No trailer, basement shack or garage, barn or other out-building erected upon 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. None of the lots shall be used as a parking lot for commercial vehicles, and no offensive trade or activity shall be carried on, on any lots, nor shall anything be done thereon, which may become a nuisance, and disturb the peace and quietude of the neighborhood.
 6. The lots are subject to the Utility Easements shown hereon, as well as necessary anchors or guys to electric and telephone poles.
 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 this subdivision to prosecute 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 doing so, & to recover damages.

KNOW ALL MEN BY THESE PRESENTS: That VINTON DEVELOPMENT CORPORATION is the owner of the property shown subdivided hereon, which land was conveyed to said owner by T. Martin Bush & Wife, by Deed of record in the Clerk's Office of the Circuit Court of Roanoke County, Va., in Deed BK # 539 Page 572, dated October 12, 1955.

The said owner further certifies that this land is subdivided into the lots and thoroughfares, as shown hereon, entirely with the free will and consent of said Corporation, as required by the 1950 Code of Va. Sec. 15-797 thereto applying.

The said owner further certifies that all the Drives and STREETS and ROADS as shown hereon, included within the boundary of land conveyed to said owner, are hereby DEDICATED to Public Uses, and to the County of Roanoke, in fee simple.

In witness whereof are hereby placed the signatures of: W.E. CUNDIFF Pres. and E.B. LASSITER, Secretary, respectively of the VINTON DEVELOPMENT CORPORATION, together with the seal of said Corporation, thereto affixed on December 5, 1955.

W.E. Cundiff
PRESIDENT OF VINTON DEVELOPMENT CORP.

E. B. Lassiter
SECRETARY OF VINTON DEVELOPMENT CORPORATION

V. Chairman of Board of Supervisors of Roanoke County
H. Clatus Boyles
CITY ENGINEER OF ROANOKE, VIRGINIA
Note: Preliminary Map was approved by Roanoke County Planning Commission officials on 10/14/55.

Paul B. Matthews Date: 12-6-55
J. R. Hildebrand Date: Dec. 9, 1955
AGENT FOR ROANOKE CITY PLANNING COMMISSION

In the Clerk's Office of the Circuit Court for the County of Roanoke, Va., this Map is presented on December 5, 1955, and with the Certificates of acknowledgment and dedication thereto annexed, is admitted to record, at 4:50 o'clock P. M.

Teste:
Roy K. Brown, Clerk
By N.C. Logan, Dep. Clerk

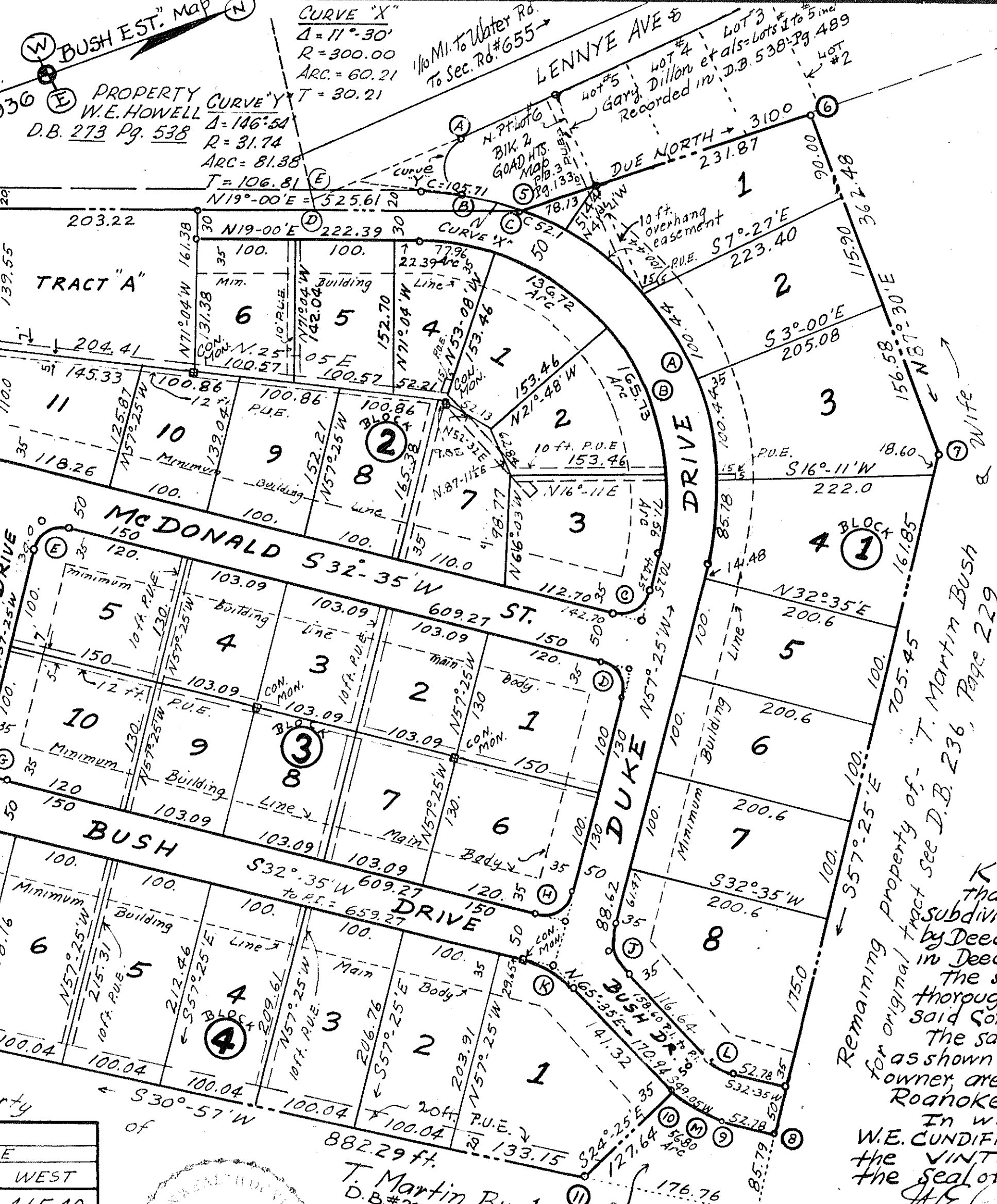
MAP No. 1
RIDGEVUE

PROPERTY OF
VINTON DEVELOPMENT CORPORATION
0.5 MILE EAST OF VINTON IN
ROANOKE COUNTY VIRGINIA

By: C.B. MALCOLM & SON
VA. STATE CERT. ENGRS.
DATE: DEC. 5, 1955 SCALE: 1"=100'

BOUNDARY OF SOUTH PART LOT 6-BL. 2
ROAD HGTS. BEING DEDICATED TO COUNTY
OF ROANOKE, VIRGINIA FOR STREET PURPOSES.
(BEARINGS = COAD HGTS. MAP MERIDIAN)

Meridian of "C.L."
= Magnetic + 1930



Note: VINTON DEVELOPMENT CORPORATION OWNS STRIP OF LAND BOUNDED BY CORNERS 1A, 1B, 1C, and 2.

BOUNDARY LINE CALCULATIONS					
COR.	BEARING	DIST. LIN. FT.	COSINE		SINE
			NORTH	SOUTH	
1 2	N57°25'W	552.33	297.44		465.40
2 3	N19°05'E	141.00	133.25		46.10
3 4	N71°00'W	249.55	81.25		235.95
4 5	N19°00'E	525.61	496.96		171.13
5 6	Due North	310.00	310.00		
6 7	N87°30'E	362.48	15.81		362.14
7 8	S57°25'E	705.45		379.90	574.42
8 9	S32°35'W	52.78		44.65	28.52
9 10	S42°05'W	56.80		37.20	42.72
10 11	S24°25'E	127.64		116.21	52.75
11 1	S30°57'W	882.29		756.70	453.75
TOTALS =		3966.13	1334.71	1226.54	

CURVE DATA						CHORD	
CURVE	LOT	BLK.	ANGLE	RAD.	ARC.	TAN.	DIST.
A	1	1	73°56'	300.0	387.10	235.79	360.81
A	1	1	19°11'	300.0	100.44	50.74	100.00
A	2	1	19°11'	300.0	100.44	50.74	100.00
A	3	1	19°11'	300.0	100.44	50.74	100.00
A	4	1	16°23'	300.0	85.78	43.23	85.52
B			103°35'	250.0	451.97	317.60	432.17
B	1	2	31°20'	250.0	136.72	70.10	135.00
B	2	2	37°59'	250.0	165.73	86.04	162.72
B	3	2	16°24'	250.0	71.56	36.03	71.32
B	4	2	17°52'	250.0	77.96	38.30	77.16
C	3	2	90°00'	30.0	47.12	30.0	42.42

CURVE DATA						CHORD	
CURVE	LOT	BLK.	ANGLE	RAD.	ARC.	TAN.	DIST.
D	1	3	90°00'	30.0	47.12	30.0	42.42
E	5	3	90°00'	30.0	47.12	30.0	42.42
F	8	4	103°30'	30.0	54.23	38.11	47.15
G	10	3	90°00'	30.0	47.12	30.0	42.42
H	6	3	90°00'	30.0	47.12	30.0	42.42
J	8	1	57°00'	50.0	49.74	27.15	47.72
K	1	4	33°00'	50.0	57.60	29.62	56.80
L	8	1	33°00'	50.0	28.80	14.81	28.40

Note: Iron stake is placed at each lot corner, except at the G corners where Concrete Monuments are placed.