

BOUNDARY LINE CALCULATIONS						
POINTS	BEARING	DIST.	N	S	E	W
1-2	S 72° 46' E	225.93		66.93	215.79	
2-3	S 59° 42' E	276.09		139.30	238.38	
3-4	S 75° 28' E	620.30		155.66	600.45	
4-5	S 48° 05' E	36.80		26.58	27.38	
5-6	S 20° 42' E	568.23		531.55	200.85	
6-7	S 83° 53' W	1076.67		114.72		1070.54
7-1	N 11° 37' W	1054.32	1032.73			212.30
TOTALS		3858.34	1032.73	1032.74	1282.85	1282.84

AREA = 18.42 ACRES

CURVE DATA					CHORD	
CURVE	ANGLE	RADIUS	TANGENT	ARC	BEARING	DIST.
A	83° 01'	20.00	17.70	28.98	S 18° 11' 30" E	26.51
B	73° 16'	175.00	130.12	223.78	S 13° 19' E	203.84
LOT 3	23° 00'	175.00		70.25	S 11° 49' W	69.78
LOT 4	21° 24'	175.00		65.36	S 10° 23' E	64.98
LOT 5	21° 24'	175.00		65.36	S 31° 47' E	64.98
LOT 6	7° 28'	175.00		22.81	S 46° 13' E	22.79
C	57° 00'	175.00	95.31	174.56	S 21° 22' 30" E	167.41
LOT 8	17° 49'	175.00		54.42	S 41° 02' 30" E	54.20
LOT 9	39° 20'	175.00		120.14	S 12° 28' E	117.79
D	109° 22'	15.00	21.17	28.63	S 61° 53' W	28.48
E	96° 59'	25.69	29.03	43.49	N 71° 48' 30" E	38.48
F	83° 32'	20.00	17.86	29.16	S 33° 42' E	26.64
G	55° 01'	125.00	65.09	120.03	S 19° 26' 30" E	115.47
H	136° 50'	100.00	252.79	238.82	S 21° 28' W	185.98
I	26° 41'	125.00	29.64	58.21	N 76° 46' 30" W	57.69
J	70° 38'	21.88	15.50	26.97	N 28° 07' W	25.30
K	57° 00'	225.00	122.54	224.43	N 21° 22' 30" W	215.20
LOT 14	25° 40'	225.00		51.26	N 5° 38' W	99.95
LOT 15	31° 20'	225.00	63.42	123.64	N 34° 12' 30" W	122.09
L	73° 16'	125.00	92.95	159.84	N 13° 19' W	149.17
M	107° 17'	20.00	27.17	37.45	N 50° 53' 30" E	32.21
N	54° 46'	40.00	20.72	38.23	S 48° 05' E	36.80
O	44° 12'	15.00	30.65	57.86	N 24° 51' W	56.43
P	136° 50'	150.00	379.18	358.23	N 21° 28' E	278.98
LOT 5	32° 00'	150.00		48.77	S 30° 57' E	82.64
LOT 6	27° 00'	150.00		70.69	S 1° 27' E	70.03
LOT 7	25° 02'	150.00		65.44	S 24° 34' W	65.02
LOT 8	27° 00'	150.00		70.69	S 50° 35' W	70.03
LOT 9	25° 48'	150.00		67.54	S 76° 59' W	66.98
Q	26° 41'	175.00	41.50	81.50	S 76° 46' 30" E	80.76
LOT 12	4° 28'	175.00		13.60	N 87° 53' W	13.64
LOT 13	22° 13'	175.00		67.86	N 70° 32' 30" W	67.43

- RESTRICTIONS -

- ALL LOTS SHOWN ON THIS MAP SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY AND NO STRUCTURE SHALL BE ERECTED ON ANY LOT OTHER THAN ONE PRIVATE DWELLING AND NECESSARY OUTBUILDINGS.
- ALL HOUSES CONSTRUCTED ON ANY OF THESE LOTS MUST HAVE A MINIMUM OF 1000 SQUARE FEET OF HABITABLE FLOOR SPACE.
- EXTERIOR WALLS OF ALL HOUSES CONSTRUCTED ON ANY OF THESE LOTS SHALL BE OF BRICK, STONE, OR BRICK AND STONE EXCEPT THAT CUSTOMARY WOOD TRIM IS PERMITTED.
- NO STRUCTURE OF A TEMPORARY CHARACTER AND NO TRAILER, BARN, TENT, SHACK, GARAGE, OR OTHER OUTBUILDINGS SHALL BE USED AT ANY TIME ON ANY LOT AS A RESIDENCE EITHER TEMPORARILY OR PERMANENTLY.
- NO OBNOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED ON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
- THESE RESTRICTIONS ARE MADE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON ALL INTERESTS AND ALL PERSONS CLAIMING UNDER THEM AND SHALL TERMINATE 25 YEARS AFTER THE DATE OF THE RECORDATION OF THIS PLAT.
- IF THE PARTIES HERETO OR ANY OF THEM OR THEIR HEIRS OR ASSIGNS, SHALL VIOLATE OR ATTEMPT TO VIOLATE ANY OF THE COVENANTS HEREIN IT SHALL BE LAWFUL FOR ANY OTHER PERSON OR PERSONS OWNING ANY REAL PROPERTY SITUATE IN SAID COUNTY TO BRING AN ACTION AT LAW OR IN EQUITY TO ENFORCE THE SAME OR TO INJUNCTION ANY SUCH VIOLATION OR ATTEMPTED VIOLATION AND TO RECOVER DAMAGES OR OTHER DUES FOR SUCH VIOLATION.
- INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGMENT OR COURT ORDER SHALL IN NO WISE AFFECT ANY OF THE OTHER COVENANTS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT MOWLES-McNULTY, A PARTNERSHIP CONSISTING OF JAMES C. MOWLES AND CHARLES E. McNULTY, JR. ARE THE OWNERS OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 1 TO 17 AND KNOWN AS SUMMIT HILLS SUBDIVISION NO. 3. THE SAID OWNERS CERTIFY THAT THEY HAVE SUBDIVIDED THIS LAND AS SHOWN HEREON INTO LOTS, BLOCKS AND STREETS ENTIRELY WITH THEIR OWN FREE WILL AND CONSENT AS REQUIRED UNDER SECTION 15-797 OF THE 1950 CODE OF THE COMMONWEALTH OF VIRGINIA. THE SAID OWNERS FURTHER CERTIFY THAT ALL OF THE STREETS EMBRACED WITHIN THIS BOUNDARY ARE HEREBY DEDICATED IN FEE SIMPLE TO THE COUNTY OF ROANOKE, VIRGINIA, FOR STREET PURPOSES. IN WITNESS WHEREOF ARE HEREBY PLACED THE SIGNATURES AND SEALS OF THE AFORESAID OWNERS ON JANUARY 3, 1956.

James C. Mowles (SEAL) Charles E. McNulty, Jr. (SEAL)
OWNER OWNER

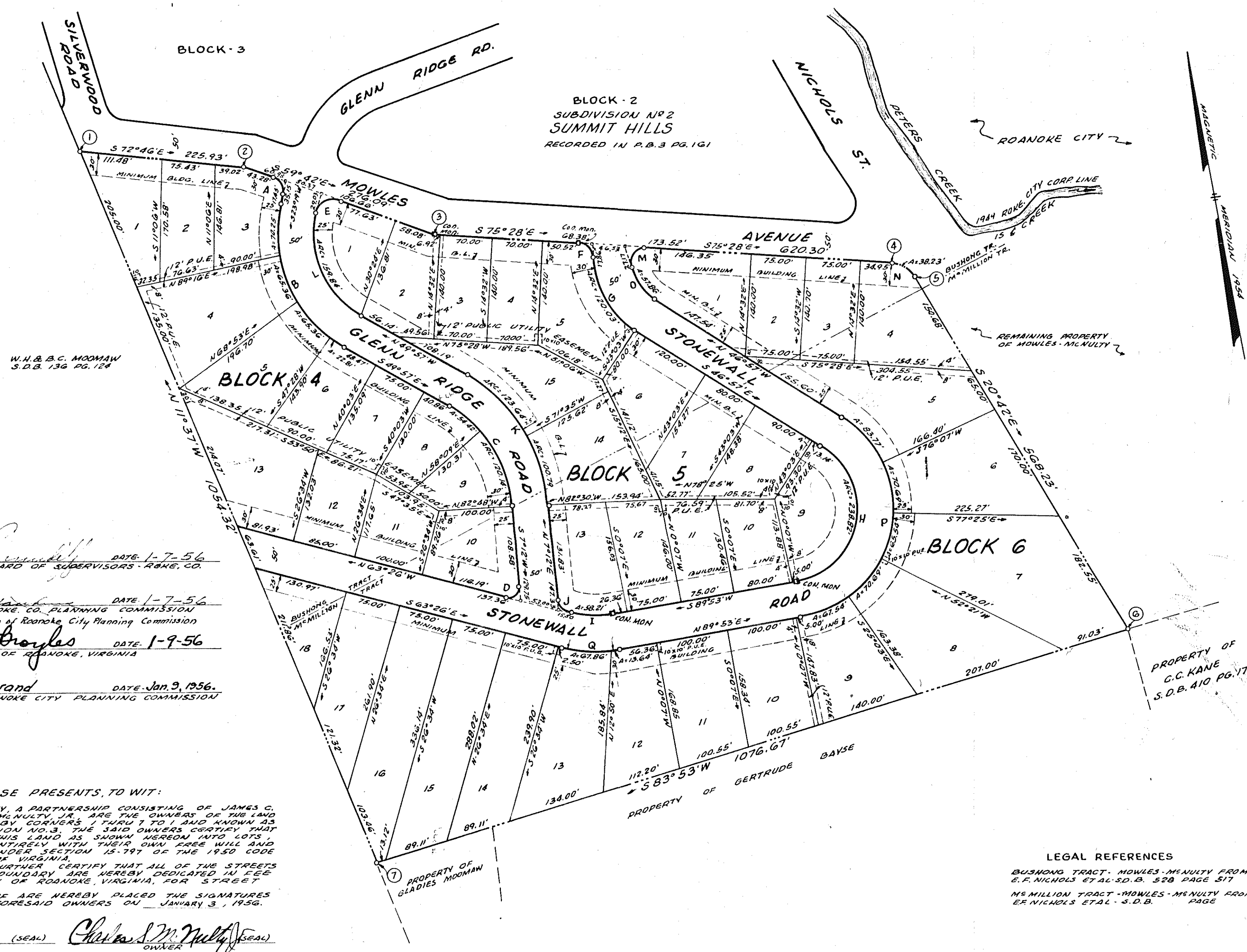
STATE OF VIRGINIA } TO WIT:
COUNTY OF ROANOKE }

I, C. J. Guilliams, Notary Public in and for the aforesaid County and State, do hereby certify that James C. Mowles and Charles E. McNulty, Jr. whose names are signed to the foregoing writing bearing date of January 3, 1956, has each personally appeared before me in person in the aforesaid County and State and acknowledged the same on January 3, 1956.

March 20, 1958
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR ROANOKE COUNTY, VIRGINIA, THIS MAP IS PRESENTED AND WITH THE CERTIFICATES OF JAMES C. MOWLES AND CHARLES E. McNULTY, JR. IS ADMITTED TO RECORD AT 10 O'CLOCK P. M.

TESTE: ROY K. BROWN, CLERK

BY: N. C. Logan
DEPUTY CLERK



PLAT of SUMMIT HILLS

SUBDIVISION No 3
PROPERTY OF
MOWLES - McNULTY
WEST OF ROANOKE CITY

ROANOKE, CO.

VIRGINIA.

BY: David Dick
DAVID DICK, STATE CERT. ENGR. & SURVEYOR

DATE - JAN. 3, 1956.

SCALE - 1" = 100'

LEGAL REFERENCES

BUSHONG TRACT - MOWLES - McNULTY FROM E. F. NICHOLS ET AL - S.D.B. 528 PAGE 517
Mc MILLON TRACT - MOWLES - McNULTY FROM E. F. NICHOLS ET AL - S.D.B. PAGE