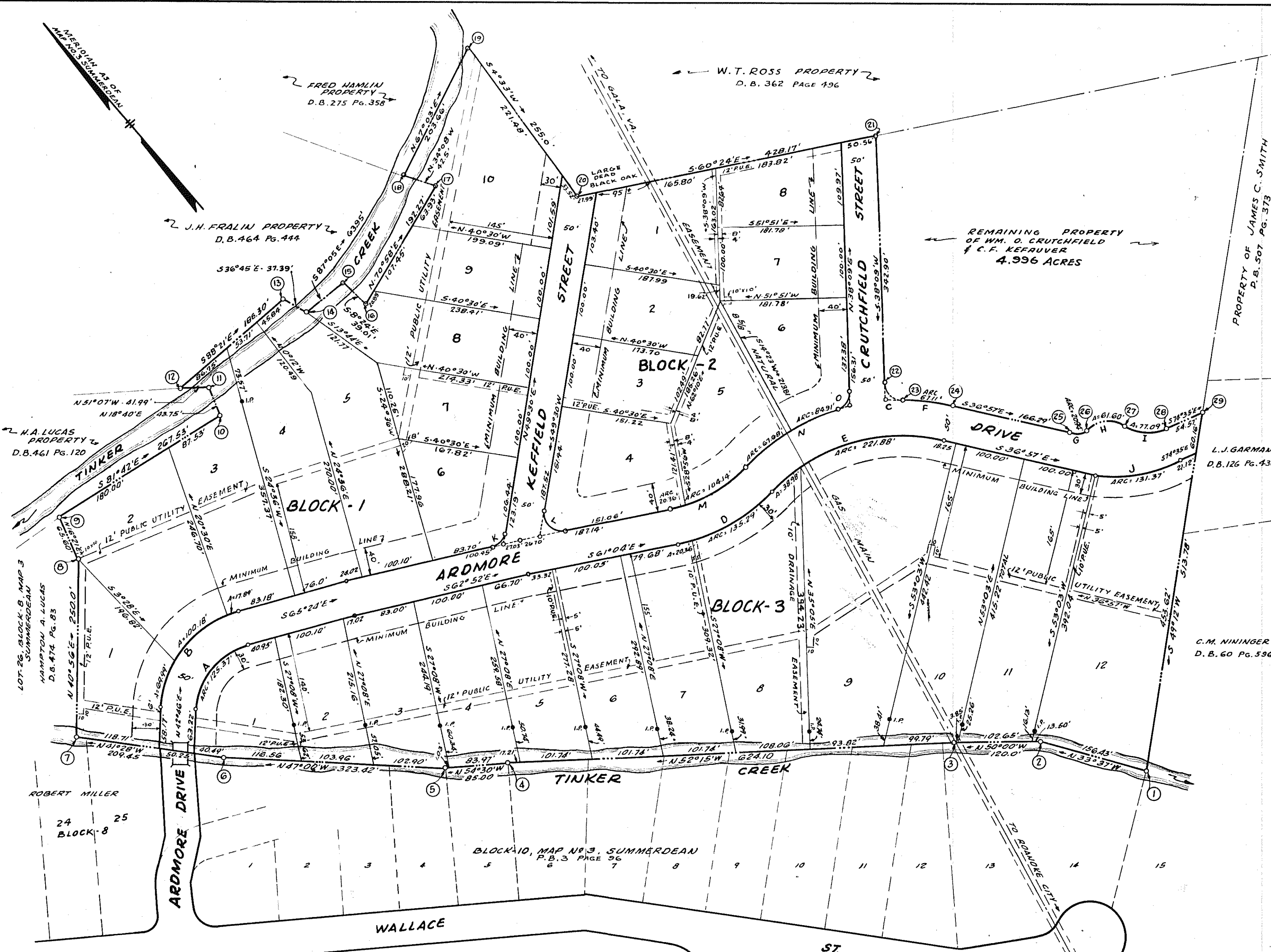


CURVE DATA				CHORD		BOUNDARY LINE CALCULATIONS							
CURVE	ANGLE	RADIUS	TAN	ARC	BEARING	DIST.	COR.	BEARING	DIST.	N	S	E	W
A	71°50'	100.00	72.43	125.37	N 78°41'E	117.37	1-2	N 33°37'W	156.43	130.27			86.60
B	71°50'	100.00	108.65	108.06	S 78°41'W	175.98	2-3	N 50°00'W	120.00	72.13			91.42
LOT-1	20°44'	150.00	35.64	69.99	N 56°08'E	67.35	3-4	N 52°15'W	624.10	381.09			493.47
LOT-2	38°16'	150.00	52.04	100.18	N 88°38'E	98.33	4-5	N 54°30'W	85.00	49.36			68.20
LOT-3	6°50'	150.00	8.96	17.89	S 68°49'E	17.88	5-6	N 47°00'W	373.42	220.57			236.53
C	87°55'	25.00	24.11	38.76	S 5°48'30"E	34.71	6-7	N 41°28'W	209.45	156.95			138.69
D	35°40'	250.00	60.43	155.43	S 78°54'E	153.13	7-8	N 40°15'E	250.00	188.87			163.80
LOT-7	4°39'45"	250.00	10.18	20.36	S 63°24'E	20.34	8-9	N 16°21'E	65.60	62.95			18.47
LOT-8	31°20'15"	250.00	69.33	135.29	S 81°18'E	135.64	9-10	S 21°42'E	267.53	38.62			264.73
E	59°47'	250.00	143.71	260.86	S 66°50'30"E	249.18	10-11	N 19°40'E	43.75	41.45			14.00
LOT-8	8°56'	250.00	19.53	38.98	N 87°44'E	38.94	11-12	N 51°07'W	41.99	26.36			37.69
LOT-9	50°51'	250.00	118.84	221.88	S 66°22'30"E	214.67	12-13	S 88°21'E	180.30		5.36		126.22
F	12°49'	300.00	33.70	67.11	S 42°21'30"E	66.97	13-14	S 36°45'E	37.39		29.96		27.37
G	60°00'	20.00	11.55	22.94	S 66°57'E	20.00	14-15	S 87°05'E	63.95	3.25			63.87
H	88°18'	40.00	38.79	61.60	S 52°50'E	55.69	15-16	S 8°24'E	39.01		38.59		5.70
I	65°52'	670.00	43.44	77.09	S 61°39'E	72.92	16-17	N 70°58'E	192.27	62.70			181.76
J	37°38'	200.00	68.15	131.37	S 55°46'E	129.02	17-18	N 34°08'W	41.50	35.18			23.85
K	67°13'	25.00	16.15	29.51	N 83°19'E	27.83	18-19	N 67°03'E	203.66	79.41			187.54
L	110°34'	25.00	26.08	48.24	S 5°47'E	41.10	19-20	S 4°33'W	255.00	254.20			20.23
M	35°40'	200.00	64.34	124.50	S 78°54'E	122.50	20-21	S 60°24'E	428.17	211.49			372.29
LOT-4	5°50'	200.00	10.19	20.36	S 63°59'E	20.35	21-22	S 38°09'W	342.90	269.66			211.82
LOT-5	29°50'	200.00	53.10	104.14	S 61°49'E	102.97	22-23	S 56°48'30"E	34.71		30.53		3.57
N	29°08'30"	300.00	77.96	152.59	S 82°10'E	150.95	23-24	S 43°21'30"E	66.97		48.69		45.98
LOT-5	12°53'30"	300.00	67.68	134.44	S 67°53'E	67.53	24-25	S 36°51'E	166.29		121.89		99.90
LOT-6	16°13'	300.00	84.91	171.42	S 75°42'E	84.63	25-26	S 66°51'E	20.00		7.83		18.40
O	74°53'30"	25.00	18.93	37.40	N 76°17'E	36.18	26-27	S 52°50'E	55.69		33.64		44.93
							27-28	S 41°39'E	72.92		54.49		48.46
							28-29	S 74°35'E	54.57		14.51		52.61
							29-1	S 49°12'W	513.78		335.71		388.93
TOTAL									4963.35	1512.29	1513.42	1794.05	1793.93

AREA IN BOUNDARY = 23.467 ACRES



NOTE: * MEANS IRON PIN FOR DEED TO W.O. CRUTCHFIELD & C.F. KEFAUVER SEE D.B. 525 Pg. 570 WATER TO BE SUPPLIED BY PRIVATE WATER SYSTEM.

RESTRICTIONS

- ALL LOTS SHOWN ON THIS MAP SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY AND NO STRUCTURE SHALL BE ERRECTED ON ANY LOT OTHER THAN ONE PRIVATE DWELLING AND OUTBUILDINGS.
- NO LOT SHALL BE RE-SUBDIVIDED EXCEPT THAT IT MAY BE DIVIDED AND ADDED TO ADJOINING LOTS.
- NO BUILDING SHALL BE LOCATED NEARER TO THE FRONT LOT LINE OR NEARER TO THE SIDE STREET LINE THAN THE BUILDING SET-BACK LINES SHOWN ON THIS MAP.
- NO STRUCTURE OF A TEMPORARY CHARACTER AND NO TRAILER, BASEMENT TENT, SHACK, GARAGE OR OTHER OUTBUILDING SHALL BE USED AT ANY TIME ON ANY LOT AS A RESIDENCE EITHER TEMPORARILY OR PERMANENTLY.
- NO OBVIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NO SWINE OR HOGS SHALL BE KEPT OR MAINTAINED UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
- NO DWELLING, COSTING LESS THAN \$2,500.00 AS CALCULATED UPON THE COST OF LABOR AND MATERIAL PREVAILING ON THE DATE OF THIS MAP, SHALL BE PERMITTED ON ANY LOT.
- THESE RESTRICTIONS ARE MADE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 1958, AT WHICH TIME THEY SHALL TERMINATE.
- IF THE PARTIES HERETO, OR ANY ONE 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 JURISDICTION OR 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 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 PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

RESERVATIONS

EASEMENTS WHERE SHOWN ON THIS MAP ARE RESERVED FOR UTILITY INSTALLATION AND MAINTENANCE.

KNOW ALL MEN BY THESE PRESENTS, TO WIT:
THAT WILLIAM O. CRUTCHFIELD AND VIRGINIA O. CRUTCHFIELD, HIS WIFE, AND C.F. KEFAUVER AND REVUE O. KEFAUVER, HIS WIFE, ARE THE OWNERS OF THE LAND SHOWN HEREON BOUNDARY BY COURTESY, PARCEL 13 TO 1, AND KNOWN AS ARDMORE.
THE SAID OWNERS CERTIFY THAT THEY HAVE SUBDIVIDED THIS LAND AS SHOWN HEREON ENTIRELY WITH THEIR OWN FREE WILL AND CONSENT, AS REQUIRED UNDER SECTION 15-797, 1950 CODE OF THE COMMONWEALTH OF VIRGINIA.
THE SAID OWNERS FURTHER CERTIFY THAT THE LAND EMBRACED WITHIN THE STREETS SHOWN HEREON IS HEREBY DEDICATED IN FULL, SIMPLE TO THE COUNTY OF ROANOKE, VIRGINIA, FOR STREET PURPOSES.
IN WITNESS WHEREOF, WE HAVE HEREON SIGNED THE SIGNATURES AND SEALS OF THE AFORESAID OWNERS ON THIS 13th DAY OF MARCH, 1956.

William O. Crutchfield (SEAL) Virginia O. Crutchfield (SEAL)
C.F. Kefauver (SEAL) Irene O. Kefauver (SEAL)

STATE OF VIRGINIA TO WIT:
CITY OF ROANOKE

Mary M. Saxe
IN AND FOR THE SAID CITY AND STATE, DO HEREBY A NOTARY PUBLIC,
O. CRUTCHFIELD AND VIRGINIA O. CRUTCHFIELD, HIS WIFE AND C.F. KEFAUVER AND
REVUE O. KEFAUVER, HIS WIFE, WHOSE NAMES ARE SIGNED TO THE FOREGOING
DEED, DATED MARCH 30, 1956, HAS EACH PERSONALLY APPEARED BEFORE ME,
A CITY AND STATE, AND ACKNOWLEDGED THE SAME ON MARCH 30, 1956.

COMMISSION EXPIRES: 1957

Mary M. Saxe
NOTARY PUBLIC

APPROVED: *[Signature]* DATE: 4-3-56
CHAIRMAN OF BOARD OF SUPERVISORS, ROANOKE CO.

[Signature] DATE: 4-3-56
SECRETARY, ROANOKE CO. PLANNING COMM.

H. Cletus Broyles DATE: 4-13-56
CITY ENGINEER OF ROANOKE, VIRGINIA.

J. R. Hildebrand DATE: APR. 13, 1956.
AGENT, ROANOKE CITY PLANNING COMM.

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR ROANOKE COUNTY, VIRGINIA, THIS MAP IS PRESENTED ON APRIL 17, 1956, AND WITH THE CERTIFICATES OF KNOWLEDGE AND DEDICATION THERETO ANNEXED, IS ADMITTED TO RECORD AT 12 O'CLOCK P. M.

TESTE: ROY H. BROWN, CLERK
BY: *[Signature]* DEPUTY CLERK

PLAT OF
ARDMORE
PROPERTY OF
WM. O. CRUTCHFIELD & C.F. KEFAUVER
SITUATE NEAR HOLLINS
ROANOKE, CO., VIRGINIA.
BY: DAVID DICK
STATE CERT. ENGR. & SURVEYOR
DATE - MAR. 29, 1956 SCALE - 1"=100'