

BOUNDARY DATA						
COR.	BEARING	DIST.	N	S	E	W
1-2	N 30° 38' E	91.77	58.21		70.95	
2-3	N 28° 07' E	100.73	102.61		73.40	
3-4	S 70° 57' E	751.98		745.04	710.79	
4-5	S 13° 27' W	103.51		159.02		38.03
5-6	S 55° 33' W	80.00		45.76		65.97
6-7	S 6° 14' W	178.25		173.77		17.86
7-8	N 76° 35' W	58.30	13.53			56.71
8-1	N 60° 24' W	783.88	387.19			681.58
TOTALS		2283.92	623.54	673.09	855.14	855.15

AREA WITHIN BOUNDARY = 6.008 ACRES

CURVE DATA				CHORD	
CURVE	ANGLE	RADIUS	TAN	ARC	DIST.
A	18° 29'	112.05	18.23	36.15	N 28° 54' 30" E 35.99
B	18° 29'	167.05	26.37	52.77	N 28° 54' 30" E 52.05
C	89° 38'	80.00	19.87	31.29	N 60° 24' W 28.19
D	60° 31'	155.42	90.67	164.10	S 80° 41' 30" E 156.63
E	60° 36'	105.87	61.19	110.09	S 40° 34' E 105.84
F	75° 20'	175.00	135.07	230.09	S 48° 06' E 213.87
107.2	30° 55'	175.00	48.39	94.42	S 75° 53' 30" E 98.29
107.3	148° 12'	175.00	71.45	135.67	S 63° 33' 30" E 132.29
G	75° 20'	225.00	173.69	295.83	S 48° 06' E 274.98
107.3	87° 40'	225.00	99.63	187.50	S 34° 19' E 182.19
107.4	27° 34'	225.00	53.20	108.27	S 71° 59' E 107.21
H	28° 38'	40.00	197.31	54° 18' W	50.00
107.5	102° 38'	40.00	49.96	71.65	S 85° 46' E 62.44
RESIDUAL	180° 00'	40.00		125.66	S 55° 33' W 80.00



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 OR TWO FAMILY DWELLING AND NECESSARY OUTBUILDINGS.
- NO LOT SHALL BE RE-SUBDIVIDED EXCEPT 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 AS A DWELLING ON ANY LOT AND NO RESIDENCE EITHER TEMPORARILY OR PERMANENTLY.
- NO OBNOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED ON 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 \$15,500.00 AS CALCULATED UPON THE COST OF LABOR AND MATERIALS PREVAILING ON THE DATE OF THIS MAP AND HAVING LESS THAN 1500 SQUARE FEET OF HABITABLE FLOOR SPACE, SHALL BE PERMITTED ON ANY LOT.
- THESE RESTRICTIONS ARE MADE COVENANTS RUN-NING WITH THE LAND AND SHALL NO BINDING GOOD-ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 1986, 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 ADJACENT TO SAID COVENANT OR SUBDIVISION TO PROSECUTE ANY PROCEEDING 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 OF THESE COVENANTS BY JUDGMENT OR COURT ORDER SHALL IN NO MANNER AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

RESERVATION

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

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT R.J. MILLER AND MARY P. MILLER, HIS WIFE, ARE THE OWNERS OF THE LAND SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 1 THROUGH 8 TO 1, AND KNOWN AS NORTH ARDMORE. THE SAID OWNERS CERTIFY THAT THEY HAVE SUBDIVIDED THIS LAND INTO LOTS, BLOCKS, AND STREETS AS SHOWN HEREON ENTIRELY WITH THEIR OWN FREE WILL AND CONSENT AS REQUIRED UNDER SECTION 15-797 OF 1950 CODE OF THE COMMONWEALTH OF VIRGINIA.

THE SAID OWNERS FURTHER CERTIFY THAT ALL OF THE LAND EMBRACED WITHIN THE LIMITS OF CRUTCHFIELD STREET AND FAIR OAKS ROAD IS 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 AUG. 2, 1956.

R. J. Miller (SEAL) Mary P. Miller (SEAL)

STATE OF VIRGINIA } TO WIT:
CITY OF ROANOKE }

I, Betty Ann Lane, A NOTARY PUBLIC IN AND FOR THE CITY AND STATE AFORESAID DO HEREBY CERTIFY THAT R.J. MILLER AND MARY P. MILLER, HIS WIFE, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING BEARING DATE OF Aug. 2, 1956, HAS EACH PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON AUG. 2, 1956.

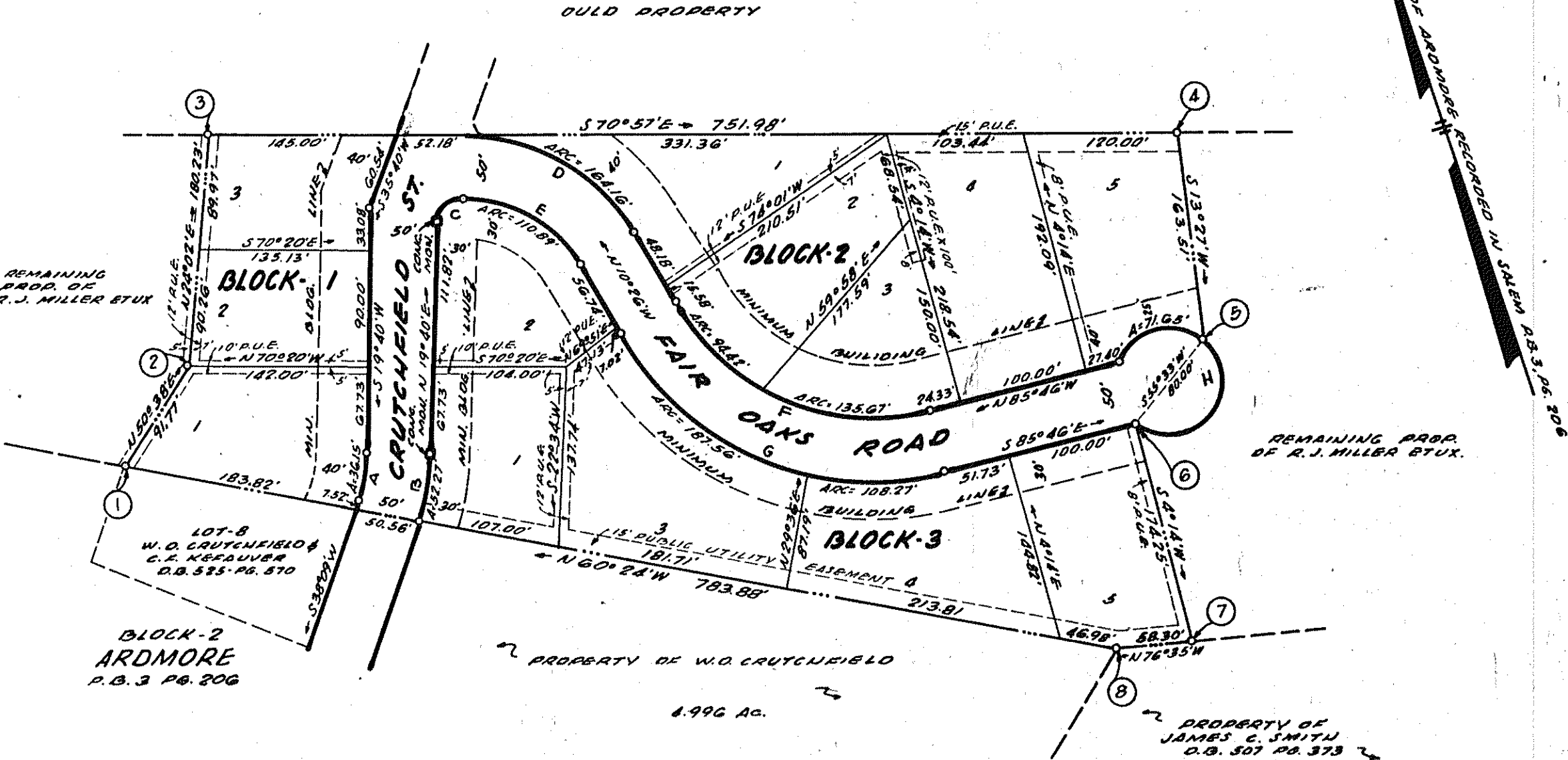
Betty Ann Lane (SEAL) NOTARY PUBLIC

MY COMMISSION EXPIRES ON: November 19, 1958

W. L. ... DATE 8-13-56 ... DATE 8-13-56 ... H. Oliver ... DATE 8-14-56 ... J. R. ... DATE 8-14-56

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF THE COUNTY OF ROANOKE, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THEREON ANNEXED IS ADMITTED TO RECORD ON August 10, 1956, AT 11:50 O'CLOCK A.M.

TESTE Roy K. ... CLERK



NOTE: THE SEGMENTS OUTSIDE OF THE 60' WIDTH STREET OF THE 80' DIA. TURN-AROUND SHALL REVERT TO THE ADJOINING LOTS IF FAIR OAKS ROAD IS EVER EXTENDED

SEE PLAN & RECORD MADE BY DAVID DICK, STATE CERT. ENGR., DATED 8-18-56 AND APPROVED BY H.C. BROOKS, CITY ENGINEER AND J.R. ... AGENT, 8-18-56, ON FILE WITH OFFICE OF THE CITY ENGINEER, ROANOKE, VA.

PRIVATE WATER SUPPLY AND INDIVIDUAL SEPTIC TANKS

PLAT of NORTH ARDMORE

PROPERTY OF R.J. MILLER ETUX

ROANOKE, CO. VIRGINIA

BY: DAVID DICK STATE CERT. ENGR. & SURVEYOR

DATE: AUG. 2, 1956.

SCALE: 1"=100'