

BOUNDARY DATA

COR.	BEARING	DIST.	N	S	E	W
1-2	N 86°19'W	228.00	208.37			101.08
2-3	S 81°02'W	26.70		6.16		26.37
3-4	N 56°15'W	108.16	59.04			90.63
4-5	N 71°1'E	103.61	103.53		3.25	
5-6	N 31°30'E	32.99	45.18		27.69	
6-7	N 67°32'W	43.12		16.80		39.85
7-8	N 15°19'E	249.00	240.04		08.11	
8-9	N 70°45'E	188.92	49.42		181.52	
9-10	N 7°22'W	289.70	289.45		11.96	
10-11	S 85°28'W	108.90		8.61		108.56
11-12	N 48°13'W	286.50	189.71		218.69	
12-13	S 67°06'W	142.21		53.36		131.06
13-14	S 3°30'E	173.00		173.83	7.63	
14-15	S 67°30'W	133.70		31.76		123.32
15-16	N 54°30'W	87.80	72.09		42.74	
16-17	N 77°43'W	185.20	58.26		176.33	
17-18	S 60°30'W	198.70		69.96		187.13
18-19	S 38°28'W	288.84		351.43		278.21
19-20	S 33°19'E	291.74		241.86	101.66	
20-21	S 33°18'E	354.10		438.38	287.23	
21-22	N 70°13'E	91.70	18.73		89.77	
22-23	S 64°42'W	35.00		23.07		26.32
23-24	S 47°32'E	252.76		72.11	513.58	
24-1	N 70°12'E	281.25	95.44		155.09	
TOTALS		6754.13	1842.18	1081.93	1565.93	1505.93

ACREAGE WITHIN BOUNDARY = 24.916 ACRES

CURVE	ANGLE	RADIUS	TAN.	ARC	BEARING	DIST.
A	174°4'	896.30	31.90	75.38	S 75°54'E	75.18
B	117°37'	70.00	29.98	39.31	S 73°07'30"W	33.28
C	78°58'	22.71	18.30	30.61	S 72°40'E	28.54
D	53°10'	130.00	75.33	139.63	N 88°29'W	184.64
E	41°45'	100.00	36.14	76.77	N 87°12'W	71.71
F	46°18'	100.00	42.86	61.16	N 87°12'W	78.94
G	46°30'	150.00	44.44	121.73	N 87°04'W	118.82
WELL LOT	120°0'	150.00	5.20	10.41	N 60°40'W	10.47
LOT 4	47°30'	140.00	58.33	111.26	N 84°34'W	109.73
H	110°29'	100.00	144.10	192.83	N 50°04'30"W	164.31
I	110°29'	150.00	216.15	289.14	N 50°04'30"W	246.47
LOT 11	61°05'	150.00	90.77	162.53	S 72°27'30"E	152.70
LOT 12	61°05'	150.00	90.77	162.53	S 72°27'30"E	152.70
J	73°06'	125.00	92.62	191.40	N 34°23'W	188.81
K	73°06'	125.00	92.62	191.40	N 34°23'W	188.81
LOT 1	9°50'	175.00	15.03	30.03	S 63°01'E	30.00
LOT 3	63°16'	175.00	107.80	193.24	S 76°48'E	185.57
L	77°09'	100.00	19.51	38.66	N 86°51'30"W	38.62
M	104°14'	200.00	25.71	50.38	N 10°20'E	31.57
N	154°48'	71.10	94.40	55.11	S 64°09'E	41.18
O	164°11'	182.85	264.30	1177.00	S 64°09'E	231.79
LOT 8	87°21'	150.00	4.92	9.84	S 31°21'30"W	9.80
LOT 7	12°02'	150.00	21.17	42.11	S 21°25'30"W	41.97
LOT 5	41°53'	150.00	56.92	108.00	S 77°23'30"E	102.61
LOT 4	29°18'	150.00	39.12	76.51	S 77°47'E	76.60
LOT 9	10°32'	150.00	13.83	27.58	S 62°40'E	27.54
P	174°41'	25.00	1846.31	278.79	N 54°02'30"W	199.84
Q	174°41'	125.00	2743.03	381.32	N 54°02'30"W	297.74
LOT 6	17°18'	175.00	12.33	24.66	N 60°17'E	24.60
LOT 7	39°42'	175.00	44.16	86.58	N 60°17'E	86.58
LOT 8	37°20'	125.00	42.23	81.45	S 72°40'E	80.02
LOT 9	37°20'	125.00	42.23	81.45	S 72°40'E	80.02
LOT 10	46°55'	125.00	56.80	106.72	S 67°47'30"W	103.51
R	61°12'	175.00	103.50	186.92	S 7°52'W	176.16
LOT 3	16°52'	175.00	25.95	51.52	N 14°18'W	51.33
LOT 4	29°18'	175.00	46.07	90.10	N 14°18'W	89.11
LOT 5	14°50'	175.00	22.70	45.30	N 14°18'W	44.18
T	61°12'	125.00	73.82	133.57	S 7°52'W	132.76
U	53°10'	125.00	71.48	132.51	S 7°52'W	132.79
LOT 2	23°40'	125.00	29.85	58.66	N 10°43'E	58.44
LOT 3	29°13'	125.00	37.67	73.65	N 7°52'30"W	73.84
V	53°10'	91.49	66.40	66.01	S 7°54'30"W	67.95
W	107°38'	28.00	49.92	71.66	S 30°33'W	62.44
X	107°38'	28.00	49.92	71.66	S 30°33'W	62.44
LOT 1	51°18'	125.00	19.27	38.53	N 10°19'E	38.64
LOT 2	51°18'	125.00	19.27	38.53	N 10°19'E	38.64
AA	91°37'	75.00	71.15	119.93	S 73°44'30"E	107.55
LOT 1	33°43'	75.00	24.10	46.76	N 70°18'30"E	46.00
BAR	55°44'	75.00	39.79	73.17	S 7°53'E	70.31
BB	31°16'	125.00	34.98	69.21	S 74°05'W	67.37
LOT 10	17°02'	125.00	18.71	37.16	S 60°58'W	37.03
LOT 11	17°18'	125.00	18.61	36.05	S 62°30'W	35.97
CC	50°12'	15.00	8.39	15.30	S 60°30'W	15.64
DD	99°24'	15.00	17.73	10.04	N 60°30'W	22.91
EE	38°20'	125.00	43.81	85.67	N 60°06'30"W	82.11
FF	76°03'	130.00	101.60	172.55	S 6°44'30"E	160.16
GG	72°53'	125.00	110.89	190.80	N 5°11'30"W	170.34
HH	139°58'	50.00	137.25	122.18	S 80°05'W	93.96
II	86°40'	100.00	94.50	151.92	S 23°20'30"E	137.64
JJ	11°41'	15.00	25.87	31.33	S 36°54'30"E	25.94
KK	10°00'	100.00	16.05	27.89	N 10°00'E	27.83
LL	72°15'	125.00	72.92	135.01	N 72°42'30"E	56.51
MM	23°13'	125.00	39.14	77.02	S 22°42'30"W	76.40
NN	60°00'	20.00	11.53	20.94	S 3°18'W	20.00
PP	140°00'	10.00	—	167.53	N 80°41'W	69.28
LOT 2	63°03'	40.00	25.50	45.40	N 1°48'E	43.00
RR	174°58'	40.00	910.00	122.15	S 62°40'W	79.22
SS	62°11'	100.00	42.64	80.61	N 26°00'30"E	78.64
TT	86°11'	120.00	57.16	96.72	N 26°00'30"E	94.13
UU	90°00'	25.00	25.00	31.27	S 65°53'E	35.35

RESTRICTIONS AND RESERVATIONS

THE FOLLOWING RESTRICTIONS AND RESERVATIONS 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.

1. THESE LOTS SHALL NOT BE USED OR OCCUPIED FOR OTHER THAN RESIDENTIAL PURPOSES AND NO BUILDING SHALL BE ERECTED THEREON EXCEPT A RESIDENCE, AND PRIVATE GARAGE AND SERVANTS QUARTERS FOR USE IN CONNECTION WITH THE RESIDENCE.
2. ONLY ONE (1) DETACHED HOUSE, WITH NECESSARY GARAGE AND OUTBUILDINGS, SHALL BE ERECTED UPON ANY LOT PURCHASED IN THIS SUBDIVISION.
3. NO RESIDENCE SHALL BE LOCATED WITHIN THE MAIN BODY OF THE SAME NEARER TO THE STREET LINE THAN THE BUILDING LINE SHOWN HEREON, AND NO BUILDING SHALL BE LOCATED NEARER TO ANY TIDE LOT LINE THAN TEN (10) PERCENT OF THE AVERAGE WIDTH OF THE LOT. THE LATTER RESTRICTION TO TIDE LOT LINE REFERS TO ANY PART OF THE BUILDING.
4. NO DWELLING SHALL BE ERECTED UPON LOTS 5, 6, 7, AND 11, BLOCK 1; LOT 4, BLOCK 2; AND LOTS 6, 11, 12, AND 13, BLOCK 3, HAVING LESS THAN 1500 SQUARE FEET OF HEATED AND LIVABLE FLOOR SPACE, AND NO DWELLING SHALL COVER A GROUND AREA OF LESS THAN 800 SQUARE FEET.
5. THE EXTERIOR WALLS OF ALL HOUSES IN THIS SUBDIVISION MUST BE BUILT OF EITHER NATURAL STONE OR BRICK, EXCEPT THAT NOT OVER 25 PERCENT OF THE EXTERIOR WALL SURFACE, INCLUDING GABLES, MAY BE OF WOOD.
6. NO TRAILER, BASEMENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDING, ERECTED 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.
7. NO HORSES, COWS, SWINE, FOWL OR PIGEONS SHALL BE KEPT ON THESE PREMISES, NOR SHALL ANY OTHER ANIMALS OR PETS BE KEPT UPON THESE PREMISES WHEN OCCASION OBVIOUSLY OCCURS, OR ARE DANGEROUS TO THE HEALTH OR WELFARE OF THE OTHER RESIDENTS IN THIS SUBDIVISION, AND NO NOISANCE SHALL BE MAINTAINED OR PERMITTED ON THIS PROPERTY.
8. THESE LOTS ARE SUBJECT TO THE UTILITY AND DRAINAGE EASEMENTS AS SHOWN HEREON.
9. TILLMAN S. YOUNG, TRUSTEE, SHALL HAVE THE RIGHT TO PREVENT A BREACH OF ANY OF THE AFORESAID COVENANTS OR CONDITIONS BY THE PURCHASER OF ANY LOT OR LOTS IN THIS SUBDIVISION, OR HIS OR HER HEIRS OR ASSIGNS, AND IN ADDITION THERE-TO HE SHALL HAVE THE RIGHT, UPON ANY BREACH OF ANY COVENANT, TO SEEK DAMAGES OCCASIONED BY THE SAID VIOLATION, WHICH DAMAGES WOULD BE PAID TO THE OWNER OR OWNERS OF THE DAMAGED PROPERTY.
10. THE TRUSTEE, TILLMAN S. YOUNG, RESERVES THE RIGHT TO CHANGE AND MODIFY THE SIZE AND SHAPE OF ANY LOT SHOWN HEREON, AND HE RESERVES THE RIGHT TO WAIVE, MODIFY OR RELEASE ANY OF THESE RESERVATIONS OR RESTRICTIONS.

KNOW ALL MEN BY THESE PRESENT, TO WIT:

THAT TILLMAN S. YOUNG, TRUSTEE, IS THE OWNER OF THE LAND SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 1 THRU 24 TO 1. THE SAID OWNER CERTIFIES THAT HE HAS SUBDIVIDED THIS LAND AS SHOWN HEREON EX- TIRELY WITH HIS OWN FREE WILL AND CONSENT AS REQUIRED UNDER SEC- TION 15.197 OF THE 1950 CODE OF THE COMMONWEALTH OF VIRGINIA.

THE SAID OWNER FURTHER CERTIFIES THAT THE LAND EMBRACED WITHIN THE STREETS AND ALLEYS WITHIN THE AFORESAID BOUNDARY IS HEREBY DEDICATED IN FEE SIMPLE TO THE COUNTY OF ROANOKE, VIRGINIA, FOR STREET PURPOSES.

IN WITNESS WHEREOF IS HEREBY PLACED THE SIGNATURE AND SEAL OF THE AFORESAID OWNER ON Jan 21, 1957.

Tillman S. Young
OWNER

STATE OF VIRGINIA }
COUNTY OF ROANOKE } TO WIT:

James Fitzgerald, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT TILLMAN S. YOUNG, TRUSTEE, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING BEARING DATE OF Jan 21, 1957, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON Jan 21, 1957.

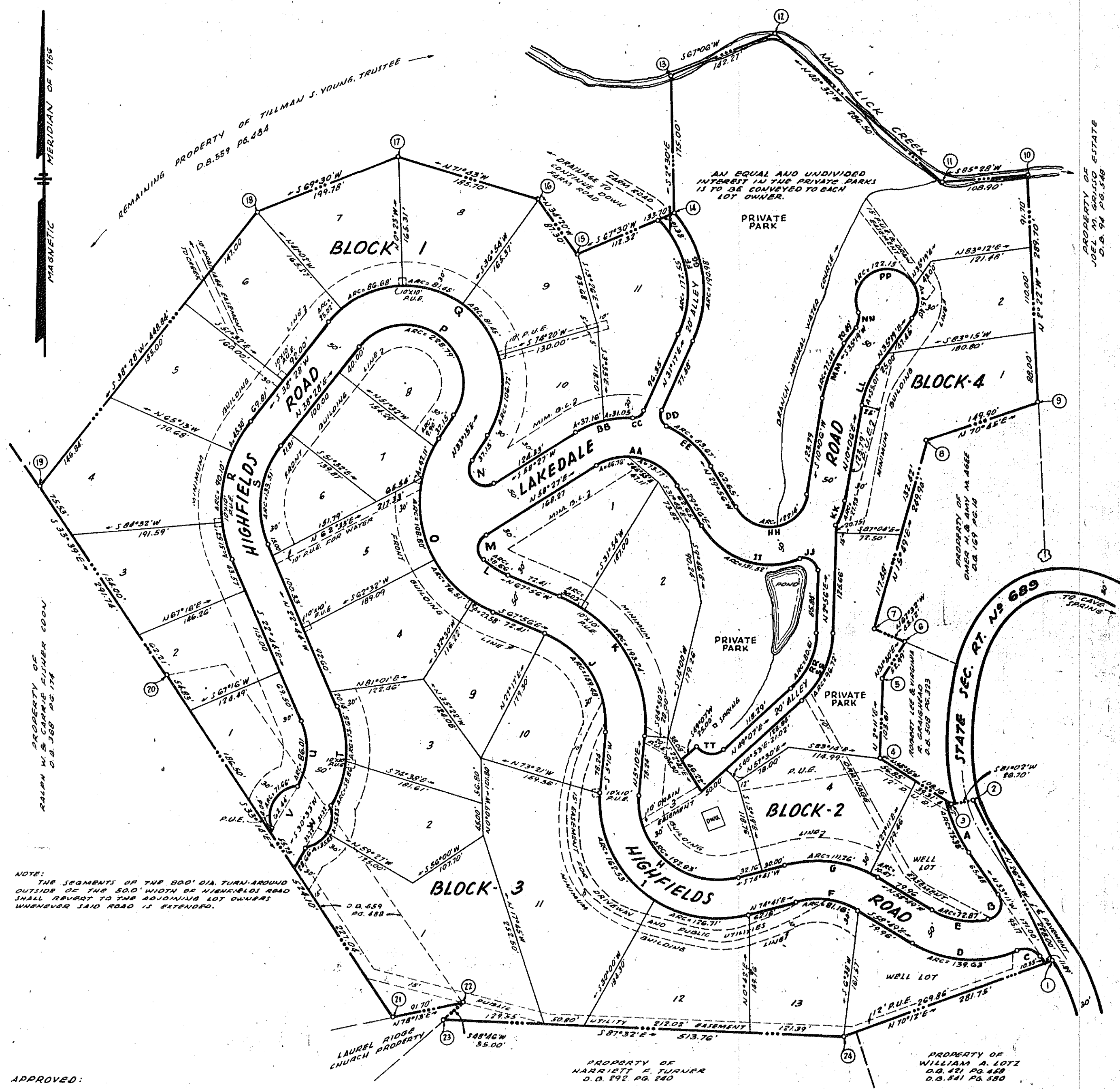
MY COMMISSION EXPIRES: March 5, 1958

James Fitzgerald
NOTARY PUBLIC

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF ROANOKE, VIRGINIA, THIS MAP IS PRESENTED ON Feb 4, 1957 AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT AND DEDICATION HERETO ANNEXED IS ADMITTED TO RECORD AT 9:43 O'CLOCK A.M.

TESTE: ROY K. BROWN, CLERK.

BY *Roy K. Brown*
CLERK



APPROVED:

James Fitzgerald DATE: 1-31-57
SECRETARY OF ROANOKE CO. PLANNING COMMISSION

H. C. Broun DATE: 1-31-57
CHAIRMAN OF ROANOKE BOARD OF SUPERVISORS

H. C. Broun DATE: 2-1-57
CITY ENGINEER OF ROANOKE, VIRGINIA

J. R. Hildebrand DATE: February 7, 1957
ROANOKE CITY PLANNING COMMISSION

LEGAL REFERENCES

FROM ORDER N. 2556 ST. 24. D. 559 PG. 484
FROM ORDER N. 2556 ST. 24. D. 559 PG. 484

MAP OF

HIGHFIELDS

PROPERTY OF

TILLMAN S. YOUNG, TRUSTEE

SITUATE ABOUT 1 MILE S.W. OF CAVE SPRING

ROANOKE CO. VIRGINIA.

BY DAVID DICK
STATE CERT. ENGR. & SURVEYOR

DATE - JAN. 21, 1957. SCALE - 1"=100'

