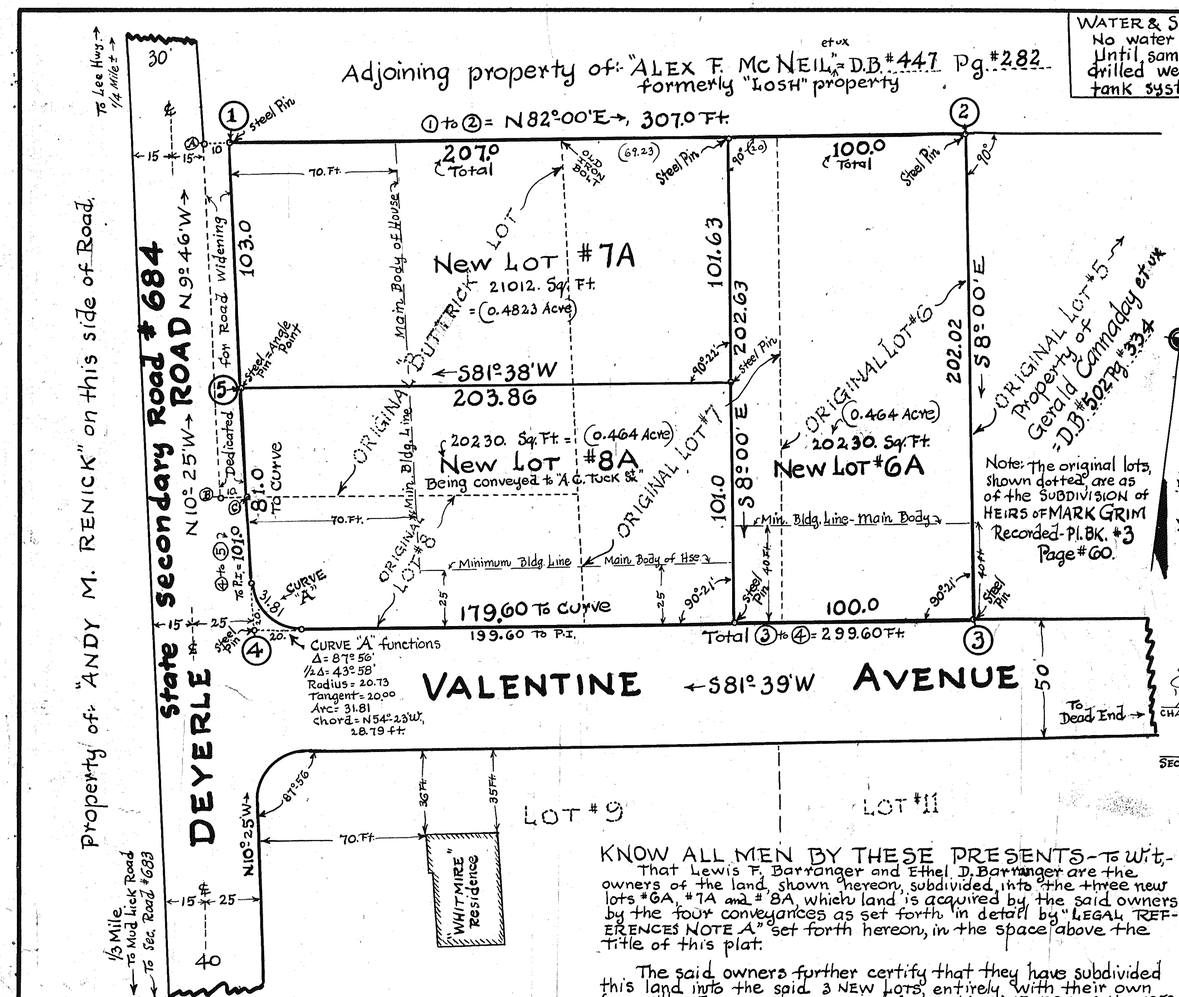
COMM. #6002

WATER & SEWER- Utility data:- No water or sewer Mains are now in this vicinity. Until, same are constructed, Water supply is from drilled wells, and Sewage is diverted into septic tank systems, approved by Roke. Co. Health Dept.



RESERVATIONS and RESTRICTIONS:-

The following shall be covenants running with the Title of New Lots # 6A, 7A and 8A, for a period of twenty-five years following the date of recordation of this plat:

① These lots shall be used for Residential purposes, and only one residence with necessary out-buildings, shall be erected on any one lot.

② No Residence shall be erected costing less than $12000.00, based upon the value of the Dollar for obtaining labor and materials in the year 1957.

③ The main body of any Residence shall not be erected closer to the Avenue or Road Line, than the Set Back Line shown hereon.

④ No temporary living quarters shall be allowed, such as in tents, shacks, garages, basements or trailers.

⑤ No hogs or swine shall be tolerated, nor shall any other live animals be allowed on these premises which may create obnoxious noises or odors, - nor shall any obnoxious trade or activity be carried on, which may disturb the peace and quietude of the neighborhood.

COMMONWEALTH OF VIRGINIA — C. B. MALCOLM, JR. — CIVIL CERTIFICATE NO. 765 — CERTIFIED PROFESSIONAL ENGINEER

COMMONWEALTH OF VIRGINIA — C. B. MALCOLM — CIVIL CERTIFICATE NO. 235 — CERTIFIED PROFESSIONAL ENGINEER

APPROVED:-

H. E. Cundiff — Date:- 2-6-57
CHAIRMAN OF BOARD OF SUPERVISORS OF ROKE. County.

Paul B. Matthews — Date:- 2-6-57
SECRETARY OF ROANOKE COUNTY PLANNING COMMISSION.

H. Cletus Broyles — Date:- 2-18-57
CITY ENGINEER OF ROANOKE, VIRGINIA.

J. R. Hildebrand — Date:- Feb. 18. 1957
AGENT FOR ROANOKE CITY PLANNING COMMISSION.

LEGAL REFERENCES - Note "A"

The following 4 conveyances are made to:- LEWIS F. BARRANGER and ETHEL D. BARRANGER, which lands are shown on Plat of Subdivision of MARK W. GRIM, HEIRS, of Record in Pl. Bk. #3, Pg. #60, - as "BUTTRICK" Tract and Lots # 6, # 7 and # 8

① The "BUTTRICK" Tract facing Deyerle Road, from:- Clementine Cahill Buttrick by deed of Record in D.B. #459 - Pg. #503.

② - Lot #6, from Stella Grim Broyles & W. H. Broyles, by deed of record in D.B. #488, Pg. #28.

③ - Lot #7 from George W. & Mildred H. Grim by Deed of record in D.B. #459 - Pg. #440.

④ - Lot #8 from Lula F. Grim, widow, by deed of record in D.B. #459 - Pg. #442

Boundary Line Calculations

Corner		Bearing	Dist. Lin. Ft.	Cosine North	Cosine South	Sine East	Sine West
1	2	N82°-00'E	307.00	42.73		304.01	
2	3	S8°-00'E	202.02		200.05	28.12	
3	4	S81°39'W	299.60		43.51		296.42
4	5	N10°25'W	101.00	99.34			18.26
5	1	N9°46'W	103.00	101.50			17.47
Totals =			1012.62	243.57	243.56	332.13	332.15

KNOW ALL MEN BY THESE PRESENTS - To wit, - That Lewis F. Barranger and Ethel D. Barranger are the owners of the land shown hereon, subdivided into the three new lots # 6A, # 7A and # 8A, which land is acquired by the said owners by the four conveyances as set forth in detail by "LEGAL REFERENCES NOTE A" set forth hereon, in the space above the Title of this plat.

The said owners further certify that they have subdivided this land into the said 3 NEW LOTS, entirely with their own free will and consent, as required by Section # 15-797 of the 1950 CODE of VIRGINIA.

The said owners further certify that they DEDICATE the parcel of land as shown hereon, bounded with corners Ⓐ Ⓑ Ⓒ Ⓓ for Public Uses as road purposes, and DEDICATE the same in fee simple to the County of Roanoke, Va., for the widening of DEYERLE RD.

In witness whereof, are hereby placed the signatures and Seals of the said owners on - February 4th, 1957.

Lewis F. Barranger (Seal) OWNER — Ethel D. Barranger (Seal) OWNER

City of Roanoke, State of Virginia } to wit

I - MARY LINDA M. SMILEY, a Notary Public in and for the aforesaid City and State, do hereby certify that LEWIS F. BARRANGER and ETHEL D. BARRANGER, whose names are signed to the above writing, dated Feby. 4th, 1957, have each personally appeared before me, in my said City and State, and acknowledged the same on Feb. 4, 1957.

Mary Linda M. Smiley — NOTARY PUBLIC

My Commission expires January 2nd, 1961.

In the Clerk's Office for the Circuit Court for the County of Roanoke, Virginia, this plat is presented on Feb. 22, 1957, and with the certificates of acknowledgement and dedication thereto annexed, is admitted to record at 3:00 o'clock P.M.

Teste:- Roy K Brown — CLERK.

By:- H. C. Lemon — DEPUTY CLERK.

PLAT of BARRANGER SUBDIVISION

Being REDIVISION of "BUTTRICK" Tract and Lots # 6, # 7, and # 8 of the PLAT of SUBDIVISION of HEIRS of MARK GRIM Being New Lots # 6A, # 7A and # 8A, as shown

ROANOKE COUNTY, VIRGINIA.

By C. B. Malcolm & Son, Va. State Certified Engineers.

checked - CBM

Date: Feby. 1, 1957. Scale: 1" = 30.