

BOUNDARY LINE CALCULATIONS

LINE	BEARING	DIST.	NORTH	SOUTH	EAST	WEST
1-2	N48°50'E	644.64	424.33		485.28	
2-3	N28°45'E	486.85	426.84		234.17	
3-4	S87°45'E	556.03		21.83	555.60	
4-5	S19°35'W	31.80		29.96		10.66
5-6	S16°43'W	99.90		95.68		28.74
6-7	S19°35'W	150.13		141.44		50.32
7-8	S21°03'W	200.00		184.65		71.84
8-9	S16°46'W	100.15		95.89		28.89
9-10	S19°49'W	19.00		17.87		6.44
10-11	S24°08'W	177.08		161.60		72.37
11-12	S34°06'W	97.65		80.86		54.75
12-13	S34°39'W	87.97		31.24		21.59
13-14	S35°34'W	237.31		193.04		138.03
14-15	N60°45'W	385.68	188.45			336.51
15-16	S43°49'W	214.95		155.10		148.82
16-1	N60°45'W	350.66	171.34			305.95
TOTALS		3789.80	1210.96	1211.16	1275.05	1274.91

LEGAL REFERENCE

The land shown subdivided hereon is all of the remainder of the following conveyance to JOHN W. CURRIE & CORDELIA S. CURRIE:

ANNA A. CURRIE Estate (EMMA ATWOOD HOWELL, sole devisee of ANNA) to JOHN W. CURRIE & CORDELIA S. CURRIE
20.37 Ac. Tract - D.B. 201 - Pg. 337: July 25, 1930

NOTE

The area of the land shown subdivided hereon bounded by corners 1 thru 17 to 1 is 15.8 Acres, more or less.

An iron pin has been placed at each lot corner.

Corners noted 5 thru 13 are marked by highway monuments. Ref. D.B. 234 - Pg. 99

RESERVATIONS & RESTRICTIONS

- All of the lots in this CURRIEVILLE HEIGHTS subdivision as enumerated in the TITLE, hereon shall be used for RESIDENTIAL PURPOSES only, and not for COMMERCIAL PURPOSES, and the said property shall not be used for any purpose that will create a nuisance or annoyance in the neighborhood.
- No Residence shall be sub-divided into building lots, except that a lot may be divided and added to adjoining lots or that a lot or lots may be divided in order to provide for the future development of the undeveloped portion shown hereon.
- No dwelling shall be erected or placed on any lot having a width of less than 75 feet, and not nearer to the street than the minimum setback line shown here.
- No structure of a temporary nature such as a trailer, basement, tent, shack, garage, barn, or other outbuilding, shall be used on any lot, at any time as a residence, either temporarily or permanently.
- No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage, or other waste, except in sanitary containers.
- No dwelling shall be permitted on any lot at a construction cost of less than \$10,000, based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of the covenant to assure that all dwellings shall be of a quality of workmanship and materials, substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein.
- No house shall be erected on any lot, exceeding two stories in height, and a one or two car garage, and not more than one such dwelling house shall be erected on any lot.
- No fowl, hogs, goats, or other livestock will be allowed on the lots shown hereon.
- Easements for installation and maintenance of Utilities are reserved where shown.
- These covenants are to run with the land, and shall be binding on all parties and all persons claiming under them for a period of twenty-five years from the date of recordation of this map, after which time said covenants shall be automatically extended for successive periods of ten years, unless an instrument, signed by the majority or owners of the lots has been recorded, agreeing to change said covenants in whole or in part.
- Enforcement shall be by proceedings at law or in equity against any person, or persons, violating or attempting to violate any covenant, either to restrain violation, or to recover damages.
- Violation or invalidation of any one of these covenants by judgement or court order, shall in no wise affect any of the other provisions which shall remain in force and effect.

Preliminary Map of this subdivision approved by County Officials August 12, 1956 and by City Officials October 4, 1956.

KNOW ALL MEN BY THESE PRESENTS: TO WIT

That JOHN W. CURRIE is the owner of the land shown hereon, subdivided into lots, being lots 1 to 11 Block A and lots 1 to 11 Block B; Known as CURRIEVILLE HEIGHTS.

The said owner further certifies that this land is subdivided as shown hereon entirely with the free will and consent of the said owner, as required by Section #15-797 of the 1950 CODE OF VIRGINIA.

The said owner further certifies that he hereby DEDICATES for PUBLIC USES, all of the additional land added to the existing streets and embraced within as shown hereon and Conveys all of same to the County of Roanoke, in fee simple.

In witness whereof, are placed the signatures of JOHN W. CURRIE & CORDELIA S. CURRIE hereto affixed below on January 23, 1957.

John W. Currie Cordelia S. Currie
owner owner

State of Virginia } To Wit
City of Roanoke }

I, J. Thos. Engleby, Jr., a Notary Public in and for the aforesaid City and State, do hereby certify that JOHN W. CURRIE and CORDELIA S. CURRIE, whose names are signed to the above writing dated January 23, 1957 have each personally appeared before me, in my said City and State, and acknowledged the same on January 23, 1957.

My Commission expires Sept. 4, 1960

J. Thos. Engleby, Jr. Notary Public

In the clerks Office of the Circuit Court for the County of Roanoke, Virginia this map is presented on January 23, 1957, and with the certificates of acknowledgment and dedication thereto annexed, is admitted to Record at 11:12 o'clock A.M.

Teste: Roy K. Pender Clerk

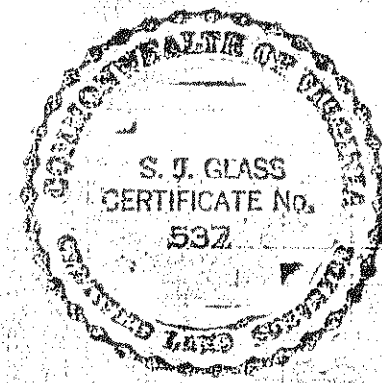
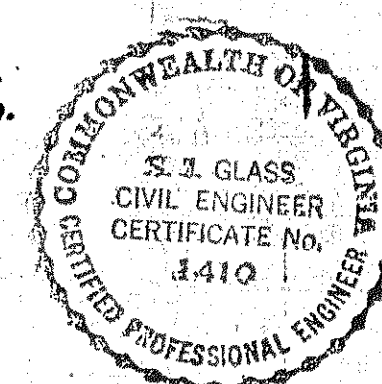
APPROVED:

Rene M. Wadsworth 2-5-57
Secretary of Roanoke County Planning Commission Date

W. C. Curdill 2-5-57
Chairman of Board of Supervisors of Roanoke County, Virginia Date

H. Clitus Bradley 2-18-57
City Engineer of Roanoke, Va. Date

J. R. Hydebrand Feb. 18, 1957.
Agent for Roanoke City Planning Commission Date



**MAP OF
CURRIEVILLE HEIGHTS**
PROPERTY OF
JOHN W. CURRIE & CORDELIA S. CURRIE
Situate in Cave Spring District, near Starkey, in
ROANOKE COUNTY, VIRGINIA
SCALE: 1"=100' JANUARY 17, 1957
CIVIL ENGINEER S. J. GLASS LAND SURVEYOR