

SURVEY OF SECTION No. 1 SUMMERDEAN GARDENS

OWNED BY J. H. FRALIN
AND VENA B. FRALIN
Scale: 1"=50'
ROANOKE COUNTY, VA. Oct 6, 1956
By: T. P. Parker
State Certified Engineer

Know All Men By these Presents, to wit:
That J. H. Fralin & Vena B. Fralin are the owners of the land shown hereon bounded by corners 1 through 19, subdivided into lots as shown hereon and known as Summerdean Gardens - Section No. 1. The said J. H. Fralin having acquired title to said land by deed dated Sept. 14, 1956, from J. H. Fralin & Vena B. Fralin and others and recorded in Deed Book 563, page 300, in the Clerk's Office for the Circuit Court of Roanoke County, Va. The said owners hereby dedicate to the County of Roanoke all streets as shown hereon in fee simple. The said owners hereby certify that they have subdivided this land into lots as shown hereon entirely with their own free will and accord as required by Sections 15-779 through 15-794.3 of the 1956 Code of Virginia. In witness whereof is hereby placed the signatures of said owners on this 14th day of November, 1956.

owner J. H. Fralin
owner Vena B. Fralin
State of Virginia
City of Roanoke

I, James H. Middle, a Notary Public in and for the aforesaid State and City, do hereby certify that J. H. Fralin & Vena B. Fralin, whose names are signed to the foregoing writing bearing date of Nov. 14, 1956, have personally appeared before me in my State and City and acknowledged the same on this 14th day of November, 1956.
My Commission Expires, October 24, 1958.

James H. Middle
Notary Public

CURVE DATA					
Curve	Radius	Tangent	Arc	Angle	Long Chord
A	25	25	37.27	90° 00'	N 58° 35' E 35.36
B	25	25	37.27	90° 00'	S 31° 25' E 35.36
C	50	—	261.80	300° 00'	—
C - Lot 3	50	24.15	45	51° 34'	S 42° 22' E 43.50
C - Lot 4	50	34.20	60	68° 45'	N 77° 08 1/2' E 56.46
C - Lot 5	50	34.20	60	68° 45'	N 8° 23 1/2' E 56.46
C - Lot 6	50	24.20	60	68° 45'	S 60° 21' E 56.46
C - Lot 7	50	19.28	36.80	42° 10'	N 64° 50' E 35.97
D	368.97	58.27	115° 38'	17° 55'	S 22° 32 1/2' W 114.91
D - Lot 11	368.97	39.58	67.00	10° 24'	S 18° 47' W 64.88
D - Lot 12	368.97	24.24	48.38	7° 31'	S 27° 45' W 48.36
E	418.97	66.15	191.01	17° 55'	S 22° 32 1/2' W 130.80
E - Lot 7	418.97	30.03	71.01	8° 12'	N 17° 41' E 59.91

BOUNDARY CLOSURE

Corner	Bearing	Distance	N	S	E	W
1-2	S 74° 54' E	43.0		11.20	41.52	
2-3	N 28° 32' E	66.98	58.84		31.79	
3-4	N 39° 20' E	75.97	74.23		60.83	
4-5	N 51° 50' E	74.23	58.27		74.16	
5-6	N 66° 29' E	83.81	33.44		76.85	
6-7	N 87° 25' E	80.15	3.61		80.07	
7-8	S 71° 22' E	219.0		69.97	207.52	
8-9	S 79° 34' E	50.09		9.04	49.27	
9-10	S 89° 08' E	263.46		3.98	263.43	
10-11	S 81° 36' E	180.79		114.72	99.71	
11-12	S 59° 39' W	188.0		136.05		23.13
12-13	S 89° 25' W	233.58		2.38		233.57
13-14	S 6° 19' W	492.99		489.90		54.24
14-15	N 76° 21' W	207.02	48.86			201.17
15-16	S 26° 38 1/2' W	70.97		63.43		31.82
16-17	S 31° 30' W	116.82		99.61		61.04
17-18	N 58° 30' W	287.10	150.01			244.79
18-19	N 15° 56' W	492.16	473.25			135.11
Totals		3136.22	900.53	900.28	985.35	984.87

In the Clerk's Office for the Circuit Court of Roanoke County, Va., this map was presented and with the certificate of acknowledgment thereto annexed, admitted to record at 4:35 P. M. on this 14th day of May, 1957.

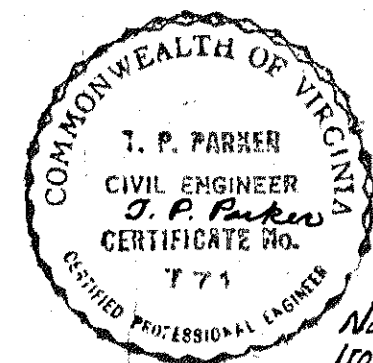
Teste: Roy K. Moore Clerk

The following restrictions are made covenants running with the title to the lots shown hereon for a period of 30 years from date of this map:

1. No structures shall be erected on any lot shown hereon other than private dwelling houses with necessary outbuildings; nor shall more than one such dwelling house be erected on any lot shown hereon.
2. No part of any building other than unenclosed porches, shall be located nearer to the front lot or street line than the minimum building setback line as shown hereon. Houses on lots 2 & 8, Block 1 must face street intersection as shown.
3. No dwelling costing less than \$10,000.00 or the equivalent value of \$10,000.00 in October 1956, shall be erected on any lot shown hereon.
4. No trailer, basement shack, garage, barn, tent or other outbuildings of any kind, shall be used as a residence either temporarily or permanently, nor shall any residence of a temporary character be permitted.
5. None of these lots shall be used as a parking lot for commercial vehicles and no noxious or offensive trade or activity shall be carried on any lot which may be or become a nuisance to the neighborhood.
6. No swine or hogs shall be kept or maintained on any lot.
7. If the owners of this subdivision or anyone claiming under them shall violate or attempt to violate any of these covenants, it shall be lawful for any person or persons owning any real property situate in this 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 for so doing or to recover damages for such violation.

Note:
P.U.E. denotes
10' easement
for guy wires
and are 10' deep.

Note:
Iron rods placed at
all lot corners.



APPROVED: H. Clitus Broyles
City Engineer - Roanoke, Va. 12-4-56

J. R. Hildebrand
Agent for Roanoke City Planning Comm. November 4, 1956.
W. C. Smith
Chairman Board of Supervisors - Roanoke County 11/5/56
W. C. Smith
Secy of Roanoke County Planning Comm. 11/5/56

Remaining J. H. Fralin property
Deed Book 563, page 300

H. A. BOLSTER PROPERTY

