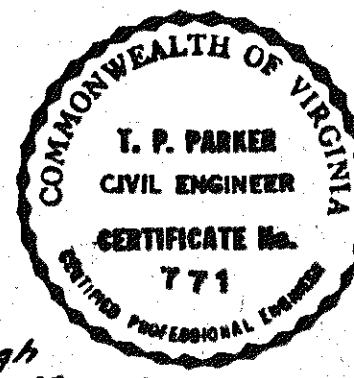


MORWANDA PARK

OWNED BY
MORWANDA PARK DEVELOPING CORP.
ROANOKE COUNTY
VA.

SCALE: 1"=100' MAY 28, 1957

Certified Correct
By: T. P. Parker
State Certified Engineer



Legal Reference:
Deed Book 575, page 338.

Know all men by these presents, to wit: That the Morwanda Park Developing Corp. is the owner of the tract shown hereon subdivided into lots, known as Morwanda Park, bounded by corners 1 through 10, subject only to that certain deed of trust dated May 27, 1957 from said owner to T. L. Plunkett Jr. and Benji E. Chapman, Trustees, securing Minor D. Webber, of record in Deed Book 575 page 341, in the Clerk's Office for the Circuit Court of Roanoke County, Va.

The said owner, with the consent of Benji E. Chapman, Sole Acting Trustee and Minor D. Webber, Beneficiary do by virtue of the recordation of this plat, dedicate to the County of Roanoke the streets as shown hereon, in fee simple. The said owner, the sole Acting Trustee and Beneficiary hereby certify that they have subdivided this land as shown hereon entirely with their own free will and accord as required by Sections 15-714 through 15-743 of the 1950 Code of Virginia as amended to date. Witness the signature of Morwanda Park Developing Corp. and seal thereof by John A. Slovensky, President of Morwanda Park Developing Corp. and attested by B. L. Radford, Secretary of said corporation and the signature of Benji E. Chapman, Sole Acting Trustee and Minor D. Webber, Beneficiary, on this 18th day of June, 1957.

B. L. Radford
Attest: B. L. Radford Secy. Morwanda Park Dev. Corp.
Benji E. Chapman
Benji E. Chapman - Sole Acting Trustee

John A. Slovensky
John A. Slovensky - President of Morwanda Park Dev. Corp.
Minor D. Webber
Minor D. Webber - Beneficiary

State of Virginia
County of Roanoke
I, Sadie Wood, a Notary Public in and for the aforesaid State and County, do hereby certify that John A. Slovensky, B. L. Radford, Benji E. Chapman and Minor D. Webber, whose names are signed to the foregoing writing bearing date of June 18, 1957 have personally appeared before me in my State and County and acknowledged the same on this 18th day of June 1957.

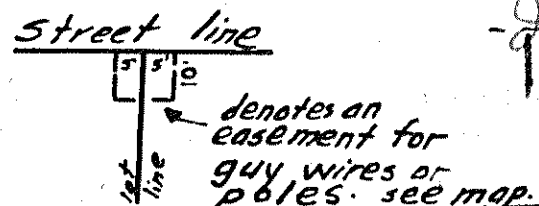
My Commission
Expires, Oct. 10, 1959

Sadie Wood
Notary Public

APPROVED: T. E. Curren 7-2-57
Chairman of Board of Supervisors of Roanoke County, Va. date
Bill Radford 7-2-57
Secy of Roanoke County Planning Commission date
Approved by the direction of Roanoke City Planning Commission
A. C. Hughes July 17, 1957
City Engineer of Roanoke, Va. date
J. R. Hildebrand July 16, 1957
Agent for Roanoke Planning Commission date

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 2:30 o'clock, P. M., on this 20 day of July, 1957.

Teste: Ray K. Brown
Clerk



Conehurst - P.B. 1, page 262

Edgewood Land Co.
P.B. 1, page 286

J. L. McDaniel
D.B. 109, page 413

Ward Addition
Sec. 4, Lot 4
P.B. 2, page 55

Note: Segments of turning circle to revert to adjacent lot if Morwanda St. is extended.

Note: Segments of turning circle to revert to adjacent lot if Victoria St. is extended.

Boundary Data						Curve Data			
Cor.	Bearing	Distance	N	S	E	W	Curve	Tan.	Radius
1-2	N 0-48W	140.75	140.75				A	25	31.01
2-3	N 14-30E	503.78	487.74			1.96	B	25	22.35
3-4	N 1-01E	541.00	540.91				C	20	27.17
4-5	S 81-46E	1518.40		217.43	1502.74		D	30.70	30.70
5-6	S 5-01W	1173.50		1169.00			E	44.79	42.90
6-7	N 72-14W	271.90	82.97				F	18.02	42.90
7-8	N 73-14W	100.00	28.85				G	16.65	42.90
8-9	N 75-50W	100.00	24.25				H	50	42.90
9-10	N 77-58W	100.00	20.85				I	11.17	26.02
10-11	N 79-39W	100.00	17.39				J	23.85	47.07
11-12	N 81-09W	100.00	15.39				K	82.49	126.94
12-13	N 82-01W	214.90	29.85				L	50	76.94
13-14	N 83-14W	150.00	17.67				M	53.74	84.60
14-15	N 87-30W	101.65	4.70				N	85.5	134.60
15-16	S 87-23W	99.26		4.46			O	20	21.75
16-1	S 84-36W	222.00		20.70			P	20	21.02
			1411.30	1411.59	1638.50	1638.85			

The following restrictions of Section 1, Morwanda Park, shall be enforced for a period of twenty-five years (25) from date of recordation of this map.

1. All lots shown hereon shall be used for residential purposes only, except lots 12 through 30, in Block 4, and lots 13 through 17, Block 5, which are zoned for business.
2. Only one residence shall be placed on any one lot shown hereon.
3. No residence shall be placed on any lot shown hereon casting less than \$7,500.00 based on the cost of building prevailing in the year 1957.
4. No hogs or swine may be kept on any lot shown hereon. No noxious or offensive activity shall be carried on which may be or become an annoyance or nuisance to the neighborhood.
5. No building shall be constructed nearer the front street line than the minimum building setback line as shown hereon and the subdivider reserves the right to waive, release or modify any of these reservations or restrictions.