

BOUNDARY DATA

COR	BEARING	DIST.	N	S	E	W
1-2	S 70° 57' E	296.72		96.85	280.47	
2-3	S 19° 47' W	368.00		346.78		24.55
3-4	N 78° 35' W	338.73	78.60			329.49
4-5	N 60° 24' W	260.79	128.81			276.75
5-6	N 29° 30' E	87.19	75.81		43.07	
6-7	S 71° 59' E	107.21		33.16	101.95	
7-8	S 85° 46' E	214.17		15.81	213.59	
8-9	N 4° 14' E	50.00	49.86		3.69	
9-1	N 13° 27' E	163.51	159.02		38.03	
		1886.32	142.10	492.10	680.60	680.79

AREA IN BOUNDARY - 3.383 ACRES

CURVE DATA

CURVE	ANGLE	RADIUS	TAN	ARC	BEARING	DIST.
G	21° 34'	225.00	55.20	108.27	S 71° 59' E	107.21
H	77° 12'	40.00	32.03	54.01	N 8° 18' E	50.00
J	31° 19'	40.00	19.17	35.83	S 60° 06' 30" E	34.64
K	23° 19'	40.00	00	161.48	S 42° 55' W	72.11
LOT 2	62° 10'	40.00	24.05	43.31	S 54° 45' E	41.22
LOT 3	97° 11'	40.00	46.36	67.84	N 24° 51' 30" E	60.00
WELL LOT	25° 24'	40.00	9.01	17.73	N 86° 09' E	17.59
LOT 4	46° 42'	40.00	17.27	32.60	S 57° 48' E	31.70

RESTRICTIONS

- ALL LOTS SHOWN ON THIS MAP SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY AND NO STRUCTURE SHALL BE DIRECTED ON ANY LOT OTHER THAN ONE OR TWO FAMILY DWELLING AND NECESSARY OUTBUILDINGS.
- NO LOT SHALL BE RE-SUBDIVIDED EXCEPT IT MAY BE DIVIDED AND ADDED TO ADJOINING LOTS.
- NO BUILDING SHALL BE LOCATED NEARER TO THE FRONT LOT LINE THAN THE BUILDING SET BACK LINES SHOWN ON THIS MAP.
- NO STRUCTURE OF A TEMPORARY CHARACTER AND NO TRAILER, BASEMENT, TENT, SHACK, GARAGE OR OTHER OUTBUILDING SHALL BE USED AT ANY TIME ON ANY LOT AS A RESIDENCE EITHER TEMPORARILY OR PERMANENTLY.
- NO OBNOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED ON UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
- NO DWELLING COSTING LESS THAN \$2,500.00 AS CALCULATED UPON THE COST OF LABOR AND MATERIALS PREVAILING ON THE DATE OF THIS MAP AND HAVING LESS THAN 1200 SQUARE FEET OF HABITABLE FLOOR SPACE, SHALL BE PERMITTED ON ANY LOT.
- THESE RESTRICTIONS ARE MADE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 1987, AT WHICH TIME THEY SHALL TERMINATE.
- IF THE PARTIES HERETO, OR ANY ONE OF THEM, OR THEIR HEIRS OR ASSIGNS, SHALL VIOLATE OR ATTEMPT TO VIOLATE ANY OF THE COVENANTS HEREIN IT SHALL BE LAWFUL FOR ANY OTHER PERSON OR PERSONS OWNING ANY REAL PROPERTY SITUATE IN SAID DEVELOPMENT OR 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 FROM SO DOING OR TO RECOVER DAMAGES OR OTHER DUES FOR SUCH VIOLATION.
- INVALIDATION OF ANY OF THESE COVENANTS BY JUDGMENT OR COURT ORDER SHALL IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.
- RESERVATION
EASEMENTS WHERE SHOWN ON THIS MAP ARE RESERVED FOR UTILITY INSTALLATION AND MAINTENANCE.

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT R. J. MILLER AND MARY P. MILLER, HIS WIFE, ARE THE OWNERS OF THE LAND SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 1 THRU 9 TO 1 AND KNOWN AS SECTION N° 2, NORTH ARDMORE. THE SAID OWNERS CERTIFY THAT THEY HAVE SUBDIVIDED THIS LAND INTO LOTS, BLOCKS, AND STREETS AS SHOWN HEREON ENTIRELY WITH THEIR OWN FREE WILL AND CONSENT AS REQUIRED UNDER SECTION 15-797 OF THE 1950 CODE OF THE COMMONWEALTH OF VIRGINIA.

THE SAID OWNERS FURTHER CERTIFY THAT ALL OF THE LAND EMBRACED WITHIN THE LIMITS OF FAIR OAKS ROAD IS HEREBY DEDICATED IN FEE SIMPLE TO THE PUBLIC FOR STREET PURPOSES. IN WITNESS WHEREOF ARE HEREBY PLACED THE SIGNATURES AND SEALS OF THE AFORESAID OWNERS ON July 16, 1957.

R. J. Miller (SEAL) Mary P. Miller (SEAL)
OWNER OWNER

STATE OF VIRGINIA } TO WIT:
CITY OF ROANOKE }

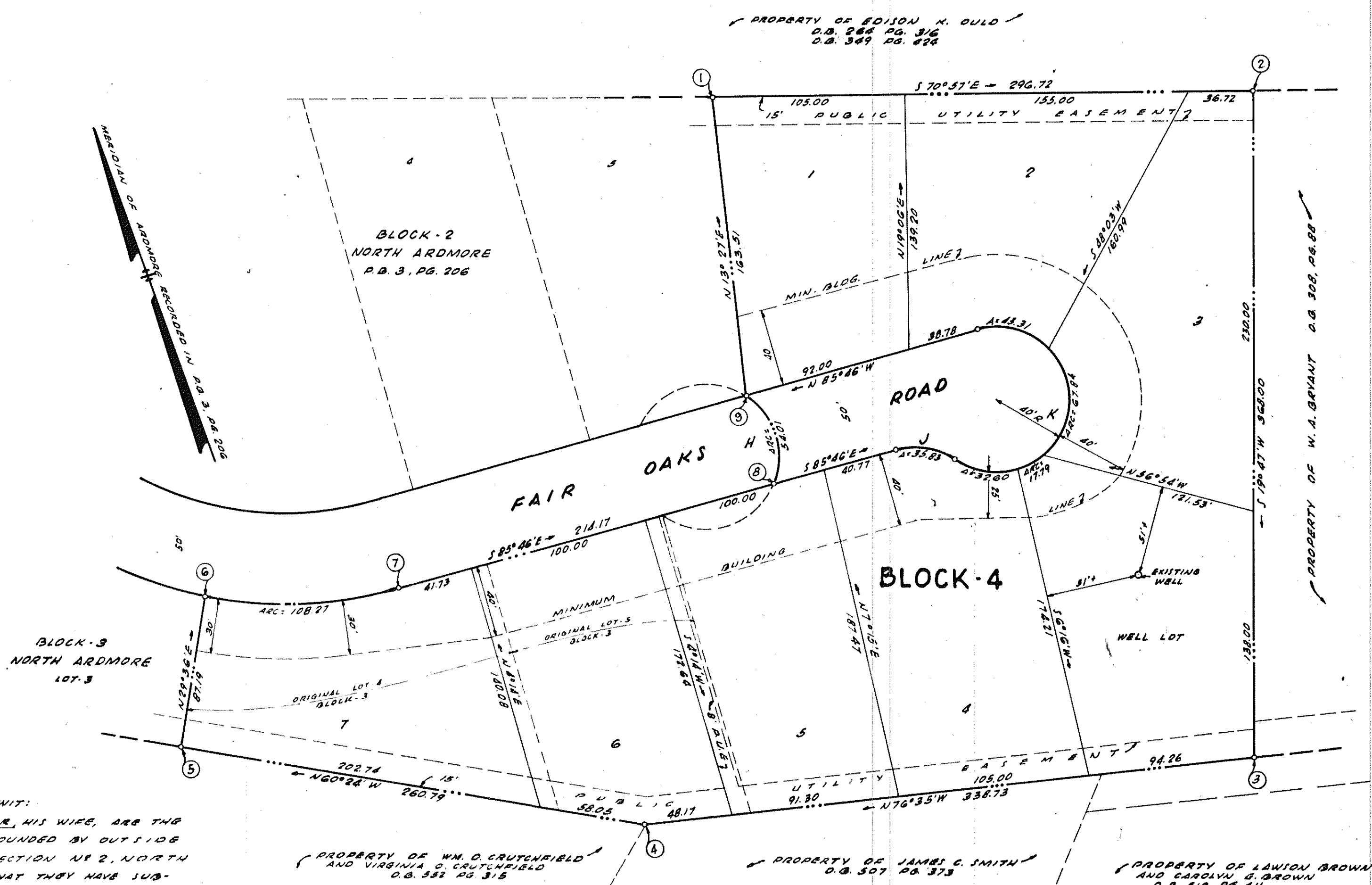
I, Betty Ann Line, A NOTARY PUBLIC IN AND FOR THE CITY AND STATE AFORESAID DO HEREBY CERTIFY THAT R. J. MILLER AND MARY P. MILLER, HIS WIFE, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING BEARING DATE OF July 16, 1957, HAS EACH PERSONALLY APPEARED BEFORE ME IN MY OFFICE, SAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON July 16, 1957.

MY COMMISSION EXPIRES:
November 1, 1958 Betty Ann Line
NOTARY PUBLIC

APPROVED: J. R. Hildebrand DATE 7/12/57 H. Clatus Broyles DATE 7-22-57
CHAIRMAN, BOARD OF PLANNING COMMISSIONERS OF ROANOKE COUNTY CITY ENGINEER, ROANOKE, VA.

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERE-TO ANNEXED IS ADMITTED TO RECORD ON July 24, 1957, AT 11:00 O'CLOCK A. M.

TESTE: [Signature] CLERK



SEE PLAN & PROFILE MADE BY DAVID DICK, 1948, CERTIFIED ENGINEER, DATED JULY 1, 1948, AND APPROVED BY R. H. MATTHEWS FOR ROANOKE COUNTY AND BY H. C. BROOKS, CITY ENGINEER AND J. R. HILDEBRAND, CHIEF OF FILE IN THE OFFICE OF THE CITY ENGINEER, ROANOKE, VIRGINIA.

PRIVATE WATER SUPPLY AND INDIVIDUAL SEPTIC TANKS.

LOTS 4 & 5, BLOCK 3, NORTH ARDMORE ARE INCLUDED IN THIS PLAT AS SHOWN HEREON.

LEGAL REFERENCE - 28532 PAGE 359

PLAT of SECTION N° 2 NORTH ARDMORE

PROPERTY OF
R. J. MILLER ETUX
SITUATE NEAR HOLLINS COLLEGE
ROANOKE, CO. VIRGINIA

BY: DAVID DICK
STATE CERT. ENGR. & SURVEYOR
DATE: JULY 13, 1957. SCALE: 1"=50'