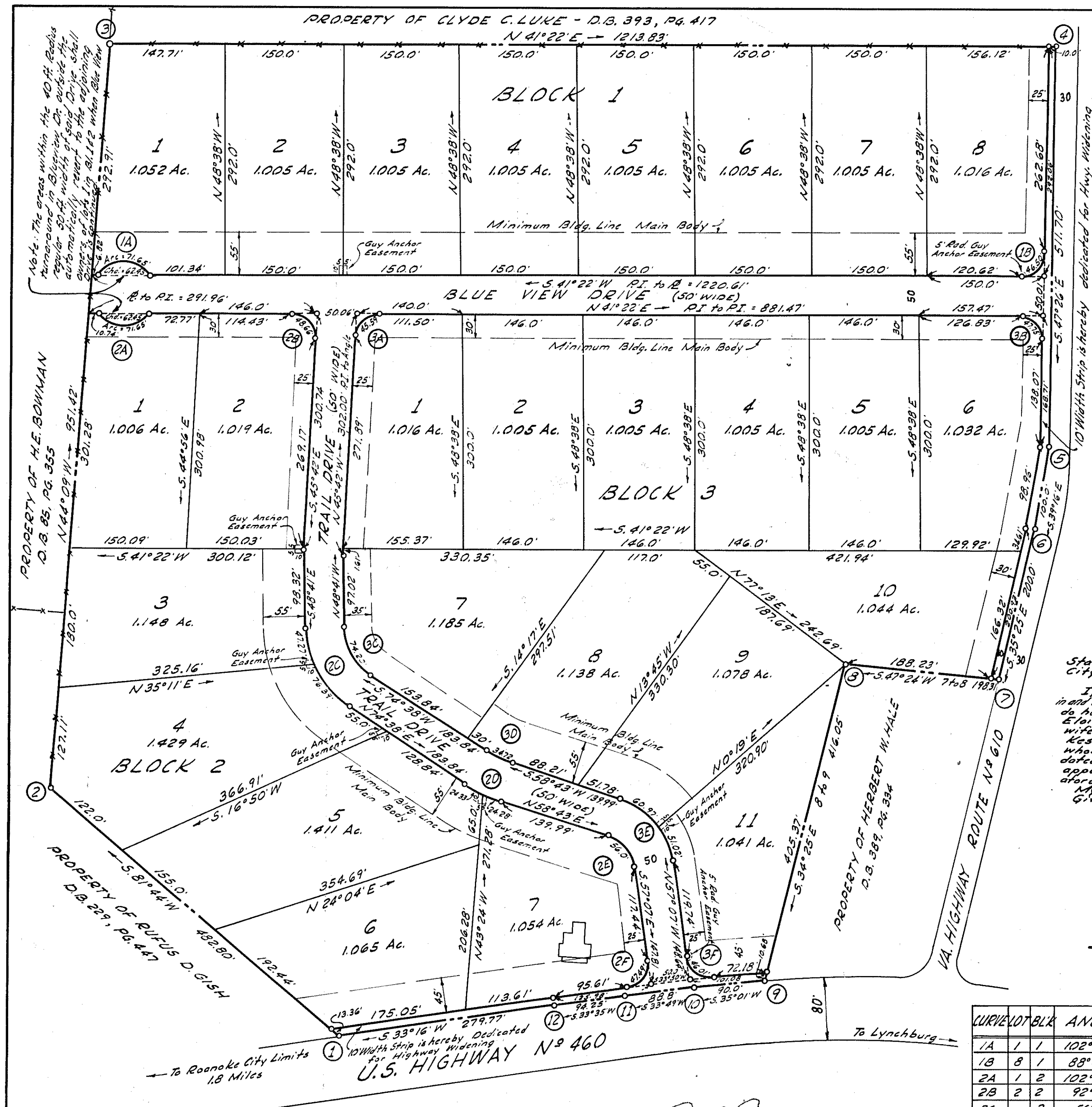


W.H.L.
P.B. 3, 55.57
Drawn: S.C.
Checked: R.C.M.



BOUNDARY CALCULATIONS					
CORNER	BEARING	DISTANCE	NORTH (ft.)	SOUTH (ft.)	EAST (ft.)
1 to 2	S 81° 44' W	482.80'	69.42		477.78
2 to 3	N 44° 09' W	951.42'	682.66		662.70
3 to 4	N 41° 22' E	1213.83'	910.97		802.18
4 to 5	S 47° 26' E	511.70'		346.14	376.86
5 to 6	S 39° 16' E	100.0'		77.42	63.29
6 to 7	S 35° 25' E	200.0'		162.89	115.90
7 to 8	S 47° 24' W	198.31'	134.32		145.90
8 to 9	S 34° 25' E	416.05'	343.22		235.09
9 to 10	S 35° 01' W	90.00'		73.71	51.64
10 to 11	S 33° 49' W	88.80'		73.78	49.42
11 to 12	S 33° 35' W	94.25'		78.52	52.13
12 to 1	S 33° 16' W	279.77'		233.92	153.46
			1593.63	1593.44	1593.92

APPROVED: *[Signature]* 3/15/58
Chairman of Board of Supervisors of Rke. Co., Va. date
[Signature] 3/15/58
Secretary of Rke. Co. Planning Commission date
H. Clute Broyles 3/28/58
City Engineer of Roanoke, Virginia date
J.R. Hildebrand March 28, 1958
Agent for Roanoke City Planning Commission date
February 17, 1958
I, *[Signature]*, certify that this plot of survey is correct.
Va. State Certified Engineer

CURVE	LOT	BLK	ANGLE	TAN.	RAD.	ARC	CHORD	BEARING	DIST.
1A	1	1	102° 38'	49.96'	40.0'	71.65'	S 41° 22' W	62.45'	
1B	8	1	88° 48'	28.38'	30.0'	46.50'	S 3° 02' E	41.98'	
2A	1	2	102° 38'	49.96'	40.0'	71.65'	N 41° 22' E	62.45'	
2B	2	2	92° 56'	31.57'	30.0'	48.66'	N 87° 50' E	43.50'	
2C	2	2	56° 41'	27.42'	125.0'	123.66'	N 77° 01 1/2' W	118.68'	
2D	3	2	21° 40'	7.92'	125.0'	47.27'	S 39° 31' E	46.99'	
2E	4	2	35° 01'	39.43'	125.0'	76.39'	S 87° 51 1/2' E	75.21'	
2F	2	2	15° 55'	24.47'	175.0'	48.61'	N 66° 40 1/2' E	48.46'	
2G	5	2	7° 58'	12.19'	175.0'	24.33'	N 70° 39' E	24.31'	
2H	7	2	7° 57'	12.16'	175.0'	24.28'	N 62° 41 1/2' E	24.26'	
2I	7	2	64° 10'	31.34'	30.0'	56.00'	N 76° 11' E	53.11'	
2J	7	2	90° 42'	30.37'	30.0'	47.49'	S 11° 46' E	42.68'	
3A	1	3	87° 04'	28.50'	30.0'	45.59'	N 2° 10' W	41.33'	
3B	6	3	91° 12'	30.64'	30.0'	47.75'	N 84° 58' E	42.87'	
3C	7	3	56° 41'	40.45'	75.0'	74.20'	N 77° 01 1/2' W	71.21'	
3D	8	3	15° 55'	17.48'	125.0'	34.72'	S 66° 40 1/2' W	34.61'	
3E	3	3	64° 10'	62.69'	100.0'	112.0'	N 89° 12' W	106.23'	
3F	9	3	34° 56'	31.47'	100.0'	60.97'	S 76° 11' W	60.03'	
3G	11	3	29° 14'	26.08'	100.0'	51.02'	N 71° 44' W	50.67'	
3H	11	3	87° 52'	28.90'	30.0'	46.01'	S 78° 57' W	41.63'	

NOTE:
This map supercedes and renders null and void
the map of KESSLERLAND, recorded in P.B. 3, p. 257

RESERVATIONS AND RESTRICTIONS
The following shall be covenants running with the title of the lands shown subdivided hereon for a period of 20 years following the date of recordation of this map and to continue for successive 10 year periods.
1. All lots shown hereon shall be used for residential purposes only and the said property shall not be used for any purposes that will create a nuisance or annoyance in the neighborhood.
2. No temporary dwellings of any nature such as tents, shacks, garages, basements, etc. shall be allowed on any lot.
3. No horses, cows, pigs or swine, fowls or pigeons shall be kept on these premises which occasion noxious odors or are dangerous to the health or welfare of the other residents in this subdivision and no nuisance shall be maintained or permitted on this property.
4. The main body of any residence shall not be erected on any lot nearer to the street lines, than the setback lines shown hereon.
5. No residence shall be placed on any lot or portion of lots whose frontage and average width is less than 90 feet.
6. No residence shall be constructed on any lot or portions of lots whose living area exclusive of porches breezeways, and garages is less than 1,200 square feet.

KNOW ALL MEN BY THESE PRESENTS: TO WIT
That, Fannie L. Kessler, widow, Clara Elizabeth Kessler, Eloise Glascoe, widow, Kirk Eugene Kessler, whose wife is Janet R. Kessler, and Jerome Tillman Kessler, whose wife is Catherine H. Kessler, are the fee simple owners and proprietors of the land hereon shown to be subdivided, known as Colonial Trail Park, bounded as shown hereon in detail by said corners 1 to 12 to 1, inclusive; and that said land is not subject to any lien or encumbrance.
The undersigned owners and proprietors and their wives certify that the said subdivision as appears on this plat is with the consent and approval of the said owners and proprietors and their wives and that they have signed the following signatures and seals on this the 4th day of March, 1958.
Fannie L. Kessler Seal
Fannie L. Kessler, widow
Clara Elizabeth Kessler Seal
Clara Elizabeth Kessler
Eloise Glascoe, widow Seal
Eloise Glascoe, widow
Kirk Eugene Kessler Seal
Kirk Eugene Kessler
Janet R. Kessler Seal
Janet R. Kessler
Jerome Tillman Kessler Seal
Jerome Tillman Kessler
Catherine H. Kessler Seal
Catherine H. Kessler
I, Mary Linda M. Smiley, a Notary Public in and for the County of Roanoke, State of Virginia, do hereby certify that Fannie L. Kessler, whose name is signed to the foregoing writing dated March 4, 1958, has personally appeared before me and acknowledged the same on MARCH 4, 1958.
My Commission expires: Jan. 2, 1961
Mary Linda M. Smiley
Notary Public

In the Clerk's Office of the Circuit Court for the County of Roanoke, Virginia, this map is presented on April 1, 1958, and with the certificates of acknowledgement & dedication thereto annexed, is admitted to record at Roanoke, Va.
Teste: Roy K. Brown Clerk
By: *[Signature]* Deputy Clerk

CAPTION LEGAL REFERENCE
The foregoing tract being a part of a tract of land conveyed by Clara E. Kessler, et al., to A. E. Kessler and Fannie L. Kessler by deed dated July 10, 1945, and of record in the Clerk's Office of the Circuit Court of Roanoke County, Virginia, in D.B. 324, p. 136, the interest of the said A. E. Kessler upon his death on Dec. 27, 1947, having passed by devise to his wife, Fannie L. Kessler, et al., with remainder therein to his four children, Clara Elizabeth Kessler, Eloise Glascoe, Kirk Eugene Kessler and Jerome Tillman Kessler, by his will dated Aug. 29, 1945, which was admitted to probate in the aforesaid Clerk's Office on Jan. 2, 1948, a copy of which appears of record in said Clerk's Office in Will Book 3, p. 151.

MAP OF
COLONIAL TRAIL PARK
PROPERTY OF
FANNIE L. KESSLER, WIDOW, ET AL.
SITUATE 1.8 MILES EAST OF ROANOKE, VA.
ON NORTH SIDE OF U.S. HIGHWAY No. 460
ROANOKE COUNTY, VIRGINIA
By: C. B. MALCOLM, JR.
STATE CERT. ENGRS.
DATE: MAR. 4, 1958 SCALE: 1"=100'