

SURVEY OF COVEHAVEN COURT-SEC. 2

PROPERTY OF WILLIAM D. LAYMAN, WEDA
S. LAYMAN, FRED D. SWEENEY AND ALLENE G. SWEENEY
ROANOKE COUNTY, VA.

Scale: 1" = 60' Sept. 30, 1958

By: T. P. Parker
State Certified Engineer

The undersigned owners do by virtue of the recordation of this map, dedicate certain drainage easements of varying widths as shown on annexed plat, for drainage purposes, and the said owners do further, as a condition precedent to the approval of the final plat and subdivision and acceptance of the dedication of the streets and alleys shown hereon by the Board of Supervisors of Roanoke County, on his or their own behalf and for and on account of his or their heirs, successors, devisees, and assigns specifically release the County of Roanoke and the Virginia Department of Highways from any and all claim or claims for damages which said owner or owners, his or their heirs, successors, devisees and assigns, may or might have against the County or Virginia Department of Highways by reason of establishing proper grade lines on and along such streets and alleys as shown hereon (or such changed streets or alleys as may be agreed on in the future) and by reason of doing necessary grading, cutting or filling for the purpose of placing such streets and alleys upon the proper grade as may, from time to time, be established by said County or Virginia Department of Highways, and said County or Virginia Department of Highways shall not be required to construct any retaining wall or walls along the streets and alleys and property lines thereof.

In witness whereof is hereby placed the signatures and seals of William D. Layman, Weda S. Layman, Fred D. Sweeney and Allene G. Sweeney on this 21st day of October - 1958.

William D. Layman (seal) Weda S. Layman (seal)
Fred D. Sweeney (seal) Allene G. Sweeney (seal)

Know all men by these presents, to wit:
That William D. Layman and Weda S. Layman, husband and wife, and Fred D. Sweeney and Allene G. Sweeney, husband and wife, are the owners of the fee simple, unencumbered title to the tract of land shown hereon, bounded by corners 1, 2, 3, 4 to 1, subdivided into lots and known as Covehaven Court Sec. 2, and being all of the property conveyed to said owners by deed from Estelle Cordelia Vinyard and Claude E. Vinyard, her husband, dated June 19, 1958 and recorded in Deed Book 597, page 7. 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 15-774 through 15-744.3 of the 1950 Code of Virginia. The said owners hereby dedicate the streets and street widening as shown hereon to the County of Roanoke in fee simple. In witness whereof is hereby placed the signatures and seals of said owners on this 21st day of October - 1958.

William D. Layman (seal) Weda S. Layman (seal)
Fred D. Sweeney (seal) Allene G. Sweeney (seal)

State of Virginia
County of Roanoke
I, Lena A. Zimmerman, a Notary Public in and for the aforesaid State and County, do hereby certify that William D. Layman, Weda S. Layman, Fred D. Sweeney and Allene G. Sweeney, whose names are signed to the foregoing writing bearing date of Oct. 21, 1958, have personally appeared before me in my State and County and acknowledged the same on this 21st day of October - 1958.

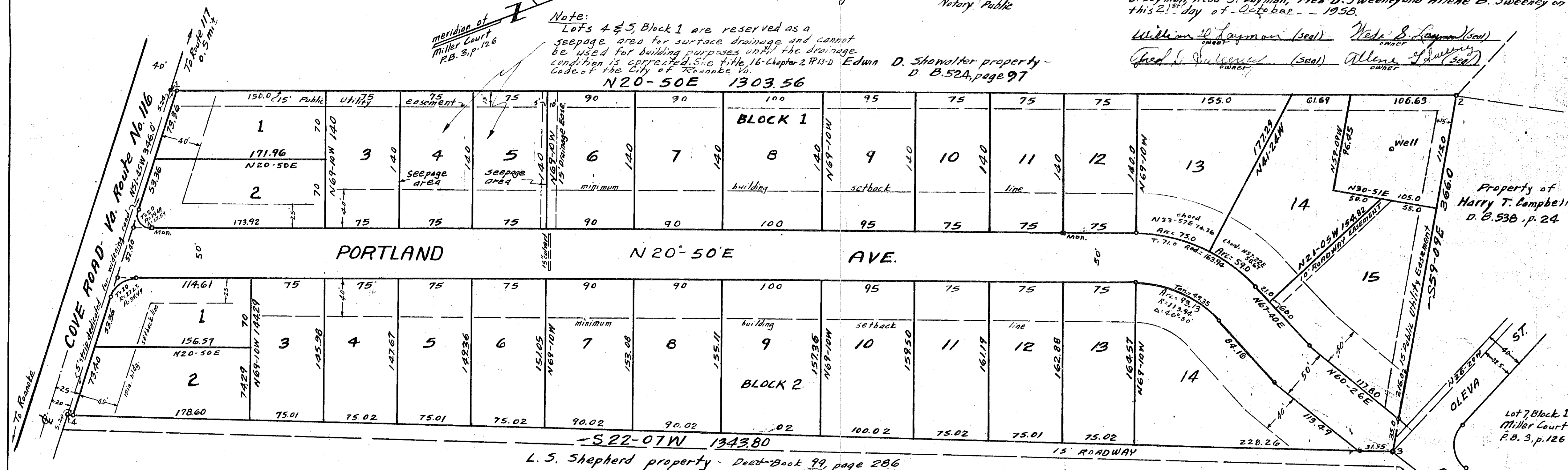
My commission Expires May 17, 1961
Lena A. Zimmerman
Notary Public

Reservations and restrictions:
The following are to be covenants running with the title to the lots shown hereon.
1. All lots shown hereon shall be used for residential purposes only.
2. No residence shall be erected on any lot shown hereon costing less than \$12,500.00 as of the year 1958 building costs.
3. Only one dwelling shall be erected on any one lot shown hereon.
4. No temporary living quarters of any kind shall be permitted on any lot shown hereon, such as tents, shacks, basements, garage apartments, etc.
5. No hogs or swine shall be permitted on any lot shown hereon, or shall anything be done which may or might become a nuisance to the neighborhood.
6. No building shall be erected on any lot shown hereon closer to the front street line than the minimum building setback lines as shown hereon.

State of Virginia
County of Roanoke
I, Lena A. Zimmerman, a Notary Public in and for the aforesaid State and County do hereby certify that William D. Layman, Weda S. Layman, Fred D. Sweeney and Allene G. Sweeney, whose names are signed to the foregoing writing bearing date of October 21, 1958, have personally appeared before me in my State and County and acknowledged the same on this 21st day of October - 1958.

My commission Expires May 17, 1961
Lena A. Zimmerman
Notary Public

Note:
Lots 4 & 5, Block 1 are reserved as a seepage area for surface drainage and cannot be used for building purposes until the drainage condition is corrected. See title 16-Chapter 2 P.B. 11 Edwin D. Stonewalter property - D. B. 524, page 97



Boundary Data						
Cor.	Bearing	Distance	N	S	E	W
1-2	N20-50E	1303.56	1218.33		463.61	
2-3	S59-09E	346.0		187.68	314.21	
3-4	S22-07W	1343.80		1244.92		505.93
4-1	N51-25W	346.0	214.21			271.72
+ to lots			1432.54	1432.26	777.82	777.65

Approved: H. Cletus Boyles 10/22/58
City Engineer - Roanoke, Va. date

Approved: James D. Mullen 10/22/58
Asst. Agt. for Roanoke Planning Comm. date

Approved: W. C. Cundiff 11/20/58
Chairman of Board of Supervisors date

Approved: F. B. M. Mullen 11/20/58
Secy. of Roanoke County Planning Comm. 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 1:15 O'clock, P. M. on this 23 day of October - 1958.

Teste: Roy K. Brown
Clerk