

CURVE DATA				CHORD			
CURVE	ANGLE	RADIUS	ARC	BEARING	DIST.		
A	105°00'	20.00	20.00	S. 56°15'18" E.	28.28		
B	75°00'	20.00	14.87	N. 33°01'14" E.	26.29		
C	75°00'	20.00	14.87	N. 41°23'14" E.	25.87		
D	106°48'	20.00	25.91	N. 48°13'51" W.	37.10		
E	29°40'	20.00	12.69	S. 63°11'12" W.	17.21		
F	137°17'	20.00	40.78	S. 35°00'14" W.	81.01		
G	16°22'	350.00	50.35	S. 67°50'14" W.	71.65		
H	21°40'	400.00	105.13	S. 68°17'12" W.	224.81		
I	9°36'	400.00	33.57	S. 23°13'30" W.	66.94		
J	105°02'	400.00	35.11	S. 63°24'30" W.	69.93		
K	85°27'	400.00	25.55	S. 44°11'14" W.	50.94		
L	105°00'	20.00	20.00	S. 21°14'12" W.	26.29		
M	90°00'	20.00	20.00	S. 86°38'12" E.	28.28		
N	130°20'	10.00	37.74	N. 63°11'12" E.	74.33		
O	21°43'	65.00	31.41	N. 67°22'12" W.	56.56		
P	81°18'	13.62	11.68	N. 52°36'12" W.	17.74		
Q	125°12'	200.00	21.53	N. 52°47'34" W.	42.52		
R	65°34'	200.00	15.34	N. 42°08'12" W.	31.04		
S	21°23'	200.00	5.92	N. 10°16'30" W.	11.85		
T	2°37'12"	15.00	3.44	S. 0°59'34" E.	6.87		
U	99°40'	20.00	23.67	S. 52°08'12" E.	30.57		
V	162°41'	20.00	33.07	N. 66°23'12" E.	65.48		
W	165°41'	175.00	25.74	N. 86°23'12" E.	50.73		
X	12°40'12"	175.00	2.56	N. 78°51'34" E.	5.11		
Y	150°12'	175.00	23.13	N. 87°13'34" E.	45.86		
Z	90°00'	20.00	20.00	N. 42°45'12" E.	26.28		
AA	90°00'	20.00	20.00	S. 40°14'12" E.	26.28		
AB	66°22'	20.00	18.77	S. 42°52'12" E.	27.37		
AC	125°12'	30.00	4.55	N. 54°36'12" E.	9.00		
AD	48°12'	175.00	17.12	N. 66°06'12" E.	34.24		
AE	29°11'12"	175.00	37.60	S. 73°05'12" E.	73.64		
AF	23°43'12"	175.00	36.76	S. 49°53'34" E.	71.95		
AG	28°44'12"	125.00	32.23	S. 52°24'12" E.	64.46		
AH	47°12'12"	400.00	174.71	S. 64°58'12" E.	320.34		
AI	65°46'	400.00	23.65	S. 41°25'12" E.	47.22		
AJ	182°37'12"	400.00	65.57	S. 130°03'12" E.	129.46		
AK	21°41'	400.00	77.01	S. 74°20'12" E.	153.39		
AL	21°12'12"	400.00	186.64	S. 74°20'12" E.	360.38		
AM	5°44'12"	450.00	22.30	N. 82°24'12" W.	44.55		
AN	12°14'12"	450.00	50.81	N. 73°12'12" W.	99.80		
AO	11°25'12"	450.00	45.78	N. 61°04'12" W.	89.91		
AP	10°12'12"	450.00	55.37	N. 48°22'12" W.	109.94		
AQ	1°38'12"	450.00	12.16	N. 39°41'12" W.	24.31		
AR	90°00'	20.00	20.00	S. 40°14'12" E.	26.28		
AS	90°00'	20.00	20.00	S. 41°14'12" W.	26.28		
AT	43°33'12"	950.00	140.02	S. 63°26'12" E.	260.01		
AU	5°33'12"	360.00	16.96	S. 52°28'12" E.	33.89		
AV	16°23'12"	350.00	20.38	S. 72°30'12" E.	39.14		
AW	1°12'12"	350.00	68.16	S. 52°28'12" E.	136.31		
AX	43°33'12"	350.00	119.97	S. 63°26'12" E.	222.82		
AY	13°52'12"	300.00	36.48	S. 78°18'12" E.	72.43		
AZ	18°10'12"	300.00	47.90	S. 62°18'12" E.	95.85		
BA	11°23'12"	300.00	30.46	S. 42°26'12" E.	60.59		
BB	68°22'12"	13.17	14.76	S. 85°51'12" E.	21.16		
BC	90°00'	15.00	15.00	S. 85°21'12" W.	21.21		
BD	52°55'12"	25.00	12.44	S. 36°26'12" E.	22.28		

BOUNDARY LINE CALCULATIONS							
CORS.	BEARING	DIST.	N.	S.	E.	W.	
1-2	S. 76°01'30" W.	1638.45		339.96		1602.80	
2-3	N. 2°01'30" W.	751.64	751.17			26.56	
3-4	N. 2°33'30" W.	545.47	544.93			24.27	
4-5	S. 86°03'03" E.	324.03		22.32	323.26		
5-6	S. 40°20' E.	204.46		155.86	132.33		
6-7	S. 68°17' E.	193.05		71.43	179.35		
7-8	S. 79°27'12" E.	149.00		27.26	146.48		
8-9	S. 85°14'12" E.	350.52		29.08	349.31		
9-10	S. 69°40' E.	209.29		72.72	196.25		
10-11	N. 0°00'30" W.	187.31	187.31			0.03	
11-12	S. 64°40' E.	202.26		86.54	182.81		
12-1	S. 11°58'30" E.	693.24		678.16	143.84		
TOTALS			1483.41	1483.33	1653.63	1653.66	

AREA = 33.091 ACRES

NOTES:
SEE APPROVED PLANS AND PROFILES MADE BY DAVID DICK, STATE CERTIFIED ENGINEER AND SURVEYOR, DATED SEPTEMBER 16, 1958 AND OCTOBER 31, 1958.

RESERVATIONS AND RESTRICTIONS
THE FOLLOWING RESERVATIONS AND RESTRICTIONS, ARE MADE COVENANTS, RUNNING WITH THE TITLE TO THE LOTS SHOWN HEREON, FOR A PERIOD OF 30 YEARS FROM THE DATE OF RECORDATION OF THIS MAP EXCEPT THAT THESE RESERVATIONS AND RESTRICTIONS DO NOT APPLY TO LOT 12, BLOCK 11, AND LOT 13, BLOCK 11, WHICH ARE LOCATED IN BLOCK 11, AND ARE RESERVED TO THE STATE OF VIRGINIA. STRUCTURES SHALL BE ERECTED ON THIS LAND, OTHER THAN PRIVATE DWELLING HOUSES WITH NECESSARY OUTBUILDINGS; NOR SHALL MORE THAN ONE DWELLING HOUSE WITH NECESSARY OUTBUILDINGS BE ERECTED, OR SUFFER TO REMAIN ON ANY ONE LOT, OR PORTIONS OF LOTS WHOSE FRONTAGE OR AVERAGE WIDTH IS LESS THAN 75 FEET.

2. NO PART OF ANY BUILDING, OTHER THAN PORCHES, SHALL BE LOCATED NEARER TO THE FRONT OF SIDE STREET LINE THAN THE DISTANCES SHOWN ON THIS MAP.
3. NO DWELLING TO HAVE NOT LESS THAN 1,150 SQUARE FEET OF LIVABLE FLOOR SPACE AREA.
4. NO TRAILER, BASEMENT, SHACK OR GARAGE, BARN OR OTHER OUTBUILDINGS, ERECTED ON ANY BUILDING SITE, SHALL BE USED AT ANY TIME AS A RESIDENCE, TEMPORARILY OR PERMANENTLY, NOR SHALL ANY RESIDENCE OF A TEMPORARY CHARACTER BE PERMITTED.
5. THE LOTS ARE SUBJECT TO THE UTILITY EASEMENTS, AS SHOWN HEREON, AS WELL AS NECESSARY ANCHORS OR GUYS TO ELECTRIC OR TELEPHONE POLES.
6. 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 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 FROM DOING SO, OR TO RECOVER DAMAGES.

KNOW ALL MEN BY THESE PRESENTS, TO WIT: THAT CAPTAIN'S GROVE CORPORATION IS THE FREE AND SOLE OWNER OF THE LAND SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 1 THRU 12 TO 1, AND KNOWN AS CAPTAIN'S GROVE. THE SAID OWNER CERTIFIES THAT THE SUBDIVISION OF THIS LAND AS SHOWN HEREON INTO LOTS, BLOCKS, AND STREETS IS ENTIRELY WITH THE FREE WILL AND CONSENT OF THE SAID OWNER AS REQUIRED UNDER SECTION 15-797 OF THE 1950 CODE OF THE COMMONWEALTH OF VIRGINIA.

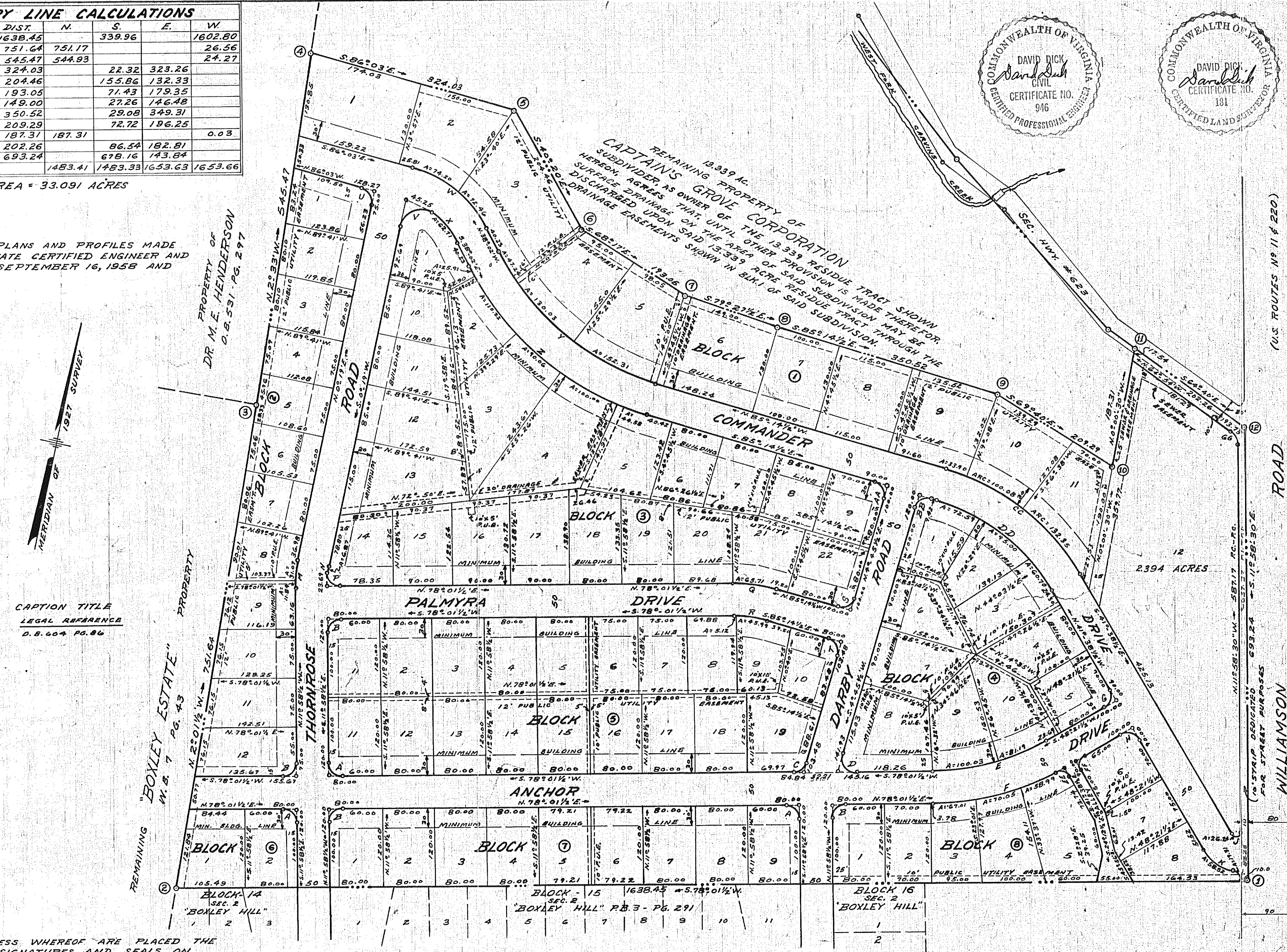
IN WITNESS WHEREOF ARE PLACED THE FOLLOWING SIGNATURES AND SEALS ON DEC. 12, 1958, 1958.

CAPTAIN'S GROVE CORPORATION
E. Marvin Lemon
PRESIDENT

ATTEST:
C. Ross Lemon
SECRETARY

THE SAID OWNER FURTHER CERTIFIES THAT ALL OF THE STREETS, ALLEYS AND SEWER EASEMENTS SHOWN HEREON, ARE SHOWN ON THE SUBDIVISION MAP AS SHOWN ON THE MAP, AND ARE SUBJECT TO THE COUNTY OF ROANOKE.

THE UNDERSIGNED OWNER DOETH, BY VIRTUE OF RECORDATION OF THIS PLAT, DEDICATE CERTAIN DRAINAGE EASEMENTS OF SERVING WATER AS SHOWN ON THE PLAT, FOR DRAINAGE PURPOSES, AND THE OWNER DOETH FURTHER, AS A CONDITION PRECEDENT TO THE APPROVAL OF THE PLAT, AND SUBDIVISION OF THE ACERTAIN OF THE DEDICATION OF THE STREETS AND ALLEYS SHOWN THEREON BY THE BOARD OF SUPERVISORS OF ROANOKE COUNTY, ON HIS OWN BEHALF AND FOR AND ON ACCOUNT OF HIS HEIRS, SUCCESSORS, DEVISEES, AND ASSIGNS, SPECIFICALLY AND EXCLUSIVELY, AND THE VIRGINIA DEPARTMENT OF HIGHWAYS FROM ANY AND ALL CLAIM OF DAMAGES WHICH SUCH OWNER, HIS HEIRS, SUCCESSORS, DEVISEES, AND ASSIGNS, MAY OR MIGHT HAVE AGAINST THE COUNTY OF VIRGINIA DEPARTMENT OF HIGHWAYS BY REASON OF ESTABLISHING PROPER GRADES LINES ON AND ALONG SUCH STREETS AND ALLEYS AS SHOWN ON THE PART OF THE PLAT, AND BY REASON OF SUCH NECESSARY GRADING, CUTTING, OR FILLING FOR THE PURPOSES OF THE PLAT, AND THE VIRGINIA DEPARTMENT OF HIGHWAYS AS MAY BE REQUIRED TO CONSTRUCT ANY RETAINING WALL OR WALLS ALONG THE STREETS AND ALLEYS AND PROPERTY LINES THEREON.



CAPTION TITLE
LEGAL REFERENCE
D. S. 604 PG. 86

STATE OF VIRGINIA TO WIT:
CITY OF ROANOKE
I, *T. D. Altys*, A
NOTARY PUBLIC IN AND FOR THE AFORESAID CITY
AND STATE DO HEREBY CERTIFY THAT E. MARVIN
LEMON, AND C. ROSS LEMON, PRESIDENT AND
SECRETARY RESPECTIVELY OF CAPTAIN'S GROVE
CORPORATION WHOSE NAMES ARE SIGNED TO
THE FOREGOING WRITING DATED DEC. 12, 1958,
1958, HAS EACH PERSONALLY APPEARED BEFORE
ME IN MY AFORESAID CITY AND STATE AND
ACKNOWLEDGED THE SAME ON DEC. 12, 1958.

T. D. Altys
NOTARY PUBLIC

APPROVED:
[Signature] DATE: 12-17-58
CHAIRMAN BOARD OF SUPERVISORS OF ROANOKE CO.
[Signature] DATE: 12-18-58
SECRETARY ROANOKE CO. PLANNING COMMISSION
[Signature] DATE: 12/29/58
AGENT ROANOKE CITY PLANNING COMMISSION
[Signature] DATE: 12/29/58
CITY ENGINEER OF ROANOKE, VIRGINIA

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT
FOR ROANOKE COUNTY, VIRGINIA, THIS MAP IS
PRESENTED ON January 2, 1959, AND WITH THE
CERTIFICATES OF ACKNOWLEDGEMENT AND
DEDICATION THERETO ANNEXED IS ADMITTED
TO RECORD AT 12:00 O'CLOCK P.M.

TESTE: *[Signature]* CLERK

MAP
OF
CAPTAIN'S GROVE
PROPERTY OF
CAPTAIN'S GROVE CORPORATION
NORTH OF ROANOKE CITY ADJOINING BOXLEY HILL
ROANOKE CO., VIRGINIA

BY: DAVID DICK
CERT. ENGR. & SURV.

DATE: DEC. 10, 1958 SCALE: 1"=100'