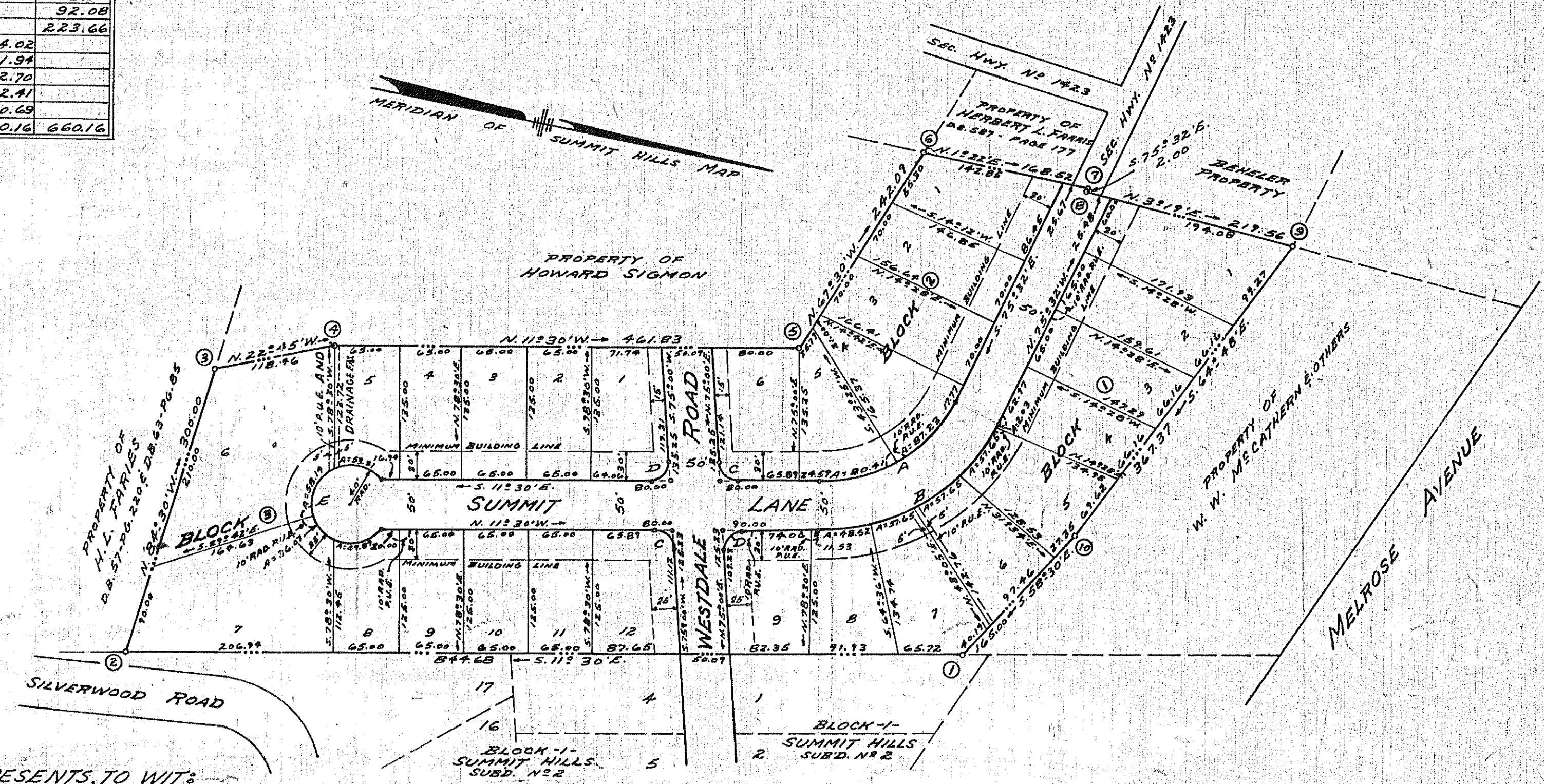


CURVE DATA		CHORD	
CURVE	ANGLE	RADIUS	ARC
1	64°02'	150.00	99.77
2	33°19'	150.00	44.88
3	30°43'	150.00	41.20
4	64°02'	200.00	125.05
5	0°35'	200.00	1.02
6	16°31'	200.00	29.03
7	16°31'	200.00	29.03
8	13°54'	200.00	24.38
9	86°30'	15.00	14.11
10	93°30'	15.00	15.94
11	282°38'	40.00	197.31
12	76°13'	40.00	31.37
13	83°17'	40.00	35.57
14	51°44'	40.00	19.37
15	71°28'	40.00	28.78

BOUNDARY LINE CALCULATIONS						
CORS.	BEARING	DIST.	N.	S.	E.	W.
1-2	S. 11°30' E.	844.68		827.72	168.40	
2-3	N. 84°30' W.	300.00	28.75			298.62
3-4	N. 22°45' W.	118.46	109.29			45.80
4-5	N. 11°30' W.	461.83	452.56			92.08
5-6	N. 67°30' W.	242.09	92.64			223.66
6-7	N. 1°22' E.	168.52	168.47		4.02	
7-8	S. 75°32' E.	2.00		0.50	1.94	
8-9	N. 3°19' E.	219.56	219.19		12.70	
9-10	S. 64°48' E.	367.37		156.42	332.41	
10-1	S. 58°30' E.	165.00		86.21	140.69	
TOTALS			1070.85	1070.85	660.16	660.16

AREA = 8.146 ACRES



- RESERVATIONS & RESTRICTIONS**
- ALL LOTS SHOWN ON THIS MAP SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY AND NO STRUCTURE SHALL BE ERRECTED ON ANY LOT OTHER THAN ONE PRIVATE DWELLING AND NECESSARY OUTBUILDINGS.
 - ALL HOUSES CONSTRUCTED ON ANY OF THESE LOTS MUST HAVE A MINIMUM OF 1000 SQUARE FEET OF HABITABLE FLOOR SPACE.
 - NO STRUCTURE OF A TEMPORARY CHARACTER AND NO TRAILER, BASEMENT, TENT, SHACK, GARAGE, OR OTHER OUTBUILDINGS 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.
 - THESE RESTRICTIONS ARE MADE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM AND SHALL TERMINATE 25 YEARS AFTER THE DATE OF THE RECORDATION OF THIS PLAT.
 - IF THE PARTIES HERETO, OR ANY 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 PROCEEDING 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 ONE OF THESE COVENANTS BY JUDGMENTS OR COURT ORDER SHALL IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT THE IMPERIAL CONSTRUCTION COMPANY (A CORPORATION) IS THE OWNER IN FEE SIMPLE OF THE LAND SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 1 THRU 10 TO 1, AND KNOWN AS WEST SUMMIT HILLS. 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 LAND OWNER AS REQUIRED UNDER SECTION 15-797 OF THE 1950 CODE OF THE COMMONWEALTH OF VIRGINIA.

THE SAID OWNER FURTHER CERTIFIES THAT ALL OF THE STREETS EMERACED WITHIN THE BOUNDARIES OF THE SUBDIVISION ARE HEREBY DEDICATED IN FEE SIMPLE TO THE COUNTY OF ROANOKE.

THE UNDERSIGNED OWNER DOES, AS A CONDITION PRECEDENT TO THE APPROVAL OF THE FINAL PLAT AND SUBDIVISION AND ACCEPTANCE OF THE DEDICATION OF THE STREETS SHOWN THEREON BY THE BOARD OF SUPERVISORS OF ROANOKE COUNTY, ON THE OWNER'S BEHALF AND FOR AND ON ACCOUNT OF THE OWNER'S 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 SUCH OWNER, THE OWNER'S SUCCESSORS, DEVISEES, AND ASSIGNS, MAY OR MIGHT HAVE AGAINST THE COUNTY OF VIRGINIA DEPARTMENT OF HIGHWAYS BY REASON OF ESTABLISHING PROPER GRADE LINES ON AND ALONG SUCH STREETS AS SHOWN ON THE PLAT OF THE LAND SUBDIVIDED (OR SUCH CHANGED STREETS AS MAY BE AGREED UPON IN THE FUTURE) AND BY REASON OF DOING NECESSARY GRADING, CUTTING OR FILLING FOR THE PURPOSE OF PLACING SUCH STREETS 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 PROPERTY LINES THEREOF.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON JUNE 4, 1959.

IMPERIAL CONSTRUCTION COMPANY

Richard A. Hamlett
PRESIDENT

J. C. Mauldin
SECRETARY-TREASURER

STATE OF VIRGINIA } To WIT:
CITY OF ROANOKE }
I, Elva B. Sloan,
NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT RICHARD A. HAMLETT AND J. C. MAULDIN, PRESIDENT AND SECRETARY-TREASURER RESPECTIVELY OF THE IMPERIAL CONSTRUCTION COMPANY WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED June 4, 1959, HAS EACH PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON June 3, 1959.

Elva B. Sloan
NOTARY PUBLIC

APPROVED:

W. L. Knudsen DATE: 6-10-59
CHAIRMAN, BOARD OF SUPERVISORS OF ROANOKE COUNTY

James J. Little DATE: 6-9-59
SECRETARY, ROANOKE COUNTY PLANNING COMMISSION

James J. Little DATE: 6-11-59
ACT. AGENT - ROANOKE CITY PLANNING COMMISSION

H. Clitus Broyles DATE: 6-11-59
CITY ENGINEER OF ROANOKE, VIRGINIA

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR ROANOKE COUNTY, VIRGINIA, THIS PLAT IS PRESENTED ON JUNE 4, 1959, AND WITH THE CERTIFICATES OF ACKNOWLEDGEMENT AND DEDICATION THERETO ANNEXED IS ADMITTED TO RECORD AT 3:00 O'CLOCK P.M.

TESTE: Ray K. Carson CLERK

PLAT
OF
WEST SUMMIT HILLS

PROPERTY OF
IMPERIAL CONSTRUCTION COMPANY
WEST OF ROANOKE CITY

ROANOKE CO., VIRGINIA

BY: DAVID DICK
CERT. ENGR & SURVEYOR

DATE: JUNE 4, 1959 SCALE: 1"=100'

