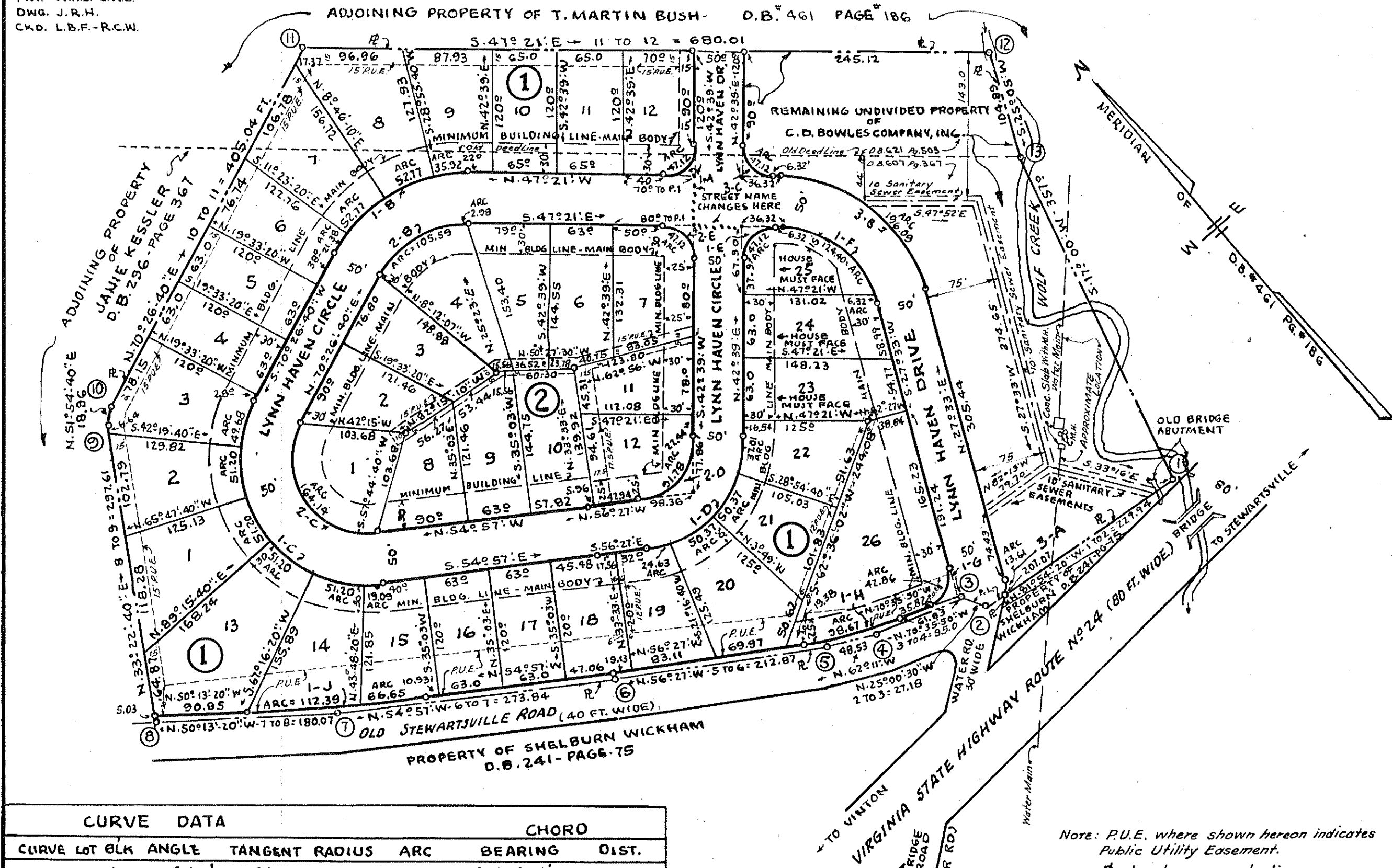


COMM. No. 1904
N.B. # 103-58
F.W. W.H.L.-G.W.D.
D.W.G. J.R.H.
C.K.D. L.B.F.-R.C.W.



CURVE DATA						CHORD		
CURVE	LOT	BLK	ANGLE	TANGENT	RADIUS	ARC	BEARING	DIST.
I-A	12	1	90° 00'	30.00	30.00	47.12	S. 87° 39' W	39.30
I-B	1	1	62° 12' 20"	90.50	150.00	162.85	N. 78° 27' 10" W	154.97
I-B	2	1	13° 43' 20"	18.05	150.00	35.92	N. 54° 12' 40" W	35.84
I-B	3	1	20° 09' 30"	26.66	150.00	52.77	N. 71° 09' 05" W	52.50
I-B	7	1	20° 09' 30"	26.66	150.00	52.77	S. 88° 41' 25" W	52.50
I-B	6	1	8° 10'	10.71	150.00	21.38	S. 74° 31' 40" W	21.36
I-C	1	1	125° 23' 40"	242.15	125.00	273.57	S. 7° 44' 50" W	197.72
I-C	3	1	22° 46' 20"	25.17	125.00	49.68	S. 59° 03' 30" W	49.35
I-C	2	1	23° 28'	25.96	125.00	51.20	S. 35° 56' 20" W	50.84
I-C	1	1	23° 28'	25.96	125.00	51.20	S. 12° 28' 20" W	50.84
I-C	13	1	23° 28'	25.96	125.00	51.20	S. 10° 59' 40" E	50.84
I-C	14	1	23° 28'	25.96	125.00	51.20	S. 34° 27' 40" E	50.84
I-C	15	1	8° 45' 20"	9.57	125.00	19.09	S. 50° 34' 20" E	19.08
I-D	1	1	80° 54'	98.05	115.00	162.38	N. 83° 06' E	149.22
I-D	19	1	12° 16' 20"	12.36	115.00	24.63	S. 42° 35' 10" E	24.58
I-D	20	1	25° 05' 40"	25.59	115.00	50.37	S. 81° 16' 10" E	49.97
I-D	21	1	25° 05' 40"	25.59	115.00	50.37	N. 73° 38' 10" E	49.97
I-D	22	1	18° 26' 20"	18.67	115.00	37.01	N. 51° 52' 10" E	36.85
I-E	25	1	90° 00'	30.00	30.00	47.12	N. 87° 39' E	42.43
I-F	1	1	74° 54'	76.59	100.00	130.73	S. 9° 54' E	121.61
I-F	25	1	71° 16' 36"	71.69	100.00	124.40	S. 11° 42' 42" E	116.53
I-F	24	1	3° 37' 24"	3.16	100.00	6.32	S. 25° 44' 18" W	6.32
I-G	26	1	81° 51' 10"	26.01	30.00	42.86	S. 68° 28' 35" W	39.30
I-H	26	1	14° 08' 50"	49.64	400.00	98.67	N. 63° 31' 25" W	98.52
I-J	1	1	4° 43' 40"	89.57	2162.76	179.04	N. 52° 35' 10" W	178.99
I-J	15	1	1° 45' 36"	33.33	2169.76	66.65	N. 54° 04' 12" W	66.65
I-J	14	1	2° 58' 04"	56.21	2169.76	112.39	N. 51° 42' 22" W	112.38
2-B	2	2	62° 12' 20"	60.33	100.00	108.57	S. 78° 27' 10" E	103.31
2-B	4	2	60° 29' 46"	58.31	100.00	105.59	S. 79° 18' 27" E	100.75
2-B	5	2	1° 42' 34"	1.46	100.00	2.98	S. 48° 12' 17" E	2.98
2-C	1	2	125° 23' 40"	145.29	75.00	164.14	N. 7° 44' 50" E	148.29
2-D	12	2	80° 54'	55.42	65.00	91.78	S. 83° 06' W	84.34
2-E	7	2	90° 00'	30.00	30.00	47.12	S. 2° 21' E	39.30
3-A	REM. LAND		29° 33'	6.96	26.39	13.61	N. 42° 15' 30" E	13.46
3-B	REM. LAND		74° 54'	114.89	150.00	196.09	N. 9° 54' W	182.42
3-C	REM. LAND		90° 00'	30.00	30.00	47.12	N. 2° 21' W	39.30

BOUNDARY DATA:						LYNN HAVEN HILLS			
LINE	COR.	COR.	BEARING	DIST.	N. (cos)	S.	E. (sin)	W.	
1-2			N. 81° 54' 20" W	229.94	32.38				227.65
2-3			N. 25° 00' 30" W	27.18	24.43				11.49
3-4			N. 70° 35' 56" W	95.00	31.56				89.60
4-5			N. 62° 11' W	48.53	22.65				42.92
5-6			N. 56° 27' W	212.87	117.64				177.41
6-7			N. 54° 57' W	273.84	157.26				224.18
7-8			N. 50° 13' 20" W	180.07	115.21				138.39
8-9			N. 33° 22' 40" E	297.61	248.52		163.73		
9-10			N. 51° 54' 40" E	18.96	11.70		14.92		
10-11			N. 70° 26' 40" E	405.04	135.57		381.68		
11-12			S. 47° 21' E	680.01		460.72	500.15		
12-13			S. 25° 05' W	104.89		95.00		44.46	
13-1			S. 17° 00' W	357.0		341.40		104.38	
					897.12	897.12	1060.48	1060.48	

APPROVED: *[Signature]* 6-18-59
CHAIRMAN, BOARD OF SUPERVISORS, ROANOKE COUNTY, VA. DATE

[Signature] 6-18-59
SECRETARY, ROANOKE COUNTY PLANNING COMMISSION: DATE

[Signature] 7-24-59
CITY ENGINEER, ROANOKE, VIRGINIA. DATE

[Signature] 7-24-59
ACTING AGENT, ROANOKE CITY PLANNING COMMISSION. DATE

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF ROANOKE, VIRGINIA THIS MAP IS PRESENTED ON THIS 31 DAY OF JULY 1959 AND WITH THE CERTIFICATES OF DEDICATION AND ACKNOWLEDGEMENT THERE-TO ANNEXED, ADMITTED TO RECORD AT 10 O'CLOCK P.M.

TESTE: ROY K. BROWN, CLERK BY: *[Signature]* DEPUTY CLERK

RESERVATIONS AND RESTRICTIONS FOR LYNN HAVEN HILLS

- THE FOLLOWING SHALL BE COVENANTS RUNNING WITH THE TITLE TO THIS LAND SHOWN SUBDIVIDED HEREON FOR A PERIOD OF 20 YEARS FOLLOWING DATE OF RECORDATION OF THIS MAP.
1. THE LOTS SHOWN HEREON ARE TO BE USED FOR RESIDENTIAL PURPOSES ONLY.
 2. NO RESIDENCE TO BE PERMITTED WITH ENCLOSED LIVING AREA (OUTSIDE DIMENSIONS) OF LESS THAN 900 SQUARE FEET HEATED AREA.
 3. NO TEMPORARY LIVING QUARTERS, SUCH AS BASEMENTS, TENTS, SHACKS TRAILERS, OR GARAGES, SHALL BE ALLOWED.
 4. NO RESIDENCE SHALL BE ERECTED WITH THE MAIN BODY CLOSER TO THE STREET LINE THAN THE BUILDING LINE SHOWN HEREON.
 5. NO SWINE OR HOGS, CHICKENS, GOATS, CATTLE OR OTHER NOISANCE SHALL BE ALLOWED, AND NOTHING SHALL BE DONE TO DISTURB THE PEACE AND QUIETUDE OF THE NEIGHBORHOOD.
 6. ALL LOTS ARE SUBJECT TO EASEMENTS AS SHOWN ON BODY OF MAP, AS WELL AS NECESSARY GUYS AND ANCHORS FOR ELECTRIC AND TELEPHONE POLES.
 7. 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 SITUATE 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 C.D. BOWLES COMPANY, INC. IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED KNOWN AS LYNN HAVEN HILLS, BOUNDED AS SHOWN HEREON IN DETAIL BY OUTSIDE CORNERS 1 TO 13, INCLUSIVE; AND THAT SAID LAND IS NOT SUBJECT TO ANY LIEN OR ENCUMBRANCE, THE UNDERSIGNED OWNER AND PROPRIETOR CERTIFIES THAT THE SAID SUBDIVISION AS APPEARS ON THIS PLAT IS WITH THE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER OF THE SAME.

THE SAID OWNER HEREBY DEDICATES TO AND VESTS IN THE COUNTY OF ROANOKE, WHEREIN SAID LAND LIES, SUCH PORTIONS OF THE PREMISES PLATTED AS ARE ON THIS PLAT SET APART FOR STREETS, EASEMENTS, OR OTHER PUBLIC USES, OR FUTURE STREET WIDENING IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION ORDINANCE OF THE COUNTY OF ROANOKE, AS AMENDED, AND THE VIRGINIA LAND SUBDIVISION ACT.

THE UNDERSIGNED OWNER DOETH, BY VIRTUE OF RECORDATION OF THIS PLAT, DEDICATE CERTAIN DRAINAGE EASEMENTS OF VARYING WIDTHS, AS SHOWN ON THE ANNEXED PLAT, FOR DRAINAGE PURPOSES, AND THE OWNER DOETH FURTHER, AS A CONDITION PRECEDENT TO THE APPROVAL OF THE FINAL PLAT AND SUBDIVISION AND THE ACCEPTANCE OF THE DEDICATION OF STREETS AND ALLEYS, BY THE BOARD OF SUPERVISORS OF ROANOKE COUNTY, ON HIS OWN BEHALF AND FOR, ON ACCOUNT OF HIS 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 SUCH OWNER, HIS 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 ON THE PLAT OF THE LAND SUBDIVIDED FOR SUCH CHANGED STREETS OR ALLEYS 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 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.

WITNESS THE SIGNATURE OF SAID CORPORATION BY W.E. CUNDIFF, ITS PRESIDENT WITH ITS CORPORATE SEAL HEREUNTO AFFIXED AND DULY ATTESTED BY C.D. BOWLES, ITS SECRETARY THIS 15TH DAY OF JULY 1959.

C.D. BOWLES COMPANY, INC.

BY: *[Signature]* PRESIDENT

ATTEST: *[Signature]* SECRETARY

STATE OF VIRGINIA } TO WIT:
CITY OF ROANOKE }

I, MARY LINDA M. SMILEY, A NOTARY PUBLIC IN AND FOR THE CITY OF ROANOKE, IN THE STATE OF VIRGINIA DO HEREBY CERTIFY THAT W.E. CUNDIFF AND C.D. BOWLES, PRESIDENT AND SECRETARY, RESPECTIVELY, OF C.D. BOWLES COMPANY, INC., WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED THE 15TH DAY OF JULY 1959, HAVE EACH PERSONALLY APPEARED BEFORE ME IN MY CITY AND STATE AFORESAID, AND ACKNOWLEDGED THE SAME.

GIVEN UNDER MY HAND THIS 15TH DAY OF JULY 1959.

JULY 15, 1959
I CERTIFY THAT THIS
PLAT OF SURVEY IS CORRECT.
[Signature]
VA. STATE CERTIFIED SURV.

MY COMMISSION EXPIRES
JANUARY 2, 1961.

[Signature]
NOTARY PUBLIC

CAPTION LEGAL REFERENCE FROM T.M. BUSH TO C.D. BOWLES CO. INC. D.B. 621 PAGE 503 FROM JAMIE KESSLER TO C.D. BOWLES CO. INC. D.B. 607 PAGE 367

MAP
LYNN HAVEN HILLS
PROPERTY OF
C.D. BOWLES COMPANY, INC.
W.E. CUNDIFF PRESIDENT C.D. BOWLES SECRETARY
SITUATE EAST OF THE TOWN OF VINTON,
ROANOKE COUNTY, VIRGINIA.
BY: C.B. Malcolm & Son
VA. STATE CERT. ENGRS.
DATE: JULY 15, 1959. SCALE: 1" = 100'