

CURVE	DATA	CHORD
CURVE	ANGLE	RADIUS
1-2	40°28'	40.00
2-3	63°43'30"	40.00
3-4	85°12'4"	40.00
4-5	93°02'30"	40.00
5-6	202°38'	40.00

BOUNDARY	LINE	CALCULATIONS
COR.	BEARING	DIST.
1-2	N. 23°22'30"W	450.88
2-3	N. 69°05'E	165.00
3-4	N. 69°05'E	375.91
4-5	S. 23°22'30"E	177.81
5-6	S. 23°30'W	63.44
6-7	S. 13°59'E	58.05
7-8	S. 23°22'30"E	136.90
8-9	S. 70°13'W	80.15
9-1	S. 66°37'30"W	400.00
TOTALS		606.53

TOTAL AREA = 5.183 ACRES

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.

1. NO STRUCTURES SHALL BE ERECTED ON THIS LAND, OTHER THAN ONE OR TWO FAMILY PRIVATE DWELLING HOUSES WITH NECESSARY OUTBUILDINGS; NOR SHALL MORE THAN ONE DWELLING HOUSE WITH NECESSARY OUTBUILDINGS BE ERECTED, OR SUBSER 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 OR SIDE STREET LINE THAN THE DISTANCE SHOWN ON THIS MAP.
3. NO DWELLING TO HAVE NOT LESS THAN 1450 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.

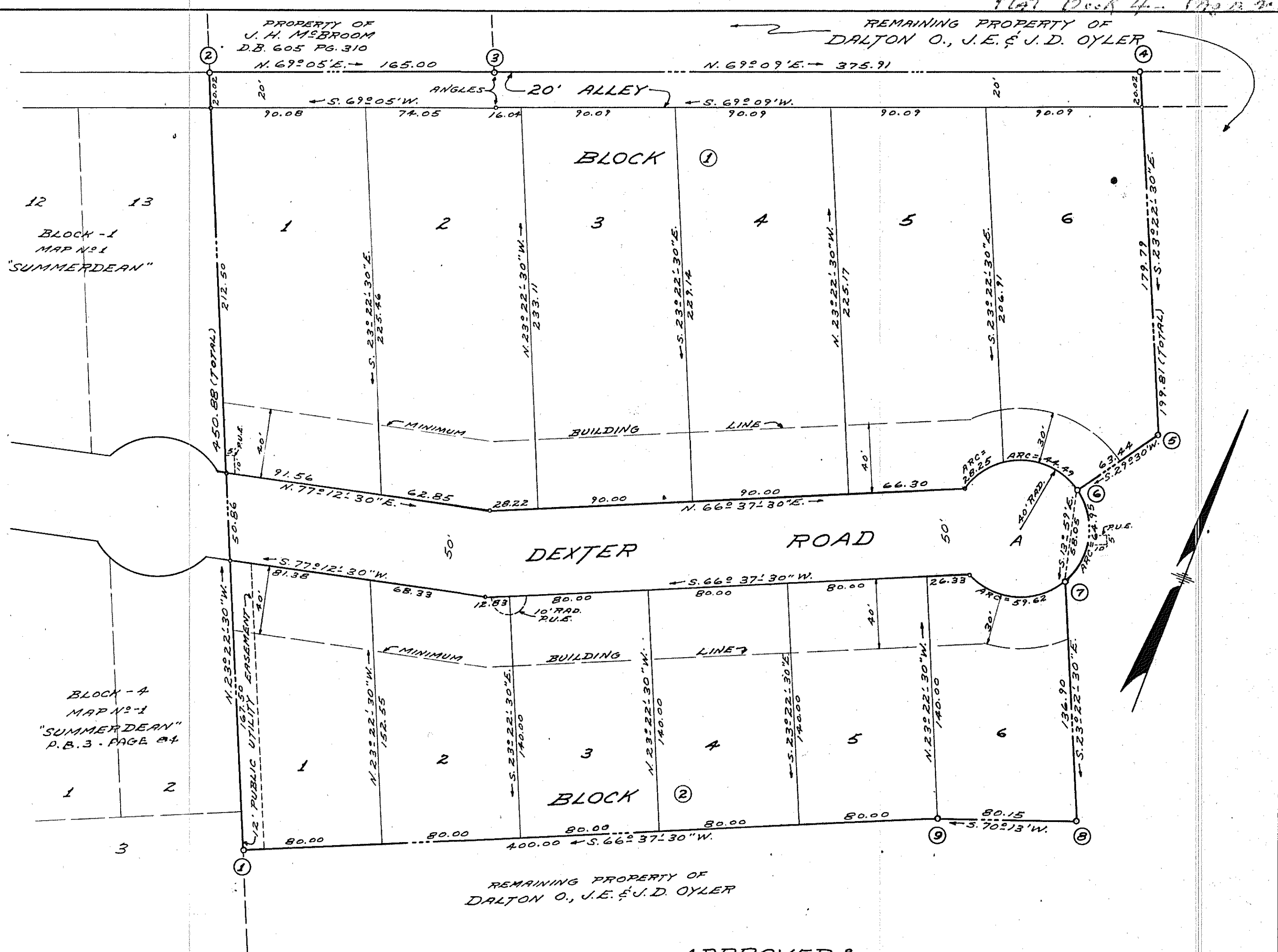
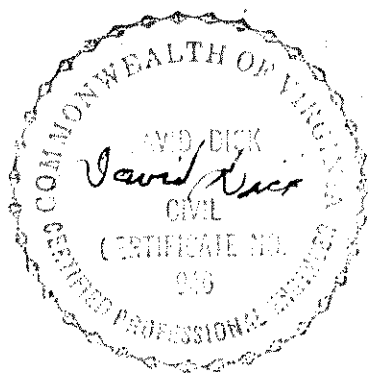
KNOW ALL MEN BY THESE PRESENTS TO WIT: THAT DALTON O. OYLER AND MARGARET C. OYLER, HIS WIFE, AND J.E. OYLER AND HELEN L. OYLER, HIS WIFE, AND J.D. OYLER, UNMARRIED, ARE THE OWNERS IN FEE SIMPLE OF THE LAND SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 1 THRU 9 TO 1, AND KNOWN AS HOLLINS GARDENS. THE SAID OWNERS CERTIFY THAT THE SUBDIVISION OF THIS LAND AS SHOWN HEREON INTO LOTS, BLOCKS, AND STREETS IS ENTIRELY WITH THEIR FREE WILL AND CONSENT AS REQUIRED UNDER SECTION 15-797 OF THE 1950 CODE OF THE COMMONWEALTH OF VIRGINIA.

THE SAID OWNERS FURTHER CERTIFY THAT ALL OF THE STREETS EM-BRACED WITHIN THE BOUNDARIES OF THE SUBDIVISION ARE HEREBY DEDICATED IN FEE SIMPLE TO THE COUNTY OF ROANOKE.

THE UNDERSIGNED OWNERS DO 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 THEIR OWN BEHALF AND FOR AND ON ACCOUNT OF 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 SUCH OWNERS, THEIR HEIRS, 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 MAP, 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 JULY 30, 1959.

J. E. Oyler (SEAL) Dalton O. Oyler (SEAL)
OWNER OWNER
Helen L. Oyler (SEAL) Margaret C. Oyler (SEAL)
OWNER OWNER
J. D. Oyler (SEAL) UNMARRIED
OWNER



LEGAL REFERENCE
J.U. MCINTYRE TO W.C. & DALTON O. OYLER - D.B. 541 PG. 127
W.C. OYLER TO J.E. & J.D. OYLER - D.B. 618 PG. 112

STATE OF VIRGINIA } TO WIT:
COUNTY OF ROANOKE }
I, David Dick, a Notary Public
IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY
CERTIFY THAT DALTON O. OYLER AND MARGARET C. OYLER,
HIS WIFE, AND J.E. OYLER AND HELEN L. OYLER, HIS WIFE,
AND J.D. OYLER WHOSE NAMES ARE SIGNED TO THE FORE-
GOING WRITING DATED JULY 30, 1959, HAS EACH
PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY
AND STATE AND ACKNOWLEDGED THE SAME ON JULY 30, 1959.

Oct. 31, 1961
MY COMMISSION EXPIRES
David Dick NOTARY PUBLIC

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR
ROANOKE COUNTY, VIRGINIA, THIS MAP IS PRESENTED
ON JULY 28, 1959, AND WITH THE CERTI-
FICATES OF ACKNOWLEDGEMENT AND DEDICATION THERE-
TO ANNEXED IS ADMITTED TO RECORD AT 10 O'CLOCK A.M.

TESTE: Harry A. Johnson CLERK

APPROVED:

Edwin J. Jurell DATES 8-8-59
VICE-CHAIRMAN - BOARD OF SUPERVISORS OF ROANOKE COUNTY

James J. Jurell DATES 8-8-59
SECRETARY - ROANOKE CO. PLANNING COMMISSION

James J. Jurell DATES 9-1-59
ACT. AGENT - ROANOKE CITY PLANNING COMMISSION

H. Chas. Broyles DATES 9/10/59
CITY ENGINEER OF ROANOKE, VIRGINIA

MAP
of
HOLLINS GARDENS
PROPERTY OF
DALTON O., J.E. & J.D. OYLER
ADJOINING SUMMERDEAN
ROANOKE CO., VIRGINIA
BY: DAVID DICK
CERT. ENGR. & SURV.
DATE: JULY 28, 1959 SCALE: 1"=50'