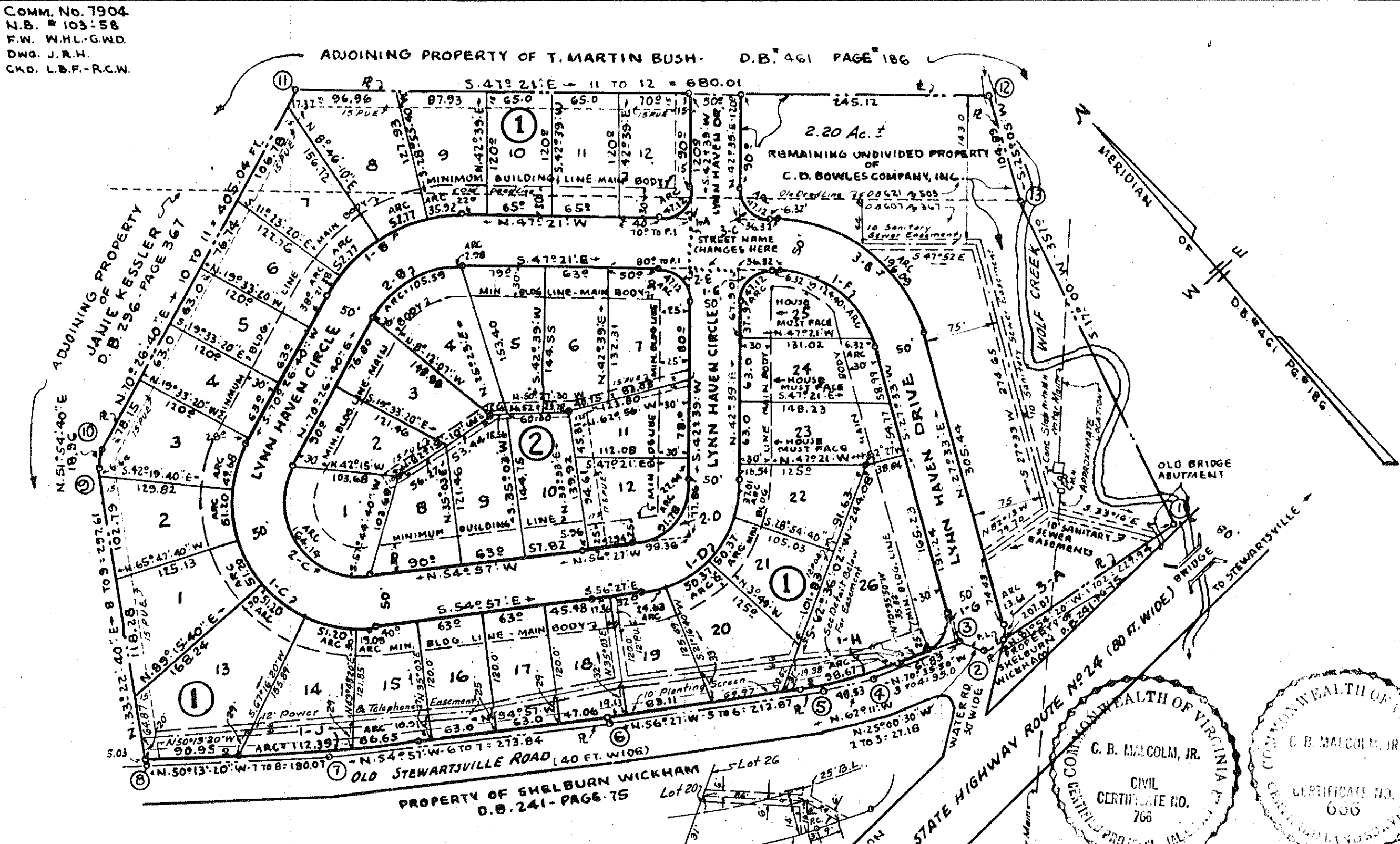


COMM. No. 7904
N.B. # 103-58
F.W. W.H.L.G.W.D.
D.W.G. J.R.H.
C.W.D. L.B.F.-R.C.W.



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.	42.43
I-B	-	1	62° 12' 20"	90.50	150.00	162.85	N. 78° 27' 10" W.	154.37
I-B	9	1	13° 43' 20"	18.05	150.00	35.92	N. 54° 12' 40" W.	35.84
I-B	8	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	61.77	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	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° 05' 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° 26' 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	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. 62° 35' 10" E.	24.58
I-D	20	1	25° 05' 40"	25.59	115.00	50.37	S. 01° 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	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	24	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	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	2162.76	66.65	N. 54° 04' 12" W.	66.65
I-J	14	1	2° 58' 04"	56.21	2162.76	112.39	N. 51° 42' 22" W.	112.39
2-B	-	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	71.78	S. 83° 06' W.	84.34
2-E	1	2	90° 00'	30.00	30.00	47.12	S. 2° 21' E.	42.43
3-A	REM. LAND	29° 33'	9.96	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.		192.42
3-C	REM. LAND	90° 00'	30.00	30.00	47.12	N. 2° 21' W.		42.43

Detail of 12' Power & Telephone Easement in Lot 26, Block 1 (Not to Scale)

BOUNDARY DATA				LYNN HAVEN HILLS			
LINE	COR. COR.	BEARING	DIST.	N. (C&S)	S.	E. (C&S)	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' 50" 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.	100.07	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. 10° 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: BOUNDARY CONTAINS 12.70 ACRES

CHAIRMAN BOARD OF SUPERVISORS, ROKE CO., VA. 9-21-59 DATE

SEC. ROANOKE COUNTY PLANNING COMM. 9-21-59 DATE

CITY ENGINEER, ROANOKE, VIRGINIA 9-24-59 DATE

ACTING AGENT, ROKE CITY PLANNING COMM. 9-23-59 DATE

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF ROANOKE, VIRGINIA THIS MAP IS PRESENTED ON THIS 15 DAY OF SEPTEMBER 1959 AND WITH THE CERTIFICATES OF DEDICATION AND ACKNOWLEDGEMENT THERE-TO ANNEXED, ADMITTED TO RECORD AT 11 O'CLOCK A.M.

TESTE: ROY K. BROWN, CLERK BY: James J. Fiddle 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.
8. THE 10 FT. WIDTH STRIP ADJACENT TO THE NEW NORTH LINE OF OLD STEWARTSVILLE ROAD BEING THE SOUTHERLY 10 FT. OF LOTS 13 TO 20, INCLUSIVE AND LOT 26, BLOCK 1, AS SHOWN HEREON SHALL CONSTITUTE A PLANTING SCREEN.
9. NO FENCE SHALL BE BUILT WHICH IS MORE THAN 3 FT. IN HEIGHT IN FRONT OF THE BUILDING LINE SHOWN HEREON.

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 HEREON AFFIXED AND DULY ATTESTED BY C. D. BOWLES, ITS SECRETARY THIS 18 DAY OF SEPT. 1959.

BY: C.D. Bowles PRESIDENT
ATTEST: C. D. Bowles SECRETARY

STATE OF VIRGINIA
CITY OF ROANOKE } TO WIT:

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 18 DAY OF SEPT. 1959, HAVE EACH PERSONALLY APPEARED BEFORE ME IN MY CITY AND STATE AFORESAID, AND ACKNOWLEDGED THE SAME.

GIVEN UNDER MY HAND THIS 18 DAY OF SEPT. 1959.

MY COMMISSION EXPIRES JANUARY 2, 1961. Mary Linda M. Smiley NOTARY PUBLIC

SEPT. 18, 1959

I CERTIFY THAT THIS PLAT OF SURVEY IS CORRECT.

C. B. Malcolm Jr. VA. STATE CERTIFIED SURV.

INSERT

By the recordation of this map, the map of Lynn Haven Hills, dated July 15, 1959, of record in P.L.B.K. 4, Pg. 23, in the Clerk's Office of the Circuit Court of Roanoke County, Va., is hereby vacated by the proprietors hereof with the consent of the City of Roanoke and the County of Roanoke as evidenced by the signatures of said governing bodies or designated agents pursuant to the provisions of Section 15-793, of the Code of Virginia (1950) as amended to date, it being intended that this shall constitute the written instrument provided for therein, no lots therein having been sold.

RECAP 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 807

REVISED 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: SEPT. 18, 1959. SCALE: 1" = 100'