

CURVE DATA					CHORD	
CURVE	ANGLE	RADIUS	TANGENT	ARC	BEARING	DIST.
A	84°20'	15.00	13.59	22.08	N. 63°30'W	20.14
B	80°15'	100.00	84.28	140.06	N. 75°47 1/2'E	128.89
LOT 1	18°22'	100.00	16.17	32.06	N. 44°51'E	31.92
LOT 2	61°53'	100.00	59.95	108.00	N. 84°58 1/2'E	102.83
C	80°15'	150.00	126.42	210.09	N. 75°47 1/2'E	193.34
LOT 2	17°26'	150.00	25.68	50.88	N. 45°23'E	50.63
LOT 3	30°34'	150.00	40.99	80.02	N. 70°23'E	79.08
LOT 4	30°15'	150.00	40.54	79.19	S. 79°12 1/2'E	78.28
D	7°41'	350.00	23.50	46.94	S. 67°55 1/2'E	46.90
E	7°49'	400.00	27.33	54.57	N. 67°59 1/2'W	54.52

BOUNDARY LINE CALCULATIONS							
GOR.	BEARING	DIST.	N.	S.	E.	W.	
1-2	N. 24°02'E	224.79	205.30		91.55		
2-3	N. 71°34'E	341.90	108.11		324.36		
3-4	S. 65°36'E	157.00		65.68	144.80		
4-5	S. 17°07'W	417.43		398.87		123.09	
5-1	N. 70°57'W	462.99	151.12			437.63	
TOTALS			464.53	464.55	560.71	560.72	

TOTAL AREA = 3.702 ACRES

KNOW ALL MEN BY THESE PRESENTS, TO WIT: THAT R.J. MILLER AND MARY P. MILLER, HIS WIFE, ARE THE OWNERS OF THE LAND SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 1 THRU 5 TO 1 AND KNOWN AS SECTION N°3, NORTH ARDMORE. THE SAID OWNERS CERTIFY THAT THEY HAVE SUBDIVIDED THIS LAND INTO LOTS, BLOCKS, AND STREETS AS SHOWN HEREON ENTIRELY WITH THEIR OWN 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 LAND EMBRACED WITHIN THE LIMITS OF CRITCHFIELD STREET IS HEREBY DEDICATED IN FEE SIMPLE TO THE COUNTY OF ROANOKE FOR STREET PURPOSES.

THE UNDERSIGNED OWNERS DO AS A CONDITION PRECEDENT TO THE APPROVAL OF THE FINAL PLAT AND SUBDIVISION AND ACCEPTANCE OF THE DEDICATION OF THE STREET 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 THE STREET 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 DEPT. OF HIGHWAYS, AND SAID COUNTY OR VA DEPT. OF HWYS. SHALL NOT BE REQUIRED TO CONSTRUCT ANY RETAINING WALLS ALONG THE STREET AND PROPERTY LINES THEREOF.

IN WITNESS WHEREOF ARE HEREBY PLACED THE SIGNATURES AND SEALS OF THE AFORESAID OWNERS ON _____, 1959.

R.J. Miller (SEAL) OWNER

Mary P. Miller (SEAL) OWNER

STATE OF VIRGINIA }
COUNTY OF ROANOKE }

TO WIT: I, Paul B. Matthews, A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT R.J. MILLER AND MARY P. MILLER, HIS WIFE, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED Dec. 30, 1959, HAS EACH PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON Dec. 31, 1959.

MY COMMISSION EXPIRES:

14 Oct. 1963

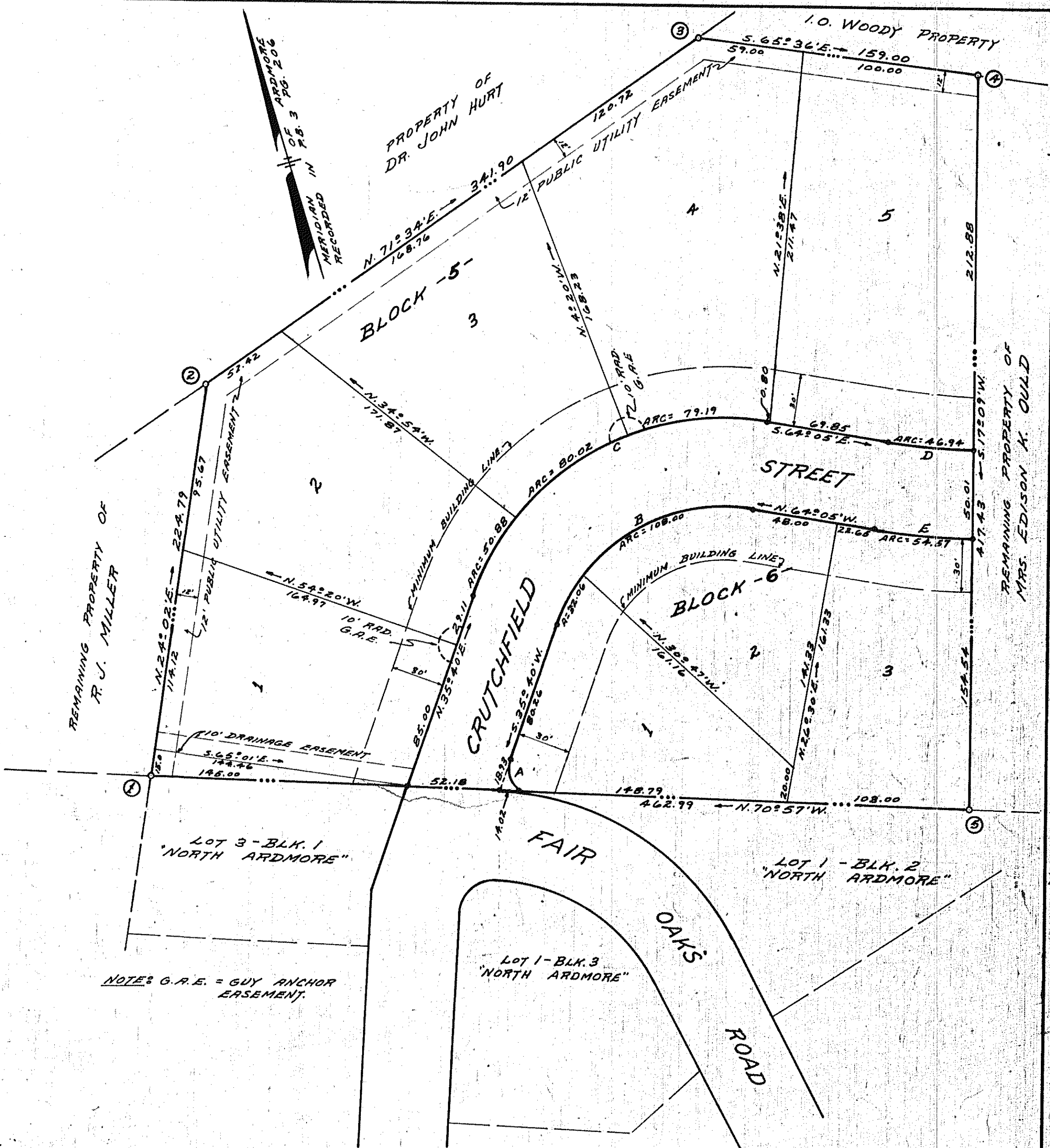
Paul B. Matthews NOTARY PUBLIC

APPROVED:

James J. Jernell DATE: 11/1/60 CHAIRMAN - BOARD OF SUPERVISORS
Robert M. Scott DATE: 11/1/60 SEC. ROKE CO. PLANNING COMM.
Robert M. Scott DATE: 11/1/60 CITY ENGINEER ROANOKE, VA.

IN THE CLERK'S OFFICE OF THE CIRCUIT OF ROANOKE COUNTY, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THEREOF ANNEXED IS ADMITTED TO RECORD ON NOV 19 1959 AT 10:00 O'CLOCK P.M. 1960

TESTE: R.K. Brown CLERK



PLAT of
SECTION N°3
NORTH ARDMORE
PROPERTY OF
R. J. MILLER ET UX
SITUATE NEAR HOLLINS COLLEGE
ROANOKE CO., VIRGINIA
BY: DAVID DICK
CERT. ENGR. & SURVEYOR
DATE: DEC. 30, 1959
SCALE: 1"=50'

- RESTRICTIONS**
- ALL LOTS SHOWN ON THIS PLAT SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY AND NO STRUCTURE SHALL BE ERECTED ON ANY LOT OTHER THAN ONE ONE OR TWO FAMILY DWELLING AND NECESSARY OUTBUILDINGS.
 - NO LOT SHALL BE RE-SUBDIVIDED EXCEPT IT MAY BE DIVIDED AND ADDED TO ADJOINING LOTS.
 - NO BUILDING SHALL BE LOCATED NEARER TO THE FRONT LOT LINE THAN THE BUILDING SET BACK LINES SHOWN ON THIS PLAT.
 - NO STRUCTURE OF A TEMPORARY CHARACTER AND NO TRAILER, BASEMENT, TENT, SHACK, GARAGE OR OTHER OUTBUILDING 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.
 - NO DWELLING COSTING LESS THAN \$12,500.00 AS CALCULATED UPON THE COST OF LABOR AND MATERIALS PREVAILING ON THE DATE OF THIS PLAT AND HAVING LESS THAN 1200 SQUARE FEET OF HABITABLE FLOOR SPACE, SHALL BE PERMITTED ON ANY LOT.
 - THESE RESTRICTIONS ARE MADE COVENANTS RUNNING WITH THE AND SHALL BE BINDING UPON ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 1990, AT WHICH TIME THEY SHALL TERMINATE.
 - IF THE PARTIES HERETO, OR ANY ONE 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 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 SO DOING OR TO RECOVER DAMAGES OR OTHER DUES FOR SUCH VIOLATION.
 - INVALIDATION OF ANY OF THESE COVENANTS BY JUDGMENT OR COURT ORDER SHALL IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

RESERVATION
EASEMENTS WHERE SHOWN ON THIS PLAT ARE RESERVED FOR UTILITY INSTALLATION AND MAINTENANCE OR DRAINAGE PURPOSES.