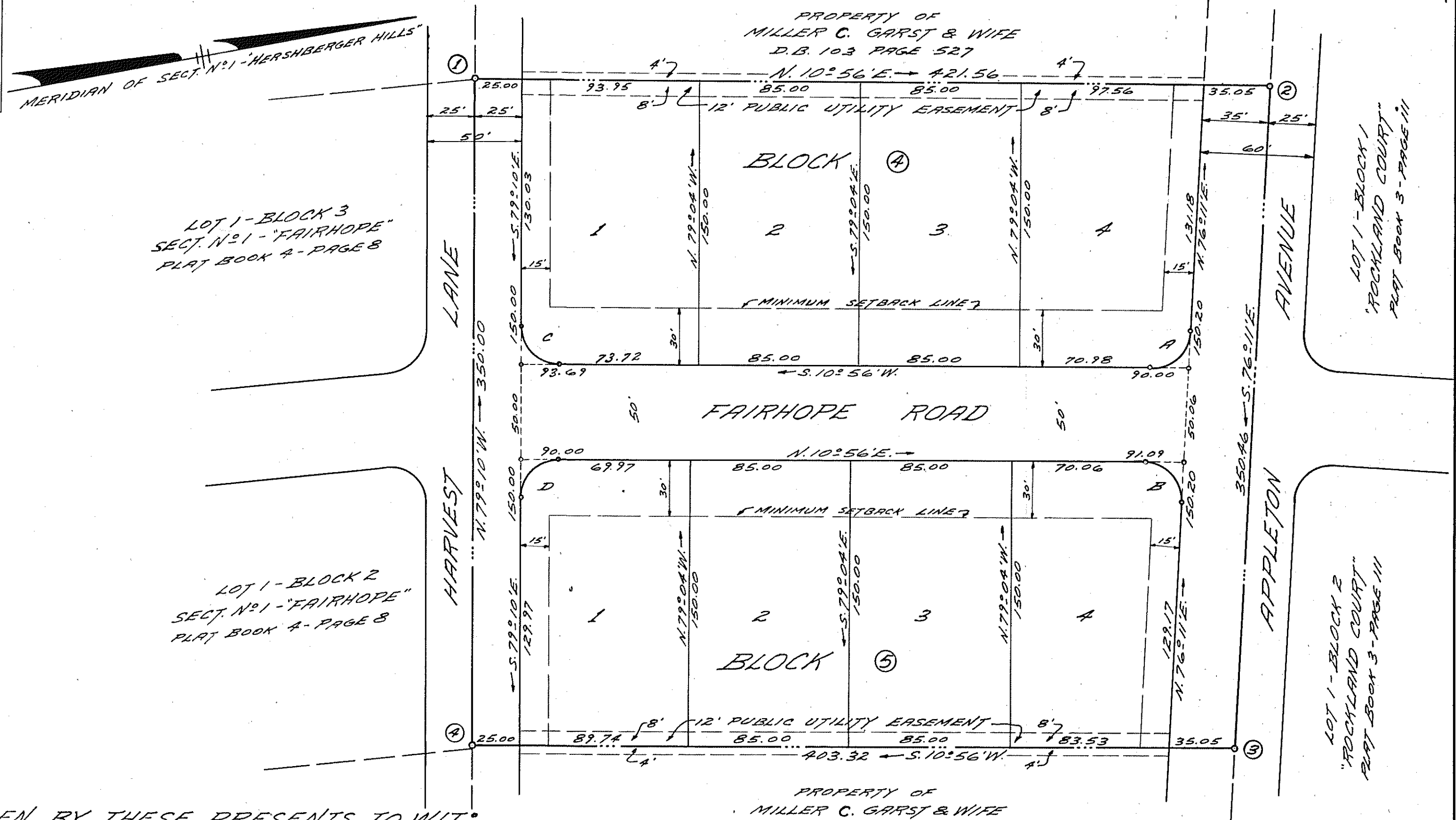
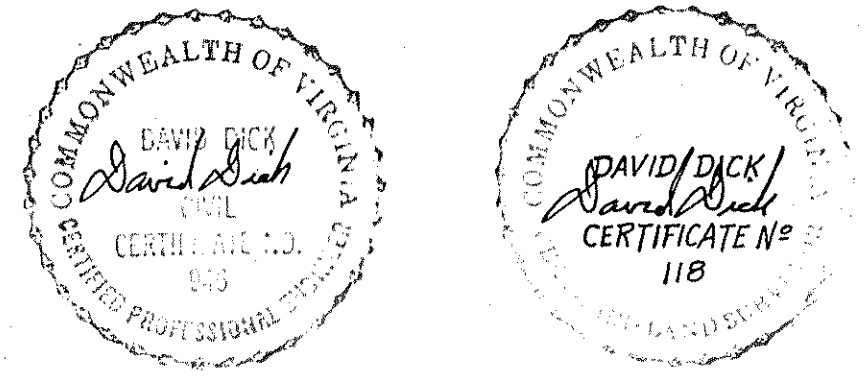


CURVE DATA					CHORD				
CURVE	ANGLE	RADIUS	TANGENT	ARC	BEARING	DIST.			
A	87°07'	20.00	17.02	30.41	S. 32° 37' 12" E.	27.56			
B	22° 53'	20.00	21.03	32.43	S. 57° 22' 12" W.	28.77			
C	87° 54'	20.00	17.97	31.38	N. 55° 53' E.	28.26			
D	90° 06'	20.00	20.03	31.45	N. 34° 07' W.	28.31			

BOUNDARY LINE CALCULATIONS							
CORS.	BEARING	DIST.	N.	S.	E.	W.	
1-2	N. 10° 56' E.	421.56	413.91		77.76		
2-3	S. 76° 11' E.	350.46		83.67	340.32		
3-4	S. 10° 56' W.	403.32		396.00		76.50	
4-5	N. 77° 10' W.	350.00	65.78			343.76	
TOTALS			477.67	477.67	420.28	420.26	



RESERVATIONS & RESTRICTIONS

THE FOLLOWING RESERVATIONS AND RESTRICTIONS ARE MADE COVENANTS RUNNING WITH THE TITLE OF THE LAND SHOWN SUBDIVIDED HEREON, KNOWN AS SECTION N°2 FAIRHOPE, AND SHALL BE BINDING UPON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM FOR A PERIOD OF TWENTY-FIVE YEARS FROM THE DATE OF RECORDATION OF THIS MAP, AFTER WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS, UNLESS AN INSTRUMENT, SIGNED BY THE MAJORITY OF THE OWNERS OF THE LOTS, HAS BEEN RECORDED AGREEING TO CHANGE SAID COVENANTS IN WHOLE OR IN PART.

- ALL OF THE LOTS IN SECTION N°2 FAIRHOPE AS SHOWN HEREON, SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY, AND NOT FOR COMMERCIAL PURPOSES, AND THE SAID PROPERTY SHALL NOT BE USED FOR ANY PURPOSE THAT WILL CREATE A NUISANCE OR ANNOYANCE IN THE NEIGHBORHOOD.
- NO RESIDENCE LOT SHALL BE SUBDIVIDED INTO BUILDING LOTS, EXCEPT THAT A LOT MAY BE DIVIDED AND ADDED TO ADJOINING LOTS.
- NO DWELLING SHALL BE ERRECTED OR PLACED ON ANY LOT, SAID LOT HAVING A WIDTH OF LESS THAN 72 FEET, AND NOT NEARER THE STREET LINE THAN THE MINIMUM SETBACK LINE WHERE SHOWN HEREON.
- ERSEMENTS FOR INSTALLATION AND MAINTENANCE OF UTILITIES ARE RESERVED WHERE SHOWN HEREON.
- NO STRUCTURE OF A TEMPORARY CHARACTER SUCH AS A TRAILER, BRSEMENT, TENT, SHACK, GARAGE, BARN, OR OTHER OUTBUILDING, SHALL BE USED ON ANY LOT AT ANY TIME, AS A RESIDENCE, EITHER TEMPORARILY OR PERMANENTLY.
- NO LOT SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR PUBBISH, TRASH, GARBAGE, OR OTHER WASTE, EXCEPT IN SANITARY CONTAINERS.
- NO HOUSE MAY BE ERRECTED ON ANY LOT SHOWN WHOSE BUILDING COST FOR LABOR AND MATERIALS IS LESS THAN \$10,000.00 OR THE EQUIV-ALENT VALUE OF \$11,000.00 ON DATE OF RECORDATION OF THIS MAP, SAID HOUSE TO HAVE A LIVING AREA NOT LESS THAN 1,100 SQUARE FEET INCLUDING OUTSIDE WALLS, INTERIOR PARTITION WALLS, AND STAIR WELLS, EXCLUSIVE OF CARPORT, PORCHES, BREEZEWAY, AND GARAGE, EXCEPT THAT SAID LIVING AREA OF SAID HOUSE, SHALL HAVE NOT LESS THAN 1,050 SQUARE FEET INCLUDING OUTSIDE WALLS, INTERIOR PARTITION WALLS, AND STAIR WELLS, WHERE THE AREA OF THE CARPORT, PORCHES, BREEZEWAY, OR GARAGE IS EQUIVALENT TO OR MORE THAN 240 SQUARE FEET AND ATTACHED TO SAID HOUSE AT THE TIME OF CONSTRUCTION OF SAID HOUSE.
- NO HOUSE SHALL BE ERRECTED ON ANY LOT EXCEEDING TWO STORIES IN HEIGHT AND A ONE OR TWO CAR GARAGE, AND NOT MORE THAN ONE SUCH DWELLING HOUSE SHALL BE ERRECTED ON ANY LOT ONE STORY, TWO FAMILY DWELLINGS ARE ACCEPTED WITH A MINIMUM OF 700 SQUARE FEET OF LIVABLE FLOOR SPACE PER UNIT.
- ENFORCEMENT OF THESE COVENANTS SHALL BE BY PROCEEDINGS AT LAW OR IN EQUITY AGAINST ANY PERSON, OR PERSONS, VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANT, EITHER TO RESTRAIN VIOLATION, OR TO RECOVER DAMAGES.
- VIOLATION OR INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGE-MENT 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 MILLER C. GARST AND BERTIE W. GARST, HIS WIFE, AND W.E. HALE AND BETTIE D. HALE, HIS WIFE, ARE THE OWNERS IN FEE SIMPLE OF THE LAND SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 1 THRU 4 TO 1, AND KNOWN AS SECTION N°2 FAIRHOPE. THE SAID OWNERS CERTIFY THAT THE SUB-DIVISION OF THIS LAND AS SHOWN HEREON INTO LOTS, BLOCKS, AND STREETS IS ENTIRELY WITH THEIR FREE WILL AND CONSENT AS REQUIRED UNDER SECTION 15-771 OF THE 1950 CODE OF THE COMMONWEALTH OF VIRGINIA.

THE SAID OWNERS FURTHER CERTIFY THAT ALL OF THE STREETS EMBRACED 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 MAP 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 OR VIRGINIA DEPARTMENT OF HIGHWAYS BY REASON OF ESTABLISHING PROPER GRADE LINES ON AND ALONG SUCH STREETS AS SHOWN ON THE MAP 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 _____, 1960.

Miller C. Garst (SEAL) W.E. Hale (SEAL)
OWNER OWNER

Bertie W. Garst (SEAL) Bettie D. Hale (SEAL)
OWNER OWNER

STATE OF VIRGINIA } TO WIT:
CITY OF ROANOKE }
I, Donnelly J. Doolan, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT MILLER C. GARST AND BERTIE W. GARST, HIS WIFE, AND W.E. HALE AND BETTIE D. HALE, HIS WIFE, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED February 10, 1960 HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON February 10, 1960.

April 27, 1963
MY COMMISSION EXPIRES

Donnelly J. Doolan
NOTARY PUBLIC

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR ROANOKE COUNTY, VIRGINIA, THIS MAP IS PRESENTED ON Feb 29, 1960, AND WITH THE CERTIFICATES OF ACKNOWLEDGEMENT AND DEDICATION THEREOF ANNEXED, IS ADMITTED TO RECORD AT 11:30 O'CLOCK P.M.

TESTES: Ray A. Cannon CLERK

NOTES: SEE APPROVED PLANS AND PROFILES MADE BY DAVID DICK, STATE CERTIFIED ENGINEER AND SURVEYOR, DATED DEC. 30, 1959 AND APPROVED JAN. 13-26, 1960.

APPROVED:

Dwain Y. Jernell DATE: 2/20/60
CHAIRMAN, BOARD OF SUPERVISORS OF ROANOKE CO.

Roger M. Scott DATE: 2/26/60
SECRETARY, ROANOKE CO. PLANNING COMMISSION

H. Clatus Boyles DATE: 2/26/60
CITY ENGINEER OF ROANOKE, VIRGINIA

MAP
of
SECTION N°2
FAIRHOPE
PROPERTY OF MILLER C. GARST & WIFE AND W.E. HALE & WIFE
ROANOKE CO., VIRGINIA
BY: DAVID DICK
CERT. ENGR. & SURV.
DATE: FEB. 9, 1960 SCALE: 1"= 50'