

Know all men by these presents, to wit- That G. G. Fralin and Ollie E. Fralin, his wife, Charles C. Flora and Mollie J. Flora, his wife, and C. F. Kefauver and Irene C. Kefauver, his wife, are the owners of the tract of land shown hereon, bounded by corners 1 through 19, known as Section 3, Cresthill, said property being a portion of tracts of land conveyed to said owners by deed from Sallie W. Reid and Fuller L. Reid, her husband and Mary W. Youmans, widow, dated June 13, 1938 and recorded in Deed Book 591, page 104, and by deed from Ira J. Bower and Ruth F. Bower, husband and wife, and Elma Bower, widow, dated Dec. 29, 1959 and recorded in Deed Book 633, page 345. The said owners hereby certify that they have subdivided this land into lots as shown hereon, entirely with their own free will and accord as required by sections 15-779 through 15-794.3 of the 1950 Code of Virginia. The said owners do by virtue of the recordation of this plat, dedicate certain drainage easements of varying widths as shown on the annexed plat, for drainage purposes, and the owners do further, as a condition precedent to the approval of this plat and subdivision and the acceptance of the dedication of the streets and alleys shown hereon by the Board of Supervisors of Roanoke County, Va., 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 owners, their heirs, successors, devisees and assigns may or might have against the County of Roanoke or Virginia Department of Highways by reason of establishing proper grade lines on and along such streets and alleys as shown hereon, 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.

In witness whereof is hereby placed the signatures of said owners on this 23rd day of January -- 1960.

G. G. Fralin owner Mollie J. Flora owner
Ollie E. Fralin owner C. F. Kefauver owner
Charles C. Flora owner Irene C. Kefauver owner

State of Virginia
City of Roanoke
I, William R. Colwell, Jr., a Notary Public in and for the aforesaid State and City, do hereby certify that G. G. Fralin and Ollie E. Fralin, his wife, Charles C. Flora and Mollie J. Flora, his wife, and C. F. Kefauver and Irene C. Kefauver, his wife, whose names are signed to the foregoing writing dated January 23, 1960, have personally appeared before me in my State and City, and acknowledged the same on this 23rd day of January 1960.

My Commission Expires Sept. 2, 1961
William R. Colwell, Jr.
Notary Public

Dr. Byron W. Steele property
D.B. 278, p. 476

The following 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 structure shall be erected on any lot shown hereon other than private dwellings with necessary outbuildings, nor shall more than one dwelling be erected on any one lot shown hereon.
2. No part of any building shall be located nearer to the street line than the minimum building lines as shown hereon, excepting unenclosed porches.
3. No dwelling shall be erected on any lot shown hereon having less than 1150 sq. feet of liveable floor space.
4. No trailer, basement, shack or garage, barn or other outbuilding shall be used at any time for a residence, either temporarily or permanently, nor shall any residence of a temporary character be permitted.
5. The lots shown hereon are subject to the utility and drainage easements as shown and also the necessary anchors or guys to electric or telephone poles.
6. No swine or hogs shall be kept on any lot shown hereon.
7. No lot shown hereon shall be used as a parking area for commercial vehicles and no noxious or offensive trade or activity shall be carried on which may be or might become a nuisance to the neighborhood.
8. It shall be lawful for any person or persons owning any real property in this subdivision to prosecute at law or in equity against any person or persons violating or attempting to violate any of these covenants and either to prevent him or them from doing or to recover damages.

MAP OF SEC. 3 CRESTHILL

OWNED BY G. G. FRALIN,
CHARLES C. FLORA
AND C. F. KEFAUVER
ROANOKE COUNTY
VA.

Scale: 1" = 100' Jan. 15, 1960

By: T. P. Parker
State Certified Engineer

T. P. Parker

Note: 12" S.E. denotes sewer easement

BOUNDARY DATA						
CORNER	Bearing	Distance	N	S	E	W
1-2	N86-12E	459.35	30.44		458.34	
2-3	S4-27E	308.13		307.20		23.91
3-4	S72-19E	788.23		239.42		750.99
4-5	S18-09W	56.8			63.97	17.69
5-6	S72-19E	30.0			9.11	28.58
6-7	S14-15W	78.0			75.60	19.20
7-8	S40-10W	232.4			177.61	149.75
8-9	S9-05E	280.19			276.60	44.23
9-10	S58-51W	56.05			31.46	46.38
10-11	S15-40W	154.62			148.88	41.75
11-12	S60-14W	37.20			18.47	32.29
12-13	N60-27W	68.14		28.67		50.58
13-14	S60-14W	327.60			162.64	284.37
14-15	N82-02W	130.71		18.12		129.45
15-16	N2-18W	137.67		137.56		5.52
16-17	S87-42W	146.13			5.86	146.01
17-18	S68-52W	188.83			68.08	176.13
18-19	S79-52W	95.48			16.80	93.99
19-1	N4-38W	1381.47		1376.95		111.60
Total		5	1591.74	1591.58	1306.05	1305.71

Approved: Wm. J. Jarrell Chairman of Board of Supervisors 1-18-60
Secy. of Roanoke County Planning Comm. 1-18-60
City Engineer - Roanoke, Va. 3-25-60
Act. Agt. for Roanoke Planning Commission 3-24-60

In the Clerk's Office for the Circuit Court of Roanoke County, Va., this map was presented and with the certificate of acknowledgment thereto annexed, admitted to record at 2:52 o'clock, P.M. on this 22 day of January 1960.
Teste: Roy R. Benson clerk

Curve	Tan	Rad.	Arc	Angle	Long	Chord
A	25	20.93	36.58	100° 08'	S54-42E	32.10
B	25	29.86	41.62	79° 52'	S35-18E	38.33
C	450	452.07	86.53	10° 58'	N80-41E	86.51
D	40.2	402.07	76.97	10° 58'	N80-41E	76.84
E	35	2420	46.74	110° 40'	S59-58E	39.81
F	24.6	36.15	43.74	69° 20'	S30-02W	49.76
G	25	25	39.27	90° 00'	S70-18E	35.36
H	25	25	39.27	90° 00'	S19-42W	35.36
J	20.31	51.59	38.70	42° 59'	N86-11½E	37.80
J-12	9.79	51.59	19.35	21° 29½'	N75-27E	19.24
J-13	9.79	51.59	19.35	21° 29½'	S83-04E	19.24
K	45.0	101.59	76.21	42° 59'	N86-11½E	74.44
L	50.0	50.0	78.54	90° 00'	S62-41W	70.71
M	100.0	100.0	157.08	90° 00'	S62-41W	141.42
M-16	7.87	100.0	15.71	9° 00'	S76-49E	15.69
M-17	36.89	100.0	70.68	40° 30'	S78-26W	69.22
M-18	36.89	100.0	70.69	40° 30'	S37-56W	69.22
N	34.0	126.89	66.44	30° 20'	S46-18E	65.68
P-8	14.65	40.0	30.0	42° 58'	S76-47E	29.30
P-9	36.80	40.0	59.50	85° 14'	S39-07W	54.17
P-10	37.30	40.0	60.04	86° 00'	S46-30E	54.56
Q	37.84	60.32	67.59	64° 12'	S57-24E	64.11
R	25.0	27.61	40.63	84° 19'	S46-47½E	37.06
S	25.0	23.04	38.07	94° 41'	S31-40½E	33.89
T	30.0	23.73	42.79	103° 19'	S36-00E	32.22
U	38.27	241.62	75.90	18° 00'	S70-01E	75.59
V	25.0	61.01	47.15	44° 34'	S37-57W	46.27
W	40.71	119.13	78.45	37° 44'	N79-06E	72.05
W-14	19.79	119.13	39.23	18° 52'	S69-40W	39.05
W-15	19.79	119.13	39.22	18° 52'	N88-32E	39.05
C-2	4.99	452.07	10.0	1° 16'	N75-52E	9.99

