

MAP OF SECTION NO. 1 MELODY ACRES

OWNED BY
JACK HARRIS, INC.

ROANOKE COUNTY, VA.

Scale: 1" = 100' April 22, 1960

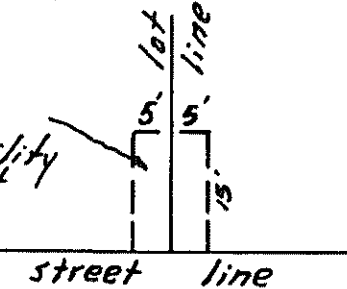
Certified Correct:
By: J. P. Parker
State Certified Engineer

The following reservations and restrictions shall be made covenants running with the title to the land shown hereon for a period of twenty years from the date of recordation of this map.

1. All lots shown hereon shall be used for residential purposes only.
2. Only one residence shall be erected upon any lot shown hereon, except a duplex residence housing not more than two families shall be permitted.
3. No residence shall be erected on any lot shown hereon with less than 1500 sq. ft. of enclosed liveable floor space, exclusive of garage and basements or shall cost not less than \$15,000.00 based upon the cost of labor and materials in the year 1960.
4. Only residences of brick and stone construction shall be allowed, except that a clap board structure of attractive design, may be allowed upon the approval of the developers of this subdivision.
5. No building shall be erected nearer to the street, than the minimum setback lines as shown.
6. No temporary living quarters, such as tents, shacks, garages, basements, trailers, barns, etc. shall be permitted on any lot shown hereon.

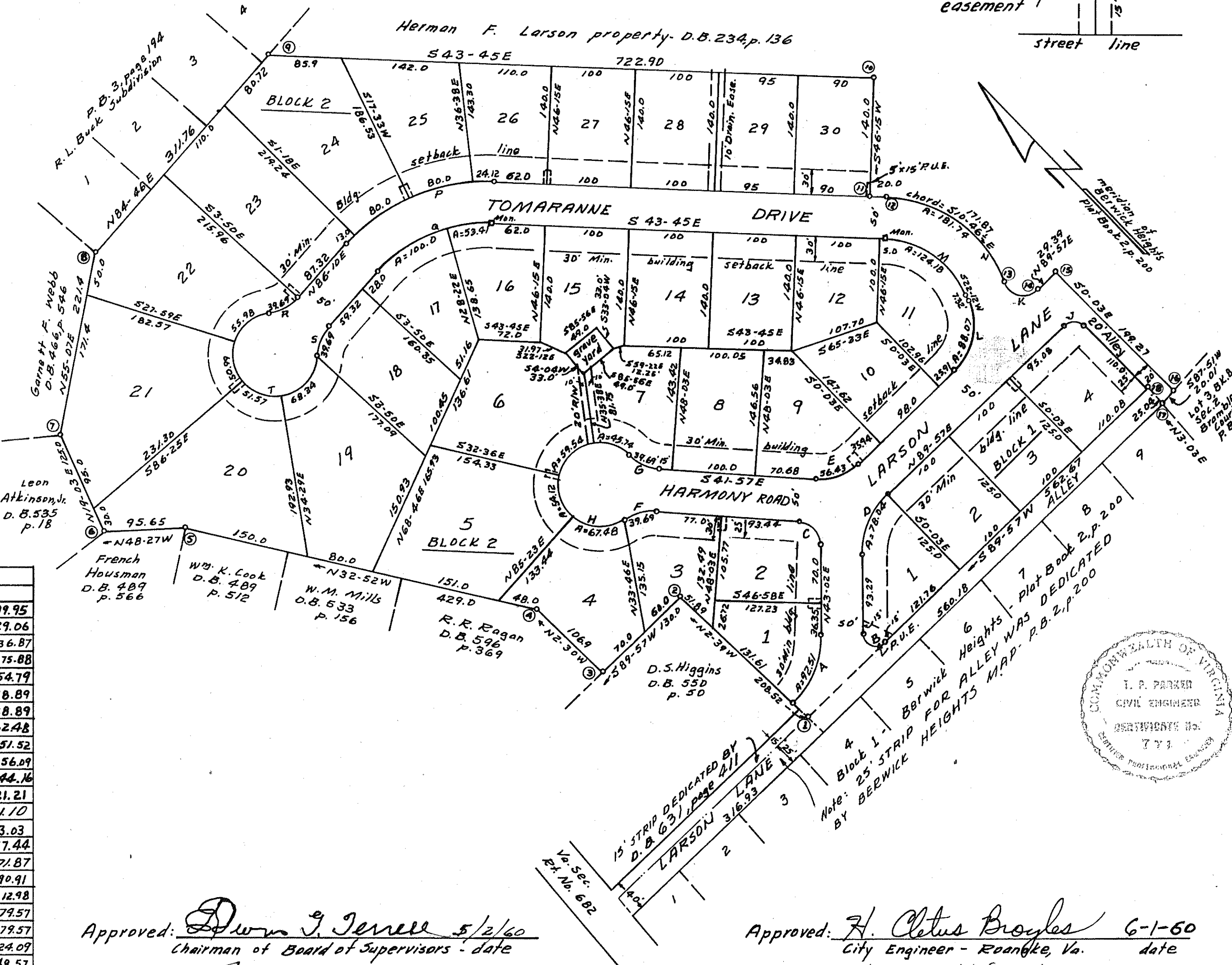
7. The developers reserve the right to maintain construction quarters necessary for materials and equipment for use in construction, landscaping, etc.
8. No swine or cattle shall be allowed on any lot shown hereon, nor shall anything be allowed which shall disturb the peace or quietude of the neighborhood.
9. The subdividers reserve the right to change and modify this layout, by changing the size and shape of any lot shown hereon, and also reserve the right to waive, modify or release any of these reservations and restrictions.
10. Enforcement of these covenants shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any of them to restrain such violation or to recover damages therefor, and the party imposing these restrictions reserves the right to waive, modify or release any of them.

Denotes
10x15'
Public Utility
Easement



BOUNDARY DATA						
Curve	Bearing	Dist.	N	S	E	W
1-2	N2-39W	208.52	208.30			9.64
2-3	S89-57W	130.0		0.11		130.00
3-4	N2-30W	106.9	106.80			4.66
4-5	N32-62W	429.0	360.33			232.81
5-6	N48-27W	95.65	63.44			71.59
6-7	N19-03E	125.0	118.15			40.80
7-8	N55-02E	221.4	126.62			181.62
8-9	N84-44E	311.76	264.2			310.46
9-10	S43-45E	722.90		522.19	492.89	
10-11	S46-15W	142.0		96.81		101.13
11-12	S43-45E	20.0		16.45	13.83	
12-13	S10-46E	171.87		168.84	32.13	
13-14	S33-14E	41.10		34.14	22.88	
14-15	N89-57E	29.39		0.02	29.39	
15-16	S0-03E	199.27		199.27	0.17	
16-17	S87-51W	20.01		0.75		20.00
17-18	N3-03E	25.04		25.00		1.33
18-1	S89-57W	562.67		0.49		562.67
Totals			1037.08	1032.05	1132.50	1132.50

CURVE DATA						
Curve	Tan	Radius	Arc	Angle	Chord	
A	49.03	112.98	92.51	46° 55'	N66-29E 89.95	
B	36.50	158.4	36.79	133° 05'	S23-30E 29.06	
C	25	27.29	40.48	84° 59'	S0° 32W 36.87	
D	41.36	98.31	78.04	46° 55'	N66-29E 75.88	
E	30.0	67.22	56.43	48° 06'	S66-00E 54.79	
F	20.69	56.85	39.69	40°	S61-57E 38.89	
G	20.69	56.85	39.69	40°	S21-57E 38.89	
H-Lot 4	40.01	50	67.48	77° 20'	S43-17E 62.48	
H-Lot 5	30.05	50	54.12	62° 01'	N26-23E 51.52	
H-Lot 6	33.87	50	59.54	68° 14'	S88-29E 56.09	
H-Lot 7	24.61	50	45.74	52° 25'	S28-09E 44.16	
J	15.0	15.0	23.56	90° 00'	S45-03E 21.21	
K	36.87	24.75	48.49	112° 15'	S33-49E 41.10	
L	50.0	74.48	88.07	67° 45'	N56-04E 83.03	
M	70.0	107.89	124.18	65° 57'	S10-46E 117.44	
N	102.44	157.89	181.74	65° 57'	S10-46E 171.87	
P	105.36	225.51	197.12	50° 05'	S68-47E 190.91	
P-Lot 23	6.50	225.51	13.0	3° 18'	N87-49E 12.98	
P-Lot 24	40.42	225.51	80.0	20° 19'	S80-23E 79.57	
P-Lot 25	40.42	225.51	80.0	20° 19'	S60-03E 79.57	
P-Lot 26	12.08	225.51	24.12	6° 08'	S46-49E 24.09	
Q	82.0	175.51	153.41	50° 05'	S68-47E 148.57	
Q-Lot 16	26.71	175.51	53.41	17° 26'	S52-20E 53.20	
Q-Lot 17	51.40	175.51	100.0	32° 39'	S77-30E 98.66	
R	20.69	56.85	39.69	40°	S63-50E 38.89	
S	20.69	56.85	39.69	40°	N66-10E 38.89	
T-Lot 19	40.72	50	68.34	78° 19'	N85-19E 63.15	
T-Lot 20	28.35	50	51.57	59° 06'	N28-58E 49.32	
T-Lot 21	27.96	50	50.99	58° 26'	N32-48E 48.81	
T-Lot 22	31.33	50	55.98	64° 09'	S85-54E 53.10	



Know all men by these presents, to wit- That Jack Harris, Inc. is the owner of the tract of land shown hereon containing 15.14 Acres, bounded by corners 1 through 18 to 1, subdivided into lots as shown hereon and known as Section No. 1 of Melody Acres, which said tract of land being all of the property which was conveyed to said owner by Herman F. Larson and Lillian E. Larson by deed dated April 9, 1960 and recorded in Deed Book 640 page 170, in the Clerk's Office for the Circuit Court of Roanoke County, Va.

The said owner hereby certifies that it has subdivided this land into lots as shown hereon entirely with its own free will and accord as required by Sections 15-779 through 15-794.3 of the 1950 Code of Virginia.

The said owner does by virtue of the recordation of this map and as a condition precedent to the approval of this map and the acceptance of the dedication of streets and alleys, public utility easements and drainage easements, as shown hereon by the Board of Supervisors of Roanoke County, Va. on their own behalf and for and on account of its 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 said owner, its heirs, successors, devisees and assigns, may or might have against the County of Roanoke and Virginia Department of Highways by reason of establishing proper grades on and along the streets and alleys as shown hereon, and by reason of doing necessary grading, cutting or filling for the purpose of placing said streets and alleys upon the proper grade as may from time to time be established by the County of Roanoke or Virginia Department of Highways and said County and Virginia Department of Highways shall not be required to construct any retaining wall or walls along the streets and alleys shown hereon.

In witness whereof is hereby placed the signature of John B. Harris, Jr. President of Jack Harris, Inc. and duly attested by Katherine B. Harris, Secretary of Jack Harris, Inc. on this 10th day of May, 1960.

Signed: John B. Harris, Jr. Attested by: Katherine B. Harris
President of Jack Harris, Inc. Secy. of Jack Harris, Inc.

State of Virginia
City of Roanoke
I, Alvin G. Brown, a Notary Public in and for the aforesaid State and City do hereby certify that John B. Harris, Jr. and Katherine B. Harris, President and Secretary, respectively of Jack Harris, Inc., whose names are signed to the foregoing writing, have personally appeared before me in my State and City and acknowledged the same on this 19th day of May, 1960.

My Commission Expires Jan 22, 1963
Alvin G. Brown
Notary Public

Approved: Dwain J. Jernell 5/2/60
Chairman of Board of Supervisors - date

Approved: [Signature] 4/27/60
Secy. of Roanoke County Planning - date
Commission

Approved: H. Otis Boyles 6-1-60
City Engineer - Roanoke, Va. date

Approved: Wm. K. Sponsbach 6-1-60
Agent for Roanoke Planning Commission date

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 3:30 O'clock, P. M. on this 22nd day of May, 1960.

Teste: Roy W. Byrdson
By James E. Hickey, Deputy Clerk