

SURVEY OF SECTION 2 SUN VALLEY

PROPERTY OF
ORLANDO CORP.

ROANOKE COUNTY
VIRGINIA

June 20, 1960

Scale: 1"=100'

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

Know all men by these presents, to wit: That the Orlando Corporation is the owner of the tract of land shown hereon, subdivided into lots and bounded by corners 1 through 19, known as Section 2, SUN VALLEY, which said property is a portion of that tract of land conveyed to said owner by deed from W. W. Baxley, Decd. dated June 27, 1959 and recorded in Deed Book 620, page 598, and contains 35.77 Acres.

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, alleys, public utility and drainage easements as shown hereon by the Board of Supervisors of Roanoke County, Va., on their own behalf and on account of its heirs, successors, devisees and assigns, specifically release the County of Roanoke and 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 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 and property lines.

In witness whereof is hereby placed the signature of E. Marvin Lemon, President of Orlando Corporation and duly attested by C. F. Kefauver, Secretary of said Corporation on this 20th day of June, 1960.

Signed: E. Marvin Lemon attested by C. F. Kefauver
President of Orlando Corp. Secy. of Orlando Corp.

State of Virginia
County of Roanoke
I, J. D. Ottel, a Notary Public in and for the aforesaid State and City, do hereby certify that E. Marvin Lemon and C. F. Kefauver, President and Secretary respectively of Orlando Corporation, whose names are signed to the foregoing writing dated June 20, 1960, have personally appeared before me in my State and City and acknowledged the same on this 20th day of June, 1960.

My Commission Expires Dec. 14, 1961
J. D. Ottel
Notary Public

The following restrictions are made covenants running with the title to the lots shown hereon for a period of thirty years from 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 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 except unenclosed porches.
3. No dwelling shall be erected on any lot shown hereon having less than 1000 square feet of liveable floor space.
4. No trailer, basement, shack, garage, barn or other outbuilding shall be used at any time as a residence, either temporarily or permanently nor shall any residence of a temporary character be permitted on any lot shown hereon.
5. The lots shown hereon are subject to the utility easements as shown and also the necessary anchors or guys to electric or telephone poles.
6. No swing or dogs shall be kept on any lot shown hereon.
7. No lot shown hereon shall be used as a parking lot for commercial vehicles and no noxious or offensive trade or activity shall be carried on which may 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 so doing or to recover damages.

CURVE DATA

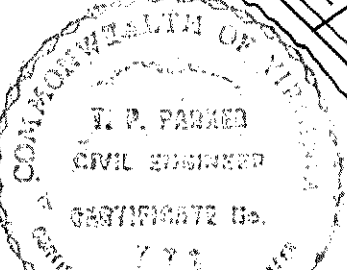
Curve	lot	tan.	radius	arc	angle	Long	Chord
A	25	25	39.27	90°00'	58°47'E	35.3	
B	25	25	39.27	90°00'	50°13'W	35.3	
C	40	69.52	72.60	59°50'	57°42'E	69.3	
D	25	25	39.27	90°00'	51°18'E	35.3	
E	25	25	39.27	90°00'	N71°46'E	35.3	
F	25.53	15.30	28.39	106°20'	57°52'E	24.4	
G	25	25	39.27	90°00'	S23°08'E	35.3	
H	25	22.97	38.02	94°51'	S64°26'E	33.8	
J	25	27.21	110.44	85°09'	S26°33'W	36.3	
K	30	37.97	50.28	76°38'	S26°14'W	42.1	
L	30	23.7	42.77	103°22'	S63°46'E	37.2	
M	33.52	31.19	106.02	19°20'	N54°53'E	105.3	
N-15	20.55	31.19	41.02	7°29'	N60°48'E	41.00	
N-16	32.61	31.19	65.00	11°51'	N51°08'E	64.8	
N-4	45.0	264.19	89.14	19°20'	N54°53'E	88.7	
N-4	4.03	264.19	8.04	1°45'	N63°41'E	8.02	
N-5	37.72	264.19	75.00	16°15'	N54°39'E	74.6	
N-6	3.06	264.19	6.10	1°19'	N45°52'E	6.0	
O	66.99	186.00	128.60	39°37'	S2°03'E	126.6	

CURVE DATA

Curve	tan.	radius	arc	angle	Bearing	Chord
T-21	29.54	332.08	58.92	10°10'	N56°00'E	58.84
V	58.80	264.87	115.72	25°02'	N39°17'E	114.81
W	118.88	314.87	222.33	41°22'	N47°27'E	222.42
U	121.42	282.08	239.35	48°37'	N51°04'E	232.23
U-3	25.05	282.08	50	10°09'	N70°18'E	49.94
U-4	47.80	282.08	94.68	19°14'	N55°37'E	94.24
U-5	47.80	282.08	94.67	19°14'	N36°23'E	94.24

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 11:00 A.M., on this 21st day of June, 1960.

Teste: Roy P. ...
Clerk



Approved: Edwin J. ...
Chairman of Board of Supervisors - date
Approved: ...
Secy. of Roanoke County Planning - date

BOUNDARY DATA

Cor.	Bearing	Dist.	N	S	E	W
1-2	N63°26'E	517.57	231.48		462.91	
2-3	N38°29'E	171.6	134.33		106.78	
3-4	N22°12'E	425.6	394.05		160.81	
4-5	N67°30'E	704.96	269.77		651.30	
5-6	S17°02'E	1220.82		1171.09		358.79
6-7	S77°55'W	246.49		51.60		241.03
7-8	S12°05'E	76.54		74.84		16.02
8-9	S64°33'W	186.56		80.17		168.46
9-10	S57°43'W	166.0		88.66		140.34
10-11	S45°13'W	260.0		183.15		184.54
11-12	N44°47'W	192.5	136.63			135.60
12-13	S45°13'W	270.0		190.20		191.64
13-14	N35°35'W	212.73	173.01			123.79
14-15	N42°20'W	140.13	103.59			94.37
15-16	N52°55'W	70.71	42.64			56.41
16-17	N44°47'W	70.0	49.68			49.31
17-18	N43°20'W	265.66	193.25			182.27
18-19	N75°22'W	200.92	50.76			194.40
19-1	N5°10'E	60.83	60.58			5.48
Totals			1839.77	1839.77	1762.09	1762.16

Approved: H. ...
City Engineer - Roanoke Va. - date
Approved: ...
Ag't. for Roanoke Planning Comm. - date

Edmond Lewis property
D. B. 110, p. 451

