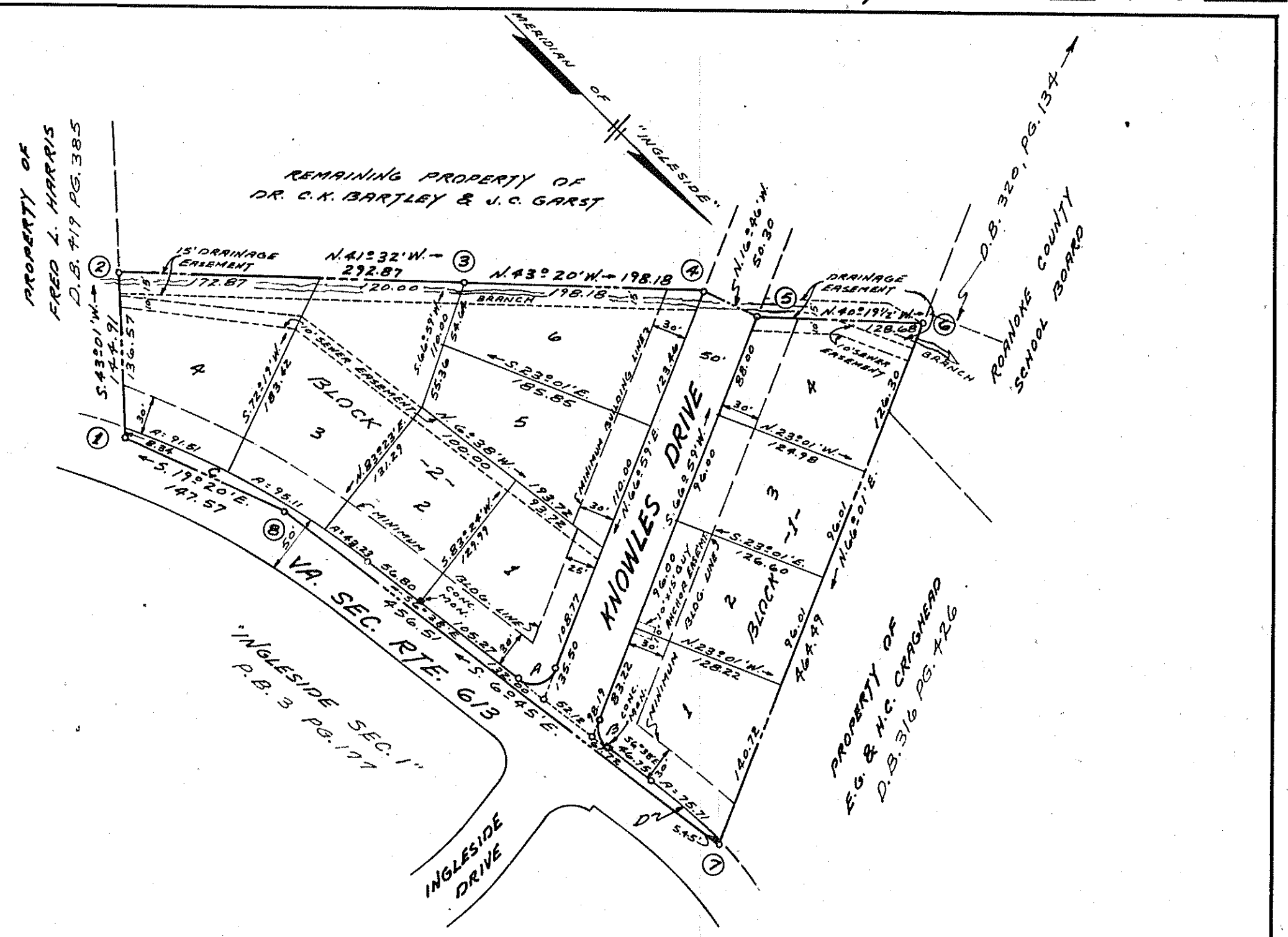
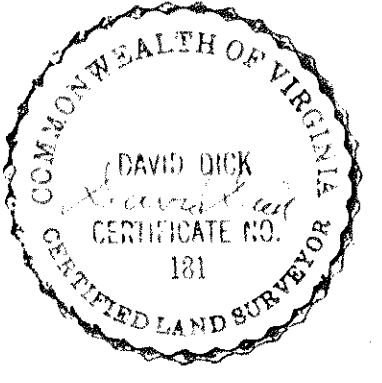
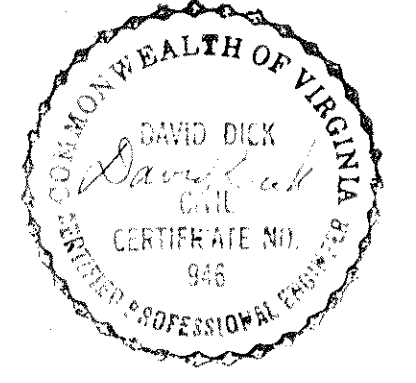


CURVE DATA							CHORD		BOUNDARY LINE CALCULATIONS							
CURVE	ANGLE	RADIUS	TANGENT	ARC	BEARING	DIST.			COR.	BEARING	DIST.	N	S	E	W	
A	106°23'	20.00	26.73	37.14	N 53°47 1/2" W	32.03			1-2	S 43°20' 1" W	144.91		105.95		98.86	
B	73°37'	20.00	14.97	25.70	S 30°10 1/2" E	23.97			2-3	N 41°32' 1" W	292.87	219.23			174.19	
C	18°10'	725.00	115.91	227.85	S 15°43' E	228.87			3-4	N 43°20' 1" W	178.18	144.15			136.00	
LOT 2	3°28'	725.00	21.63	43.23	S 8°20 1/2" E	43.20			4-5	N 16°44' W	50.30	48.14			14.51	
LOT 3	7°31'	725.00	47.63	95.11	S 13°48 1/2" E	95.00			5-6	N 40°19 1/2" W	128.08	98.10			83.27	
LOT 4	7°14'	725.00	45.83	91.51	S 21°11' E	91.45			6-7	N 66°01' E	464.89	188.80		424.39		
D	5°59'	725.00	37.70	75.71	S 3°38 1/2" E	75.68			7-8	S 6°45' E	456.51		453.35		53.66	
									8-1	S 19°20' E	147.57		139.25		48.85	
TOTALS												698.44	698.55	526.90	526.83	

TOTAL AREA = 4.134 ACRES



- RESERVATIONS & RESTRICTIONS**
- THE FOLLOWING RESERVATIONS AND RESTRICTIONS ARE MADE COVENANTS RUNNING WITH THE TITLE TO THE LOTS SHOWN HEREON FOR A PERIOD OF 25 YEARS FROM THE DATE OF RECORDATION OF THIS MAP.
1. NO STRUCTURE SHALL BE ERECTED ON THIS LAND OTHER THAN PRIVATE DWELLING HOUSES WITH NECESSARY OUTBUILDINGS, NOR SHALL MORE THAN ONE DWELLING HOUSE BE ERECTED ON ANY ONE LOT.
 2. NO PART OF ANY BUILDING, OTHER THAN PORCHES, SHALL BE LOCATED NEARER TO THE FRONT OR SIDE STREET LINE THAN THE DISTANCES SHOWN ON THIS MAP TO BUILDING LINE.
 3. NO DWELLING COSTING LESS THAN \$11,500.00 AS CALCULATED UPON THE COST OF LABOR AND MATERIALS PREVAILING ON THE DATE OF THIS MAP, AND HAVING LESS THAN 100 SQUARE FEET OF HABITABLE FLOOR SPACE, SHALL BE PERMITTED ON ANY LOT.
 4. NO TRAILER, BASEMENT, SHACK, GARAGE OR OTHER OUTBUILDING ERECTED ON ANY LOT SHALL BE USED AT ANY TIME AS A RESIDENCE, TEMPORARILY OR PERMANENTLY, NOR SHALL ANY RESIDENCE OF A TEMPORARY CHARACTER BE PERMITTED.
 5. THE LOTS ARE SUBJECT TO THE PUBLIC UTILITY EASEMENTS (P.U.E.) AS SHOWN HEREON AS WELL AS NECESSARY ANCHORS OR GUYS TO ELECTRIC OR TELEPHONE POLES.
 6. THE SUBDIVIDER RESERVES THE RIGHT TO WAIVE, MODIFY OR RELEASE ANY OF THE RESERVATIONS AND RESTRICTIONS WRITTEN HEREON.

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT CAVITT K. BARTLEY AND ELIZABETH S. BARTLEY, HIS WIFE, AND JAMES C. GARST AND LUCILLE M. GARST, HIS WIFE, ARE THE OWNERS IN FEE SIMPLE OF THE LAND SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 1 THRU 8 TO 1 AND KNOWN AS SECTION NO 1 - LYNN DELL ESTATES. THE SAID OWNERS CERTIFY THAT THE SUBDIVISION OF THIS LAND AS SHOWN HEREON INTO LOTS, BLOCKS, AND STREETS IS ENTIRELY WITH THEIR 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 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 AUGUST 2, 1960, 1960.

Cavitt K. Bartley (SEAL) OWNER
Elizabeth S. Bartley (SEAL) OWNER
James C. Garst (SEAL) OWNER
Lucille M. Garst (SEAL) OWNER

STATE OF VIRGINIA }
CITY OF ROANOKE } TO WIT:

I, Frank J. Sherertz, A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT CAVITT K. BARTLEY AND ELIZABETH S. BARTLEY, HIS WIFE, AND JAMES C. GARST AND LUCILLE M. GARST, HIS WIFE, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED AUGUST 2, 1960, 1960, HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME.

FEBRUARY 26, 1962
BY COMMISSION EXPIRES

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR ROANOKE COUNTY, VIRGINIA, THIS MAP IS PRESENTED ON AUGUST 2, 1960, AND WITH THE CERTIFICATES OF ACKNOWLEDGEMENT AND DEDICATION THERETO ANNEXED IS ADMITTED TO RECORD AT 10 O'CLOCK A.M.

TESTES: Clayton K. ... CLERK

NOTE: SEE APPROVED PLANS AND PROFILES MADE BY DAVID DICK, STATE CERTIFIED ENGINEER AND SURVEYOR DATED JUNE 13, 1960 & JULY 29, 1960.

APPROVED:

Edwin G. Terrell DATE: 8-4-60
CHAIRMAN - BOARD OF SUPERVISORS OF ROANOKE CO.

James K. ... DATE: 8-5-60
SECRETARY - ROANOKE CO. PLANNING COMMISSION

Wm. K. ... DATE: 8-11-60
AGENT - ROANOKE CITY PLANNING COMMISSION

H. Clitus Broyles DATE: 8-18-60
CITY ENGINEER OF ROANOKE, VIRGINIA

MAP
of
SECTION NO 1
LYNN DELL ESTATES
PROPERTY OF
DR. CAVITT K. BARTLEY & WIFE & DR. JAMES C. GARST & WIFE
SITUATE ON SEC. HWY. N° 613
SOUTH OF CAVE SPRING
ROANOKE CO., VIRGINIA

BY: DAVID DICK
CERT. ENGR. & SURV.
DATE: AUGUST 1, 1960 SCALE: 1" = 100'