

#11223

RESERVATIONS AND RESTRICTIONS FOR LYNN HAVEN PLACE

THE FOLLOWING SHALL BE COVENANTS RUNNING WITH THE TITLE TO THIS LAND SHOWN SUBDIVIDED HEREON FOR A PERIOD OF 20 YEARS FOLLOWING DATE OF RECORDATION OF THIS MAP.

1. THE LOTS SHOWN HEREON ARE TO BE USED FOR RESIDENTIAL PURPOSES ONLY.
2. NO RESIDENCE TO BE PERMITTED WITH ENCLOSED LIVING AREA (OUTSIDE DIMENSIONS) OF LESS THAN 950 SQUARE FEET HEATED AREA.
3. NO TEMPORARY LIVING QUARTERS, SUCH AS BASEMENTS, TENTS, SHACKS, TRAILERS, OR GARAGES SHALL BE ALLOWED.
4. NO RESIDENCE SHALL BE ERRECTED WITH THE MAIN BODY CLOSER TO THE STREET LINE THAN THE SET-BACK LINE SHOWN HEREON.
5. NO SWINE OR HOGS, CHICKENS, GOATS, CATTLE OR OTHER NUISANCE SHALL BE ALLOWED, AND NOTHING SHALL BE DONE TO DISTURB THE PEACE AND QUIETUDE OF THE NEIGHBORHOOD.
6. ALL LOTS ARE SUBJECT TO EASEMENTS AS SHOWN ON BODY OF MAP AS WELL AS NECESSARY GUYS AND ANCHORS FOR ELECTRIC AND TELEPHONE POLES.
7. IF THE OWNERS OF THIS SUBDIVISION OR ANYONE CLAIMING UNDER THEM SHALL VIOLATE OR ATTEMPT TO VIOLATE ANY OF THESE COVENANTS, IT SHALL BE LAWFUL FOR ANY PERSON OR PERSONS OWNING ANY REAL PROPERTY SITUATE IN THIS SUBDIVISION TO PROSECUTE ANY PROCEEDINGS AT LAW, OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT AND EITHER TO PREVENT HIM OR THEM FROM DOING SO, OR TO RECOVER DAMAGES.
8. NO FENCE SHALL BE BUILT WHICH IS MORE THAN 3 FT. IN HEIGHT IN FRONT OF THE BUILDING LINE SHOWN HEREON.

KNOW ALL MEN BY THESE PRESENTS: To Wit:

THAT W.E. CUNDIFF AND OLNEY G. CUNDIFF, HIS WIFE, ARE THE FEE SIMPLE OWNERS AND PROPRIETORS OF THE LAND SHOWN HEREON TO BE SUBDIVIDED KNOWN AS LYNN HAVEN PLACE, BOUNDED AS SHOWN HEREON IN DETAIL BY OUTSIDE CORNERS ①-②-③-④-⑤-⑥-⑦-⑧-⑨-⑩-⑪-⑫-⑬-⑭-⑮-⑯-⑰-⑱-⑲-⑳-㉑-㉒-㉓-㉔-㉕-㉖-㉗-㉘-㉙-㉚-㉛-㉜-㉝-㉞-㉟-㊱-㊲-㊳-㊴-㊵-㊶-㊷-㊸-㊹-㊺-㊻-㊼-㊽-㊾-㊿, AND THAT SAID LAND IS NOT SUBJECT TO ANY LIEN OR ENCUMBRANCE. THE UNDERSIGNED OWNERS FURTHER CERTIFY THAT THE SAID SUBDIVISION AS APPEARS ON THIS PLAT IS WITH THE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS OF THE SAME.

THE SAID OWNERS HEREBY DEDICATE TO AND VEST IN THE COUNTY OF ROANOKE, WHEREIN SAID LAND LIES, SUCH PORTIONS OF THE PREMISES PLATTED AS ARE ON THIS PLAT SET APART FOR STREETS, EASEMENTS, OR OTHER PUBLIC USES, OR FUTURE STREET WIDENING IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION ORDINANCE OF THE COUNTY OF ROANOKE, AS AMENDED, AND THE VIRGINIA LAND SUBDIVISION ACT.

THE UNDERSIGNED OWNERS DO, BY VIRTUE OF 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 THE FINAL PLAT AND SUBDIVISION AND THE ACCEPTANCE OF THE DEDICATION OF STREETS AND ALLEYS SHOWN HEREON BY THE BOARD OF SUPERVISORS OF ROANOKE COUNTY, ON HIS 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 AND ALLEYS AS SHOWN ON THE PLAT OF THE LAND SUBDIVIDED FOR SUCH CHANGED STREETS OR ALLEYS 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 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.

WITNESS THE SIGNATURES AND SEALS OF SAID OWNERS HEREUNTO AFFIXED THIS 15 DAY OF SEPTEMBER 1960.

W.E. Cundiff SEAL 9-15-60 *Olney G. Cundiff* SEAL 9-15-60
OWNER DATE OWNER DATE

STATE OF VIRGINIA
CITY OF ROANOKE, TO WIT:
I, MARY LINDA M. SMILEY, A NOTARY PUBLIC IN AND FOR THE CITY OF ROANOKE, IN THE STATE OF VIRGINIA, DO HEREBY CERTIFY THAT W.E. CUNDIFF AND OLNEY G. CUNDIFF, HIS WIFE, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED THE 15 DAY OF SEPTEMBER 1960, HAVE EACH PERSONALLY APPEARED BEFORE ME IN MY CITY AND STATE AFORESAID, AND ACKNOWLEDGED THE SAME.

GIVEN UNDER MY HAND THIS 15 DAY OF SEPTEMBER, 1960.

My Commission expires *Mary Linda M. Smiley*
January 2, 1961. NOTARY PUBLIC

APPROVED:

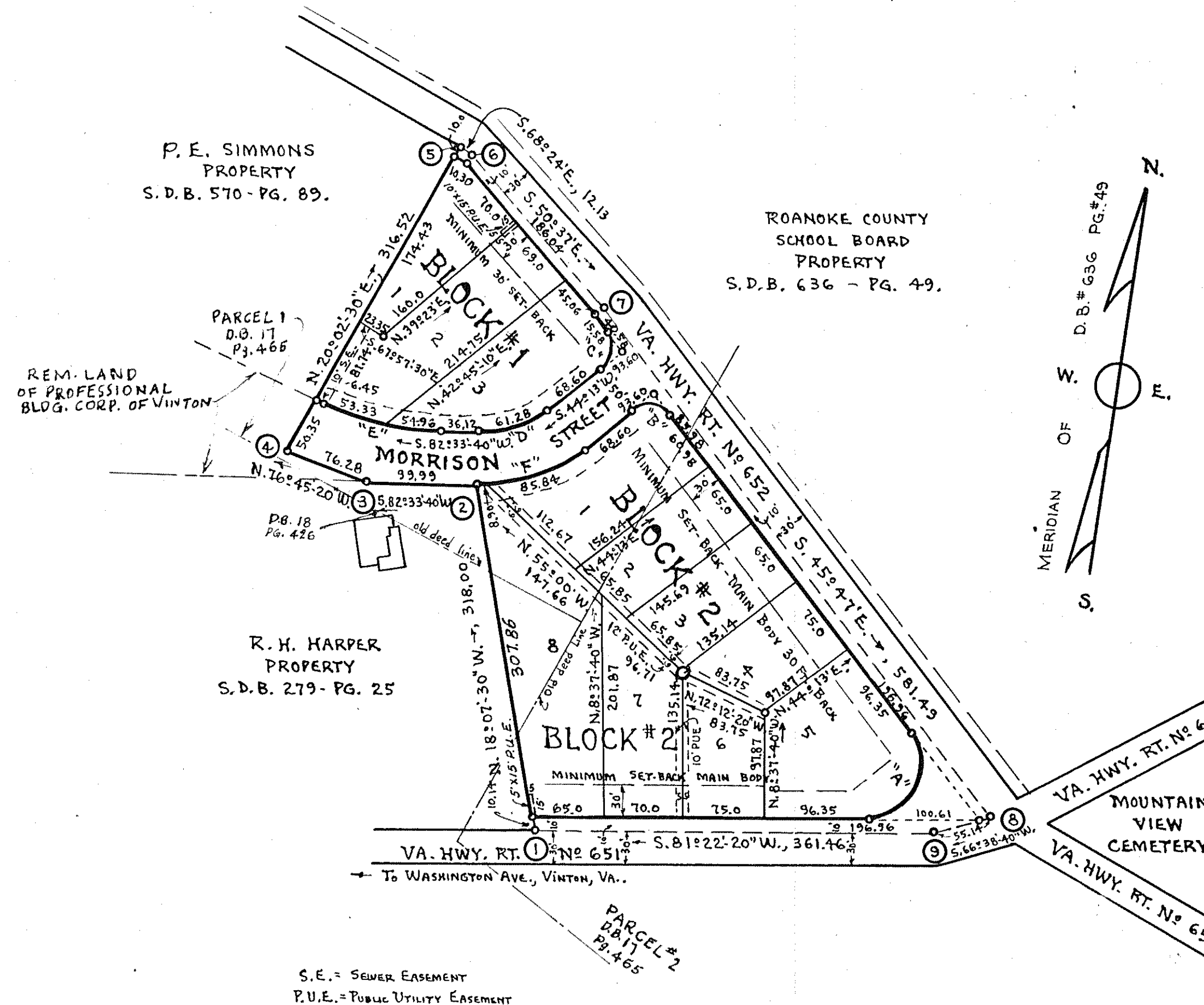
J.L. Gearhart 9-15-60
AGENT TOWN OF VINTON PLANNING COMMISSION DATE

R. M. ... 9-15-60
SECRETARY BOARD OF PLANNING COMMISSION DATE

... 9-15-60
CHAIRMAN BOARD OF SUPERVISORS - ROANOKE CO. DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF ROANOKE, VIRGINIA, THIS MAP IS PRESENTED ON THIS 20 DAY OF Sept., 1960, AND WITH THE CERTIFICATES OF DEDICATION & ACKNOWLEDGMENT THEREOF ANNEXED IS ADMITTED TO RECORD AT 4:30 O'CLOCK P. M., TESTE BY *...*
ROY K. BROWN, CLERK. DEPUTY CLERK.

BOUNDARY CLOSURE - 3.919 ACRES									
LINE	BEARING	DIST.	N.	CO S.	E.	SIN	W.		
1-2	N.18°07'30"W.	318.00	302.21				98.93		
2-3	S.82°33'40"W.	99.99		12.94			99.15		
3-4	N.76°45'20"W.	76.28	17.48				74.25		
4-5	N.20°02'30"E.	316.52	297.35			108.47			
5-6	S.68°24'E.	12.13		4.47	11.28				
6-7	S.50°37'E.	186.04		118.04	143.79				
7-8	S.45°47'E.	581.49		405.51	446.77				
8-9	S.66°38'40"W.	55.14		21.86			50.62		
9-1	S.81°22'20"W.	361.46		54.22			357.36		
TOTALS			617.04	617.04	680.31				
CURVE DATA									
CURVE	LOT	BLK.	ANGLE	TAN.	RAD.	ARC	BEARING	DIST.	
A	5	2	127°09'20"	100.61	50.00	110.96	N.17°41'40"E.	89.56	
B	1	2	90°	25.0	25.0	39.27	N.89°13'E.	35.36	
C	3	1	90°	25.0	25.0	39.27	S.0°47'E.	35.36	
D	3	1	38°20'30"	31.83	91.57	61.28	S.63°23'15"W.	60.14	
E		1	20°41'00"	54.74	300.00	108.29	N.87°05'50"W.	107.71	
E	3	1	10°29'50"	27.56	300.00	54.96	S.87°48'35"W.	54.88	
E	2	1	10°11'10"	26.74	300.00	53.33	N.81°50'55"W.	53.26	
F		2	38°20'30"	49.22	141.57	94.74	N.63°23'15"E.	92.98	
F	8	2	3°36'00"	4.45	141.57	8.30	N.80°45'30"E.	8.89	
F	1	2	34°44'30"	44.28	141.57	85.84	N.61°35'15"E.	84.53	



CAPTION LEGAL REFERENCE:

SEE D.B. #646 PG. #27 FOR CONVEYANCE TO W.E. CUNDIFF AND OLNEY G. CUNDIFF BY PROFESSIONAL BUILDING CORP. OF VINTON.

MAP OF
LYNN HAVEN PLACE
PROPERTY OF
W.E. CUNDIFF AND OLNEY G. CUNDIFF
BEING

3.919 ACRES SITUATE AT THE INTERSECTION OF
VIRGINIA HIGHWAYS NO 651 AND NO 652

ROANOKE COUNTY, VIRGINIA.

By: *C.B. Malcolm & Son*

VA. STATE CERT. ENGRS.

DATE: JULY 25, 1960.

SCALE: 1"=100'

JULY 25, 1960.
I, HEREBY, CERTIFY THAT THIS
PLAT OF SURVEY IS CORRECT.

C.B. Malcolm & Son
VIRGINIA STATE CERT. SURVEYOR
ROANOKE, VA.