

SURVEY OF SECTION NO.2

# SUMMERDEAN GARDENS

OWNED BY J.H. FRALIN  
AND VENA B. FRALIN

ROANOKE COUNTY, VA.

MAY 23, 1961

SCALE: 1" = 100'

By: T. P. PARKER  
STATE CERTIFIED ENGINEER



Know All Men By these Presents, to wit:

That J.H. Fralin & Vena B. Fralin are the owners of the land shown hereon bounded by corners 1 through 12, subdivided into lots as shown hereon and known as Summerdean Gardens Section No. 2. The said J.H. Fralin and Vena B. Fralin having acquired title to said land by deed dated Sept. 14, 1956, from J.H. Fralin and Vena B. Fralin and others and recorded in deed Book 563, Page 300 in the Clerk's office for the Circuit Court of Roanoke County, Va. The said owners hereby dedicate to the County of Roanoke all streets as shown hereon in fee simple.

The said owners hereby certify that they have subdivided this land into lots as shown hereon entirely with their own free will accord as required by Section 15-779 through 15-794.3 of the 1950 Code of Virginia.

The said owners, do as a condition precedent to the approval of this plat and subdivision and the acceptance of the dedication of the streets as 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 Virginia Department of Highways from any and all claim or claims for damages which said 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 the streets shown hereon, and by reason of doing the necessary cutting and filling for the purpose of placing such streets on 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 require to construct any retaining wall or walls along the streets, as shown hereon.

In witness where of is hereby placed the signatures of said owners, on this 10 day of July, 1961.

J.H. Fralin (Seal) Vena B. Fralin (Seal)  
Owner Owner

State of Virginia  
City of Roanoke  
I, Robert F. Russell, a Notary Public in and for the aforesaid State and City, do hereby certify that J.H. Fralin and Vena B. Fralin whose names are signed to the foregoing writing dated July 10, 1961, have personally appeared before me in my State and City, and acknowledged the same on this 10<sup>th</sup> day of July 1961.

My Commission Expires 3-12-63 Robert F. Russell  
Notary Public

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 12:20 o'clock P.M. on this 17 day of July, 1961.

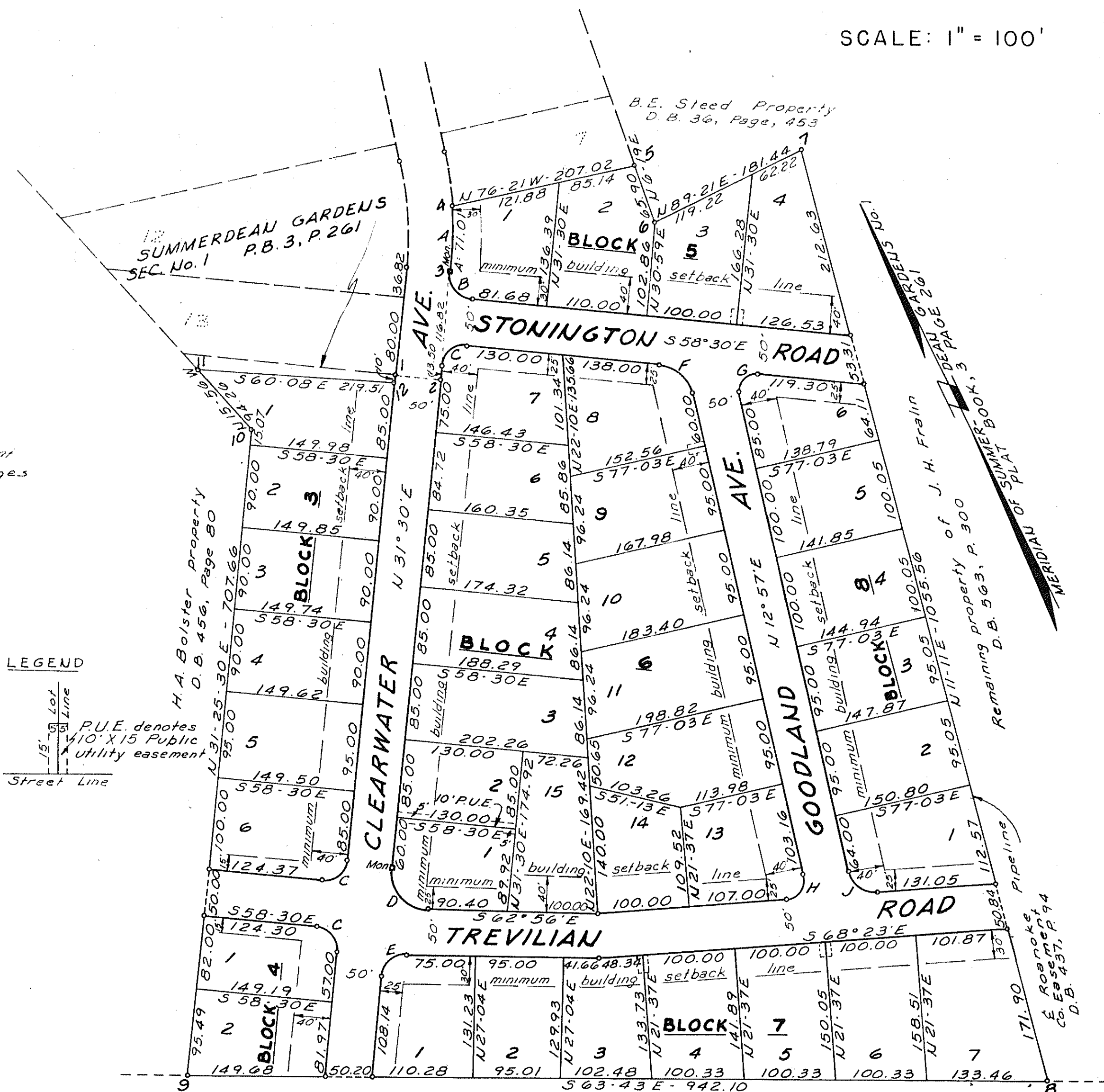
Teste: Ray R. Brown Clerk.

The following restrictions are made covenants running with the title to the lots shown hereon for a period of 30 years from date of this map.

1. No structures shall be erected on any lot shown hereon other than private dwelling houses with necessary outbuildings, nor shall more than one such dwelling house be erected on any lot shown hereon.
2. No part of any building other than unenclosed porches, shall be located nearer to the front lot or street line than the minimum building setback line as shown hereon.
3. No dwelling shall be erected on any lot shown hereon having less than 1250 square feet of liveable floor space.
4. No trailer, basement, shack, garage, barn, tent or other outbuildings of any kind, shall be used as a residence either temporarily or permanently, nor shall any residence of a temporary character be permitted.
5. None of these lots shall be used as a parking lot for commercial vehicles and no noxious or offensive trade or activity shall be carried on, on any lot which may be or become a nuisance to the neighborhood.
6. No swine or hogs shall be kept or maintained on any lot.
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 for so doing or to recover damages for such violation.

LEGEND

1" = 100'  
P.U.E. denotes 10' X 15' Public Utility easement  
Street Line



Nora E. Richardson  
D.B. 54, P. 141

BOUNDARY DATA

| CORNER | BEARING  | DISTANCE | N       | S       | E       | W       |
|--------|----------|----------|---------|---------|---------|---------|
| 1-2    | S58°30'E | 50.00    |         | 26.12   | 42.63   |         |
| 2-3    | N31°30'E | 116.82   | 99.61   |         | 61.04   |         |
| 3-4    | N26°38'E | 70.97    | 63.43   |         | 31.82   |         |
| 4-5    | S76°21'E | 207.02   |         | 48.85   | 201.17  |         |
| 5-6    | S6°19'W  | 65.90    |         | 65.50   |         | 7.25    |
| 6-7    | N89°21'E | 181.44   | 2.06    |         | 181.43  |         |
| 7-8    | S11°11'W | 1055.56  |         | 1035.51 |         | 204.72  |
| 8-9    | N63°43'W | 942.10   | 417.17  |         |         | 844.70  |
| 9-10   | N31°25'E | 707.66   | 603.86  |         | 368.96  |         |
| 10-11  | N15°50'E | 94.26    | 90.64   |         |         | 25.88   |
| 11-12  | S60°08'E | 219.51   |         | 109.31  | 190.36  |         |
| 12-1   | N31°30'E | 10.00    | 8.53    |         | 5.22    |         |
| TOTALS |          |          | 1285.60 | 1285.29 | 1082.63 | 1082.55 |

CURVE DATA

| CURVE | TAU   | RAD.   | ARC.  | ANGLE   | LONG CHORD        |
|-------|-------|--------|-------|---------|-------------------|
| A     | 35.61 | 418.97 | 71.01 | 9°43'   | N26°38'30"E-70.97 |
| B     | 28.32 | 28.32  | 44.48 | 90°00'  | S13°30'E-40.05    |
| C     | 25.00 | 25.00  | 39.27 | 90°00'  | N76°30'E-35.35    |
| D     | 40.00 | 37.01  | 61.00 | 94°26'  | S15°43'E-54.33    |
| E     | 25.00 | 27.01  | 40.34 | 85°34'  | N74°17'E-36.96    |
| F     | 30.00 | 41.41  | 51.64 | 71°27'  | S22°46'30"E-48.36 |
| G     | 25.00 | 17.98  | 34.06 | 108°33' | N67°13'30"E-29.19 |
| H     | 25.00 | 21.48  | 36.99 | 98°40'  | N62°17'E-32.59    |
| J     | 25.00 | 29.10  | 41.31 | 81°20'  | S27°43'E-37.93    |

APPROVED: H. Clitus Broyles 7-14-61  
City Engineer - Roanoke, Va. date  
Wm. K. Smith 7-11-61  
Agent for Roanoke City Planning Comm. date  
John T. Jensen 5/27/61  
Chairman Board of Supervisors Rke. Cy. date  
Ray R. Brown 5/27/61  
Secy of Roanoke County Planning Comm. date