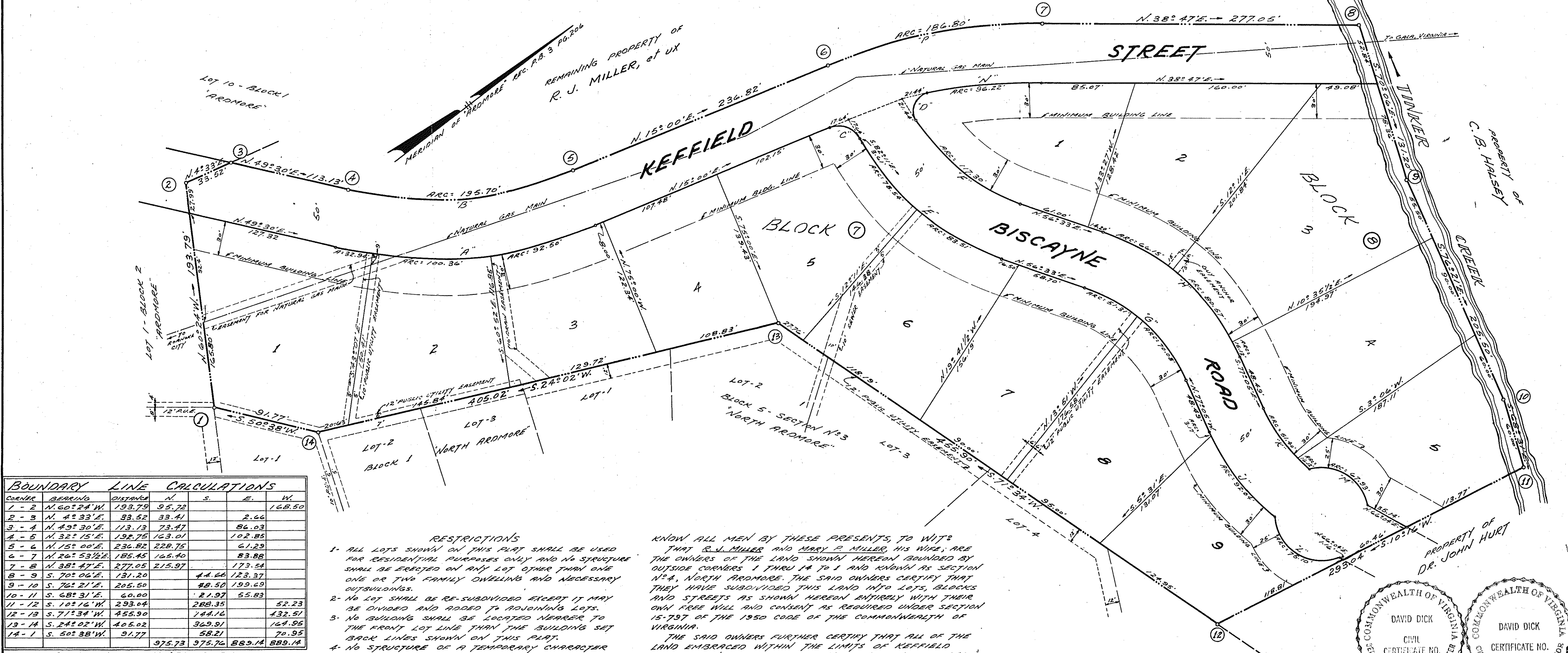




BOUNDARY LINE CALCULATIONS

CORNER	BEARING	DISTANCE	N	S	E	W
1 - 2	N. 60° 24' W.	193.79	95.72			168.50
2 - 3	N. 4° 33' E.	93.52	33.41		2.66	
3 - 4	N. 49° 30' E.	113.13	73.41		86.03	
4 - 5	N. 32° 15' E.	136.75	123.01		102.85	
5 - 6	N. 15° 00' E.	236.82	228.75		61.22	
6 - 7	N. 82° 47' E.	185.45	16.40		93.88	
7 - 8	N. 32° 15' E.	277.05	215.97		173.54	
8 - 9	S. 70° 04' E.	131.20		44.66	123.37	
9 - 10	S. 76° 21' E.	205.60		88.50	199.69	
10 - 11	S. 68° 31' E.	60.00		21.97	55.83	
11 - 12	S. 10° 14' W.	293.04		268.35		52.23
12 - 13	S. 71° 34' W.	455.90		744.14		432.51
13 - 14	S. 24° 02' W.	405.02		369.91		164.96
14 - 1	S. 50° 38' W.	91.77		58.21		70.95
TOTAL			975.73	975.74	883.14	889.14

TOTAL AREA = 7.422 ACRES

CURVE DATA

CURVE	ANGLE	RADIUS	TANGENT	ARC	BEARING	DISTANCE
A	34° 30'	375.00	116.44	225.80	N. 32° 15' E.	222.41
LOT-1	51° 02'	375.00	16.48	32.94	N. 46° 59' E.	32.93
LOT-2	15° 20'	375.00	50.48	100.34	N. 36° 48' E.	100.06
LOT-3	14° 08'	375.00	46.49	92.50	N. 22° 04' E.	92.27
B	34° 30'	325.00	100.92	195.70	N. 32° 15' E.	192.75
C	82° 45'	20.00	17.64	28.91	N. 56° 24' E.	26.44
D	110° 02' 40"	15.00	21.44	28.81	N. 30° 01' 20" W.	24.58
E	41° 16'	225.00	84.72	162.05	N. 77° 11' E.	158.57
LOT-5	20° 00'	225.00	39.67	78.64	N. 87° 49' E.	78.18
LOT-6	21° 16'	225.00	42.24	83.51	N. 67° 11' E.	83.04
F	38° 24' 20"	175.00	60.95	117.30	S. 75° 43' 10" W.	115.12
G	46° 22'	150.00	64.24	121.39	N. 79° 44' E.	118.10
LOT-7	15° 36'	150.00	25.91	51.31	N. 66° 21' E.	51.06
LOT-8	26° 46'	150.00	35.69	70.08	N. 89° 32' E.	69.44
H	46° 22'	200.00	85.65	161.85	N. 79° 44' E.	157.47
LOT-9	18° 57'	200.00	33.38	66.15	N. 66° 01' E.	65.85
LOT-10	23° 05'	200.00	40.84	80.57	N. 87° 02' E.	80.03
LOT-11	4° 20'	200.00	7.57	15.13	S. 79° 15' E.	15.12
I	27° 10' 40"	200.00	48.52	95.21	N. 89° 14' 45" E.	94.37
LOT-12	05° 44'	200.00	1.58	3.17	S. 77° 32' 15" W.	3.17
LOT-13	26° 22'	200.00	46.85	92.04	N. 88° 49' 30" E.	91.23
J	25° 47' 40"	150.00	34.34	67.62	S. 89° 58' 45" E.	66.95
LOT-14	19° 38'	150.00	25.95	51.40	S. 86° 57' E.	51.15
LOT-15	6° 09' 40"	150.00	8.07	16.12	N. 80° 12' 15" E.	16.11
K	107° 33'	40.00	—	75.12	N. 68° 32' E.	64.61
L	97° 10'	40.00	—	67.93	N. 68° 44' E.	66.06
M	13° 47'	400.00	48.35	96.22	N. 91° 53' 30" E.	95.99
P	23° 47'	450.00	94.74	184.80	N. 26° 53' 30" E.	185.45

RESERVATIONS
EASEMENTS WHERE SHOWN ON THIS PLAT ARE RESERVED FOR UTILITY INSTALLATION AND MAINTENANCE OR DRAINAGE PURPOSES.

- RESTRICTIONS**
- ALL LOTS SHOWN ON THIS PLAT SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY AND NO STRUCTURE SHALL BE ERECTED ON ANY LOT OTHER THAN ONE ONE OR TWO FAMILY DWELLING AND NECESSARY OUTBUILDINGS.
 - NO LOT SHALL BE RE-SUBDIVIDED EXCEPT IT MAY BE DIVIDED AND ADDED TO ADJOINING LOTS.
 - NO BUILDING SHALL BE LOCATED NEARER TO THE FRONT LOT LINE THAN THE BUILDING SET BACK LINES SHOWN ON THIS PLAT.
 - NO STRUCTURE OF A TEMPORARY CHARACTER AND NO TRAILER, BASEMENT, TENT, SHACK, GARAGE OR OTHER OUTBUILDING SHALL BE USED AT ANY TIME ON ANY LOT AS A RESIDENCE EITHER TEMPORARILY OR PERMANENTLY.
 - NO OBSTACLES OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED ON UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREIN WHICH MAY BE OF BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
 - NO DWELLING COSTING LESS THAN \$12,500.00 AS CALCULATED UPON THE COST OF LABOR AND MATERIALS PREVAILING ON THE DATE OF THIS PLAT AND HAVING LESS THAN 1200 SQUARE FEET OF HABITABLE FLOOR SPACE, SHALL BE PERMITTED ON ANY LOT.
 - THESE RESTRICTIONS ARE MADE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 1991, AT WHICH TIME THEY SHALL TERMINATE.
 - IF THE PARTIES HERETO, OR ANY ONE OF THEM, OR THEIR HEIRS OR ASSIGNS, SHALL VIOLATE OR ATTEMPT TO VIOLATE ANY OF THE COVENANTS HEREIN IT SHALL BE LAWFUL FOR ANY OTHER PERSON OR PERSONS OWNING ANY REAL PROPERTY SITUATE IN SAID DEVELOPMENT OR 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 SO DOING OR TO RECOVER DAMAGES OR OTHER DUES FOR SUCH VIOLATION.
 - INVALIDATION OF ANY OF THESE COVENANTS BY JUDGEMENT OR COURT ORDER SHALL IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

KNOW ALL MEN BY THESE PRESENTS, TO WIT:
THAT R. J. MILLER AND MARY R. MILLER, HIS WIFE, ARE THE OWNERS OF THE LAND SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 1 THRU 14 TO 1 AND KNOWN AS SECTION N-4, NORTH ARDMORE. THE SAID OWNERS CERTIFY THAT THEY HAVE SUBDIVIDED THIS LAND INTO LOTS, BLOCKS AND STREETS AS SHOWN HEREON ENTIRELY WITH THEIR OWN 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 LAND EMBRACED WITHIN THE LIMITS OF KEFFIELD STREET AND BISCAYNE ROAD IS HEREBY DEDICATED IN FEE SIMPLE TO THE COUNTY OF ROANOKE FOR STREET PURPOSES.

THE UNDERSIGNED OWNERS DO AS A CONDITION PRECEDENT TO THE APPROVAL OF THE FINAL PLAT 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 THE STREETS AS SHOWN ON THE PLAT 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 THEREON.

IN WITNESS WHEREOF ARE HEREBY PLACED THE SIGNATURES AND SEALS OF THE AFORESAID OWNERS ON THIS 11th day of April, 1961.

R. J. MILLER (SEAL) MARY R. MILLER (SEAL)

STATE OF VIRGINIA } To Wits
COUNTY OF ROANOKE }
I, James M. McChesney,
A Notary Public in and for the
Aforesaid County and State do
hereby certify that R. J. MILLER
AND MARY R. MILLER, HIS WIFE,
whose names are signed to the
foregoing writing dated April 11, 1961,
has each personally appeared
before me in my aforesaid County
and State and acknowledged
the same on this 11th day of April, 1961.
My Commission Expires
Dec. 7, 1963

APPROVED:
James M. McChesney
Chairman, Board of Supervisors of Roanoke County
DATE: 7/25/61

James K. Sinsback
Agent, Roanoke City Planning Commission
DATE: 7/25/61

H. Clifton Broyles
City Engineer - Roanoke, Virginia
DATE: 7/25/61

PLAT
of
SECTION N-4
NORTH ARDMORE
PROPERTY OF
R. J. MILLER, et ux
SITUATE NEAR HOLLINS COLLEGE
ROANOKE COUNTY, VIRGINIA
BY: DAVID DICK & HARRY A. WALL
CIVIL ENGINEERS & SURVEYORS
DATE: APRIL 13, 1961 SCALE: 1"=50'