

Know all men by these presents, to wit: That Electric Developers, Inc. is the owner of the tract of land shown hereon bounded by corners "1" through "14", subdivided into lots and known as Glen Cove, which said tract of land was conveyed to said owner by deed dated October 4th 1960, from James C. & Nancy G. Mowles and recorded in Deed Book 650, Pages 581, in the Clerk's Office for the Circuit Court of Roanoke County, Va. The said owner hereby dedicates the streets and easements as shown hereon to the county of Roanoke in fee simple. 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 15-774.3 of the 1950 Code of Virginia. The said owner does by virtue of the recordation of this plat, dedicate certain drainage easements of varying widths, as shown on the annexed plat, for drainage purposes, and the said owner does further, as a condition precedent to the approval of this plat and subdivision and the acceptance of the dedication of the streets and alleys as shown hereon by the Board of Supervisors of Roanoke County, Va., on its own behalf and for and on account of its successors and assigns, specifically release the County of Roanoke and the Virginia Department of Highways from any and all claims for damages which said owner or its successors, and assigns may or might have against the County of Roanoke or Virginia Dept. of Highways by reason of establishing proper grade lines on and along such streets and alleys as shown hereon, 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 Dept. of Highways, and said County or Virginia Dept. of Highways shall not be required to construct any retaining wall or walls along the streets and alleys and property lines thereof. In witness whereof is hereby placed the signature of Mason H. Littreal President of Electric Developers, Inc. and duly attested by R.R. Burchfield secretary of Electric Developers, Inc. on this 14th day of April, 1961.

Attest: Mason H. Littreal
President of Electric Developers, Inc.
R.R. Burchfield
Secretary of Electric Developers, Inc.

State of Virginia
City of Roanoke
I, Mason H. Littreal, a Notary Public in and for the aforesaid State and City, do hereby certify that Mason H. Littreal and R.R. Burchfield, whose names are signed to the foregoing writing dated 1961 have personally appeared before me in my State and City and acknowledged the same on this day of April, 1961. MY COMMISSION EXPIRES 2-28-62

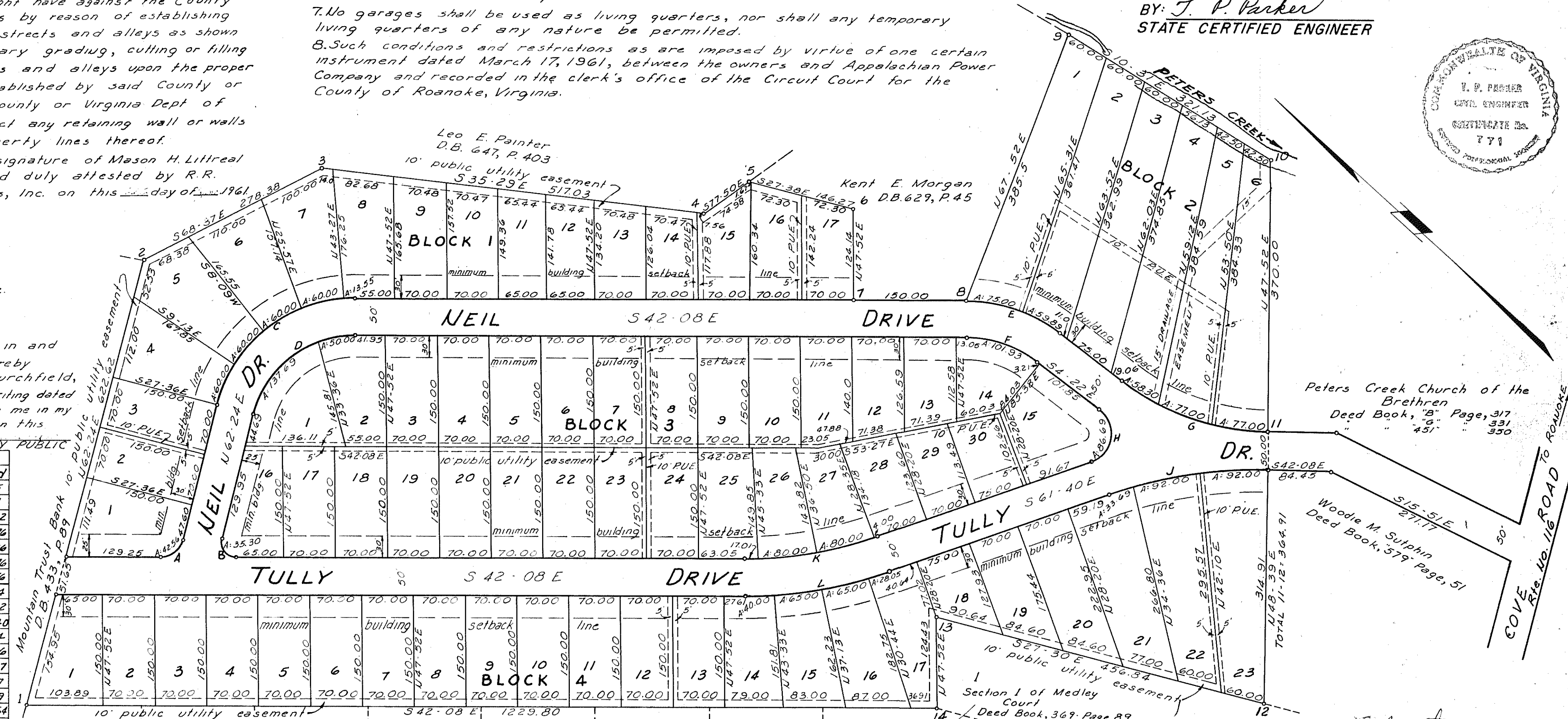
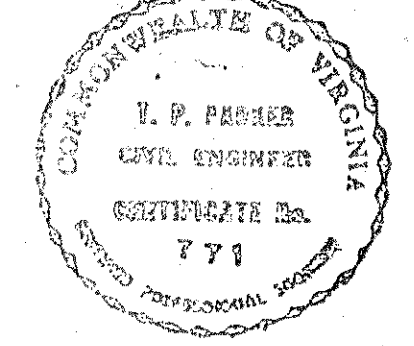
CURVE DATA				
Curve	Tan	Rad	Arc	Angle Long Chord
A	25.00	32.31	42.56	75.28 579.52E-37.55
B	25.00	19.35	35.30	104.32 510.08W-30.61
C	148.96	192.50	253.55	75.28 579.52E-235.62
C-Lot 4	30.25	192.50	60.00	17.51 30 471.17E-59.76
C-Lot 5	30.25	192.50	60.00	17.51 30 489.11E-59.76
C-Lot 6	30.25	192.50	60.00	17.51 30 572.57E-59.76
C-Lot 7	30.25	192.50	60.00	17.51 30 555.05E-59.76
C-Lot 8	6.78	192.50	13.55	4.02 544.09E-13.54
D	110.27	142.50	187.69	75.28 579.52E-174.42
D-Lot 1	74.76	142.50	137.69	55.22 589.55E-132.40
D-Lot 2	25.26	142.50	50.00	20.06 552.11E-47.74
E	70.00	204.64	134.89	37.46 523.15E-132.46
E-Lot 1	37.73	204.64	75.00	21.00 531.38E-74.57
E-Lot 2	30.16	204.64	59.89	16.46 512.45E-51.67
F	52.90	154.64	101.93	37.46 523.15E-100.09
G	110.00	328.92	212.30	36.59 522.51E-208.64
G-Lot 4	27.21	328.92	58.30	10.09 205.92E-40E-58.20
G-Lot 5	38.68	328.92	77.00	13.24 505.21E-43E-76.83
G-Lot 6	38.68	328.92	77.00	13.24 505.38E-35E-76.83
H	74.09	40.48	86.69	122.42 154.59E-71.05
J	110.00	613.92	217.69	20.19 551.30E-216.54
J-Lot 21	16.85	613.92	33.69	3.08 40 560.06E-16.84
J-Lot 22	46.08	613.92	92.00	8.35 10 554.13E-40E-91.92
J-Lot 23	46.08	613.92	92.00	8.35 10 545.38E-30E-91.92
K	71.39	530.95	181.01	19.32 551.54E-180.14
K-Lot 25	8.51	530.95	17.01	1.50 543.03E-16.99
K-Lot 26	40.08	530.95	80.00	8.38 548.17E-79.93
K-Lot 27	40.08	530.95	80.00	8.38 556.55E-79.93
K-Lot 28	2.00	530.95	4.00	0.26 561.27E-4.00
L	100.00	580.95	198.05	19.32 551.54E-197.10
L-Lot 14	20.02	580.95	40.00	3.56 544.06E-39.98
L-Lot 15	32.57	580.95	65.00	6.25 547.46E-64.98
L-Lot 16	32.57	580.95	65.00	6.25 555.41E-64.98
L-Lot 17	14.03	580.95	28.05	2.46 560.17E-28.04

BOUNDARY DATA					
Corner	Bearing	Distance	N	S	E
1-2	N62.24E	622.62	288.46		551.77
2-3	S68.37E	278.38		101.50	259.22
3-4	S35.29E	517.03		421.01	300.12
4-5	S77.50E	74.98		15.80	73.30
5-6	S27.38E	146.27		129.58	67.84
6-7	S47.52W	124.14		83.28	92.06
7-8	S42.08E	150.00		111.24	100.63
8-9	N67.52E	385.50	145.24		357.09
9-10	S10.31E	321.13		315.74	58.61
10-11	S47.52W	370.00		248.22	274.38
11-12	S48.39W	364.91		241.08	273.93
12-13	N27.30W	456.84	405.22		210.95
13-14	S47.52W	124.43		83.48	92.27
14-1	N42.08W	1229.80	912.00		825.02
Totals			1750.92	1750.93	1768.58

- RESERVATIONS AND RESTRICTIONS
- The following 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. Lots shown hereon are for residential purposes only for one unit dwellings.
 2. The grades and drainage of improved yards and along easements reserved for that purpose shall not be altered, filled or obstructed by any lot owner or owners unless said alteration is in accordance with a plan of a certified engineer, architect, or landscape architect which provides adequate pipe or drainage structure as needed for the disposition of storm water, nor shall such alterations be allowed unless agreed to in writing by the owner or owners of the adjoining lots or those directly affected in this subdivision.
 3. No part of any building other than porches shall be located nearer to the front or side street than the building line shown on this map.
 4. No fowl, Hogs, goats or other noxious animals permitted on lots shown hereon.
 5. No fence or hedge shall be permitted on the front portion of any lot or on the front 40 feet of the dividing line of any lot greater than 30 inches in height, said fence material and construction to be agreed to by adjoining owner in writing before installation.
 6. No residence to be constructed on any lots or portions of lots whose livable area is less than 1050 sq. ft.
 7. No garages shall be used as living quarters, nor shall any temporary living quarters of any nature be permitted.
 8. Such conditions and restrictions as are imposed by virtue of one certain instrument dated March 17, 1961, between the owners and Appalachian Power Company and recorded in the clerk's office of the Circuit Court for the County of Roanoke, Virginia.

MAP OF
GLEN COVE
PROPERTY OF
ELECTRIC DEVELOPERS, INC.
ROANOKE COUNTY
VIRGINIA
SCALE: 1" = 100' APR. 14, 1961

BY: J. P. Parker
STATE CERTIFIED ENGINEER



Approved: H. Clatus Broyles 6-21-61
City Engineer Roanoke, Va. date

Approved: Wm. K. Simbach 6-21-61
Agent for Roanoke Planning Commission date

Approved: Lawrence J. Jones 8/2/61
Chairman of Board of Supervisors date

Approved: Lawrence J. Jones 29 April 1961
Secy. of Roanoke County planning Comm. date

Approved: C. D. Garst June 21, 1961 (Seal)
C.D. Garst, Agent for Claude D. Garst & May Wood Garst, his wife, Wesley B. Garst & Fay Wood Garst, his wife, Pauline E. Garst, & the aforesaid State of Virginia, do hereby certify that C.D. Garst whose name Carter, her husband, Louise Garst Trent is signed to the foregoing & Melvin N. Trent, her husband, writing dated June 21, 1961, has personally appeared before me in my state and City and acknowledged the same on this 21 day of June, 1961.

My Comm. Expires June 21, 1962
NOTARY PUBLIC

Teste: Ray H. Brown
Clerk