

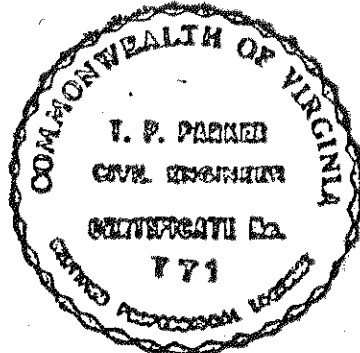
SURVEY OF
TARYN HILL

PROPERTY OF
G.G. FRALIN & OLLIE E. FRALIN
ROANOKE COUNTY, VA.

SCALE: 1" = 100'

JUNE 11, 1961

By: T. P. PARKER
STATE CERTIFIED ENGINEER



RESERVATIONS & RESTRICTIONS

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

1. No structure shall be erected on any lot shown hereon other than private dwellings with necessary outbuildings, nor shall more than one dwelling be erected on any one lot shown hereon.
2. No part of any building shall be located nearer to the street line than the minimum building lines as shown hereon, excepting unenclosed porches.
3. No dwelling shall be erected on any lot shown hereon having less than 1500 sq. feet of liveable floor space.
4. No trailer, basement, shack or garage, barn or other outbuilding shall be used at any time for a residence, either temporarily or permanently, nor shall any residence of a temporary character be permitted.
5. The lots shown hereon are subject to the utility and drainage easements as shown and also the necessary anchors or guys to electric or telephone poles.
6. No swine or hogs shall be kept on any lot shown hereon.
7. No lot shown hereon shall be used as a parking area for commercial vehicles and no noxious or offensive trade or activity shall be carried on which may be or might become a nuisance to the neighborhood.
8. It shall be lawful for any person or persons owning any real property in this subdivision to prosecute at law or in equity against any person or persons violating or attempting to violate any of these covenants and either to prevent him or them from so doing or to recover damages.

Know all men by these presents, to wit:
That G.G. Fralin and Ollie E. Fralin are the owners of the tracts of land shown hereon bounded by corners 1 through 12 to 1, as shown hereon, which said property is all of the tract conveyed to said owners by deed dated 3, July 1961 from John Hatcher Ferguson and Winifred Garst Ferguson and recorded in Deed Book 668, page 502 in the Clerk's Office for the Circuit Court of Roanoke County, Va.

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

The said owners do by virtue of the recordation of this map and as a condition precedent to the approval of this map and the acceptance of the dedication of streets, alleys, public utility and drainage easements as shown hereon by the Board of Supervisors of Roanoke County, Va., on their own behalf and on account of their heirs, devisees, successors, 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, devisees, successors and assigns may or might have against the County of Roanoke and Virginia Department of Highways by reason of establishing proper grades on and along the streets and Alleys as shown hereon, and by reason of doing necessary grading, cutting or filling for the purpose of placing said streets upon the property 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 required to construct or retaining wall or walls along the streets or alleys and property lines.

In witness whereof is hereby placed the signature of said owners on this 11 day of December 1961.

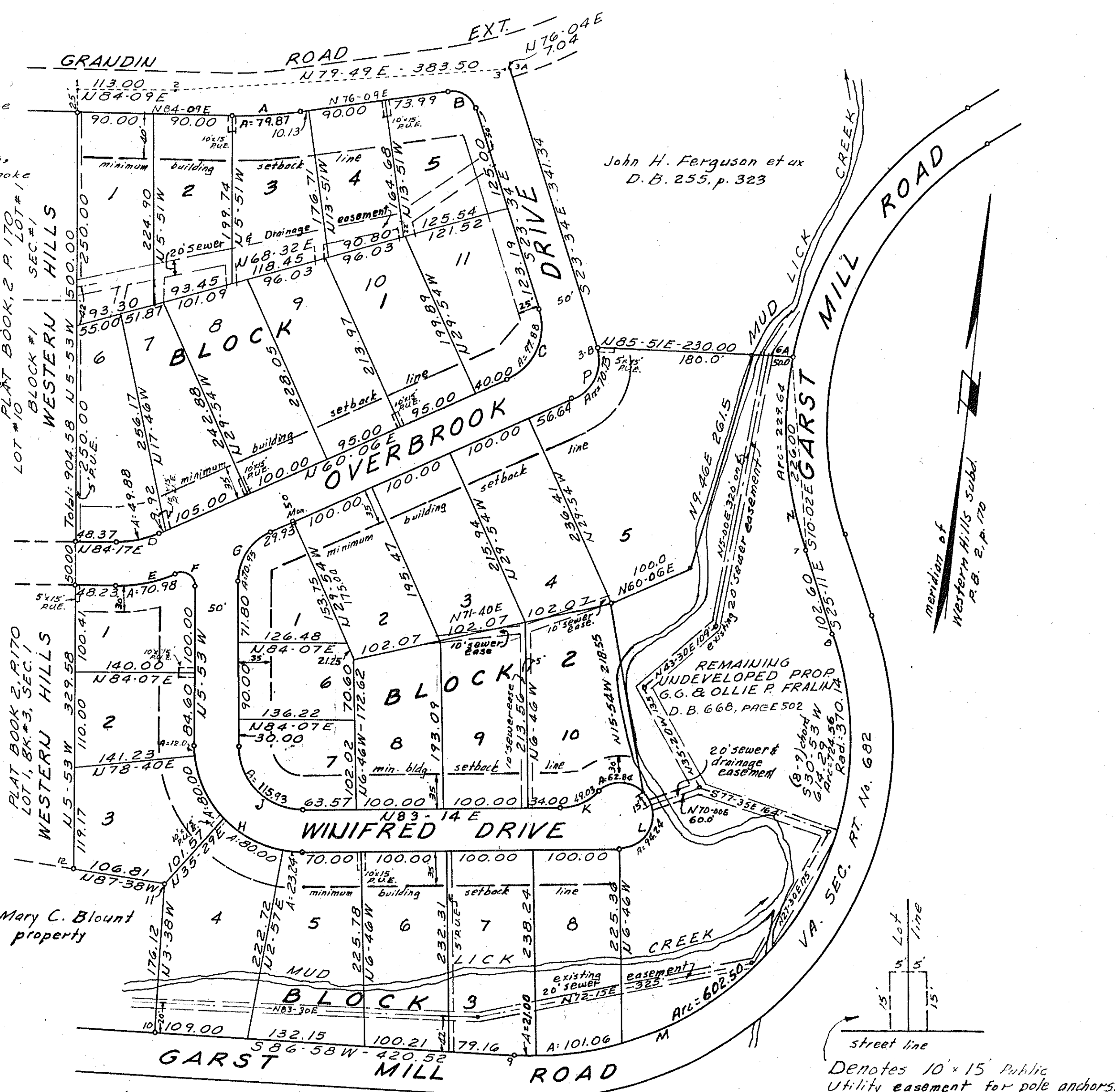
G.G. Fralin Ollie E. Fralin
OWNER OWNER

State of Virginia:
City of Roanoke
I, Carl B. Nora, a Notary Public in and for the aforesaid State and City, do hereby certify that G.G. Fralin and Ollie E. Fralin whose names are signed to the foregoing writing dated Dec. 11 1961, have personally appeared before me in my State and City and acknowledged the same on this 11 day of December 1961.

My Commission Expires April 20, 1962 Carl B. Nora
Notary Public

CURVE DATA					
CURVE	TAN	RAD.	REC	ANGLE	CHORD
A	40.00	572.04	79.87	8° 00'	N80° 09'E 79.81
B	25.00	296.4	41.53	80° 17'	S63° 42'E 38.22
C	60.00	67.03	97.88	83° 40'	N18° 16'E 89.41
D	25.32	118.18	49.88	24° 11'	N72° 11'E 49.51
E	36.03	168.18	70.98	24° 11'	N72° 11'E 70.45
F	25.00	16.23	32.30	114° 01'	S62° 53'E 27.23
G	40.00	61.61	70.95	65° 59'	N27° 06'E 67.10
H	125.00	123.09	195.24	90° 53'	S51° 19'E 175.41
H-Lot 2	6.01	123.09	12.00	5° 35'	N8° 40'W 11.79
H-Lot 3	41.47	123.09	80.00	37° 14'	N30° 05'W 78.61
H-Lot 4	41.47	123.09	80.00	37° 14'	S67° 20'E 78.61
H-Lot 5	11.65	123.09	23.24	10° 49'	N88° 38'E 23.20
J	74.22	73.09	115.93	90° 53'	S51° 19'E 104.16

BOUNDARY DATA					
CORNER	BEARING	DISTANCE	N	S	E
1-2	N84° 09'E	113.00	11.52		112.41
2-3	N79° 49'E	383.50	67.80		377.46
3-3A	N76° 04'E	7.03	1.69		6.82
3A-3B	S23° 34'E	341.34		312.87	136.47
3B-6A	N85° 51'E	230.00	16.65		229.40
6A-7	S10° 02'E	226.00		222.55	39.37
7-8	S25° 11'E	102.60		92.85	43.66
8-9	S30° 53'W	614.29		527.19	
9-10	S86° 58'W	420.52		22.25	
10-11	N3° 38'W	176.12	175.77		11.16
11-12	N87° 38'W	106.81	4.41		106.72
12-1	N5° 53'W	904.58	899.81		92.72
TOTALS		3,625.00	1177.65	1177.71	945.59



CURVE DATA					
CURVE	TAN	RAD.	REC	ANGLE	CHORD
K	25.86	62.43	49.03	45° 00'	N60-44½E 47.78
L	40.00	157.08	225° 00'	329-16E 73.91	
L - Lot 10	40.00	40.00	62.84	90° 00'	N83-14E 56.57
L - Remain	96.56	40.00	94.24	135° 00'	N7-24W 73.91
M	530.30	370.14	724.56	112° 09'	S30-53W 614.29
M - Lot 7	10.50	370.14	21.00	3° 15'	N85-20½E 20.99
M - Lot 8	50.87	370.14	101.06	15° 39'	N75-53½E 100.78
M - Remain	391.76	370.14	602.50	73° 15'	N21-26½E 538.09
N	117.58	434.26	229.64	30° 18'	S10-02E 226.00
P	43.36	48.44	70.73	83° 40'	N18½E 64.62

Approved: H. Clotus Broyles 12-8-61

City Engineer - Roanoke, Va. Date

Werner K Sensbad 12/8/61

Agent for Roanoke City Planning Comm. Date

Edwin G. Terrell 10-16-61

Chairman - Board Supervisors Roanoke Date

Lee B. Smith 10-16-61

Secy - Roanoke County Planning Comm. Date

Approved: H. Clitus Broyles 12-8-61
City Engineer - Roanoke, Va. Date
Werner K. Sensbach 12/8/61
Agent for Roanoke City Planning Comm. Date
Shirley J. Jervell 10-16-61
Chairman - Board Supervisors Roanoke Date
Paul M. Smith 10-16-61
Secy - Roanoke County Planning Comm. Date

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 2:45 o'clock -- P. M., on this 11 day of December 1961.
Teste: T. P. Parker
Clerk