

CURVE DATA					CHORD	
CURVE	ANGLE	RADIUS	TANGENT	ARC	BEARING	DIST.
A	89°59'	20.00	18.32	23.66	N36°40'W	27.02
B	99°56'	20.00	23.81	31.89	N55°47'E	30.63
C	95°11'	20.00	21.79	33.23	N53°14'W	29.53
D	79°54'	20.00	16.75	27.89	N34°18'W	25.68
E	81°50'	20.00	17.33	28.56	N35°16'W	26.20
F	102°42'	20.00	25.01	35.85	N59°00'E	31.24
G	85°25'	20.00	18.47	27.82	N28°56'W	27.13
H	82°38'	40.00	—	197.32	N18°21'E	50.00
IOT G	55°18'	40.00	20.96	38.61	N84°41'E	37.13
IOT F	56°01'	40.00	37.31	60.05	S24°39'W	54.57
IOT E	53°32'	40.00	20.18	37.37	N47°06'W	36.03
IOT D	87°47'	40.00	38.48	61.28	S62°14'W	55.46
J	102°38'	40.00	—	71.65	N74°15'W	62.45
K	102°38'	40.00	—	71.65	S74°15'E	62.45

BOUNDARY LINE CALCULATIONS						
CORS.	BEARING	DIST.	N	S	E	W
1-2	N4°43'E	191.54	190.89		15.75	
2-3	N79°10'W	2.01	0.38			1.97
3-4	N10°56'W	403.32	396.00		76.50	
4-5	S76°11'E	176.37		42.12	171.27	
5-6	N13°46'E	158.85	154.29		37.81	
6-8	S71°39'E	187.03		58.88	177.52	
8-9	S71°39'E	208.26		65.56	197.67	
9-10	N55°37'E	264.76	149.52		218.50	
10-11	S30°00'W	170.58		147.45	85.16	
11-12	S14°58'W	79.04		77.94	206.36	
12-13	N72°57'W	593.53	174.03		567.46	
13-1	N84°11'W	205.50	20.83		204.44	
TOTALS			1085.94	1085.95	980.18	980.23

TOTAL AREA: 17.042 ACRES

LEGAL REFERENCES
MILLER C. GARST AND BERTA W. GARST - D.B. 103 PG. 527
BOUNDED BY CORNERS A-3-4-5 TO A - 1.772 ACRES
BEULAH H. PLUNKETT AND W.T. PLUNKETT - D.B. 152 PG. 327
BOUNDED BY CORNERS A-5-6-8-B-C-E-13 TO A - 5.041 ACRES
S.R. DAVIS AND RUBY S. DAVIS - D.B. 208 PG. 297
BOUNDED BY CORNERS 1-2-A-13 TO 1 - 0.867 ACRES
C.W. EMORY AND PAULINE EMORY - D.B. 308 PG. 396
BOUNDED BY CORNERS E-C-D-9-10-11-12 TO E - 6.084 ACRES
W.M. BRYANT AND MARY C. BRYANT - D.B. 416 PG. 4
BOUNDED BY CORNERS 8-B-C-D TO 8 - 0.278 ACRE

RESERVATIONS AND RESTRICTIONS

- THE FOLLOWING RESERVATIONS AND RESTRICTIONS ARE MADE COVENANTS RUNNING WITH THE TITLE OF THE LAND SHOWN SUBDIVIDED HEREON, KNOWN AS SECTIONS 3 & 4 FAIRHOPE, AND SHALL BE BINDING UPON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM FOR A PERIOD OF TWENTY-FIVE YEARS FROM THE DATE OF RECORDATION OF THIS MAP, AFTER WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS, UNLESS AN INSTRUMENT, SIGNED BY THE MAJORITY OF THE OWNERS OF THE LOTS, HAS BEEN RECORDED AGREEING TO CHANGE SAID COVENANTS IN WHOLE OR IN PART.
- ALL OF THE LOTS IN SECTIONS N° 3 & 4 - FAIRHOPE AS SHOWN HEREON, SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY, AND NOT FOR COMMERCIAL PURPOSES, AND THE SAID PROPERTY SHALL NOT BE USED FOR ANY PURPOSE THAT WILL CREATE A NUISANCE OR ANNOYANCE IN THE NEIGHBORHOOD.
 - NO RESIDENCE LOT SHALL BE SUBDIVIDED INTO BUILDING LOTS EXCEPT THAT A LOT MAY BE DIVIDED AND ADDED TO ADJOINING LOTS.
 - NO DWELLING SHALL BE ERECTED OR PLACED ON ANY LOT, SAID LOT HAVING A WIDTH OF LESS THAN 72 FEET, AND NOT NEARER THE STREET LINE THAN THE MINIMUM SETBACK LINE WHERE SHOWN HEREON.
 - EASEMENTS FOR INSTALLATION AND MAINTENANCE OF UTILITIES ARE RESERVED WHERE SHOWN HEREON.
 - NO STRUCTURE OF A TEMPORARY CHARACTER SUCH AS A TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN, OR OTHER OUTBUILDING SHALL BE USED ON ANY LOT AT ANY TIME AS A RESIDENCE, EITHER TEMPORARILY OR PERMANENTLY.
 - NO LOT SHALL BE USED AS A DUMPING GROUND FOR RUBBISH, TRASH, GARBAGE, OR OTHER WASTE, EXCEPT IN SANITARY CONTAINERS.
 - NO HOUSE MAY BE ERECTED ON ANY LOT SHOWN WHOSE BUILDING COST FOR LABOR AND MATERIALS IS LESS THAN \$11,000.00 OR THE EQUIVALENT VALUE OF \$11,000.00 ON DATE OF RECORDATION OF THIS MAP, SAID HOUSE TO HAVE A LIVING AREA NOT LESS THAN 6,100 SQUARE FEET INCLUDING OUTSIDE WALLS, INTERIOR PARTITION WALLS AND STAIR WELLS, EXCLUSIVE OF CARPORT, PORCHES, BREEZEWAY, AND GARAGE, EXCEPT THAT SAID LIVING AREA OF SAID HOUSE, SHALL HAVE NOT LESS THAN 1,050 SQUARE FEET INCLUDING OUTSIDE WALLS, INTERIOR PARTITION WALLS AND STAIR WELLS, WHERE THE AREA OF THE CARPORT, PORCHES, BREEZEWAY OR GARAGE IS EQUIVALENT TO OR MORE THAN 240 SQUARE FEET AND ATTACHED TO SAID HOUSE AT THE TIME OF CONSTRUCTION OF SAID HOUSE.
 - NO HOUSE SHALL BE ERECTED ON ANY LOT EXCEEDING TWO STORIES IN HEIGHT AND A ONE OR TWO CAR GARAGE, AND NOT MORE THAN ONE SUCH DWELLING HOUSE SHALL BE ERECTED ON ANY LOT ONE STORY, TWO FAMILY DWELLINGS ARE ACCEPTED WITH A MINIMUM OF 700 SQ. FT. OF LIVABLE FLOOR SPACE IN EACH UNIT.
 - ENFORCEMENT OF THESE COVENANTS SHALL BE BY PROCEEDINGS AT LAW OR IN EQUITY AGAINST ANY PERSON, OR PERSONS, VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANT EITHER TO RESTRAIN VIOLATION, OR TO RECOVER DAMAGES.
 - VIOLATION OR INVIOLATION OF ANY ONE OF THESE COVENANTS BY JUDGMENT OR COURT ORDER, SHALL IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

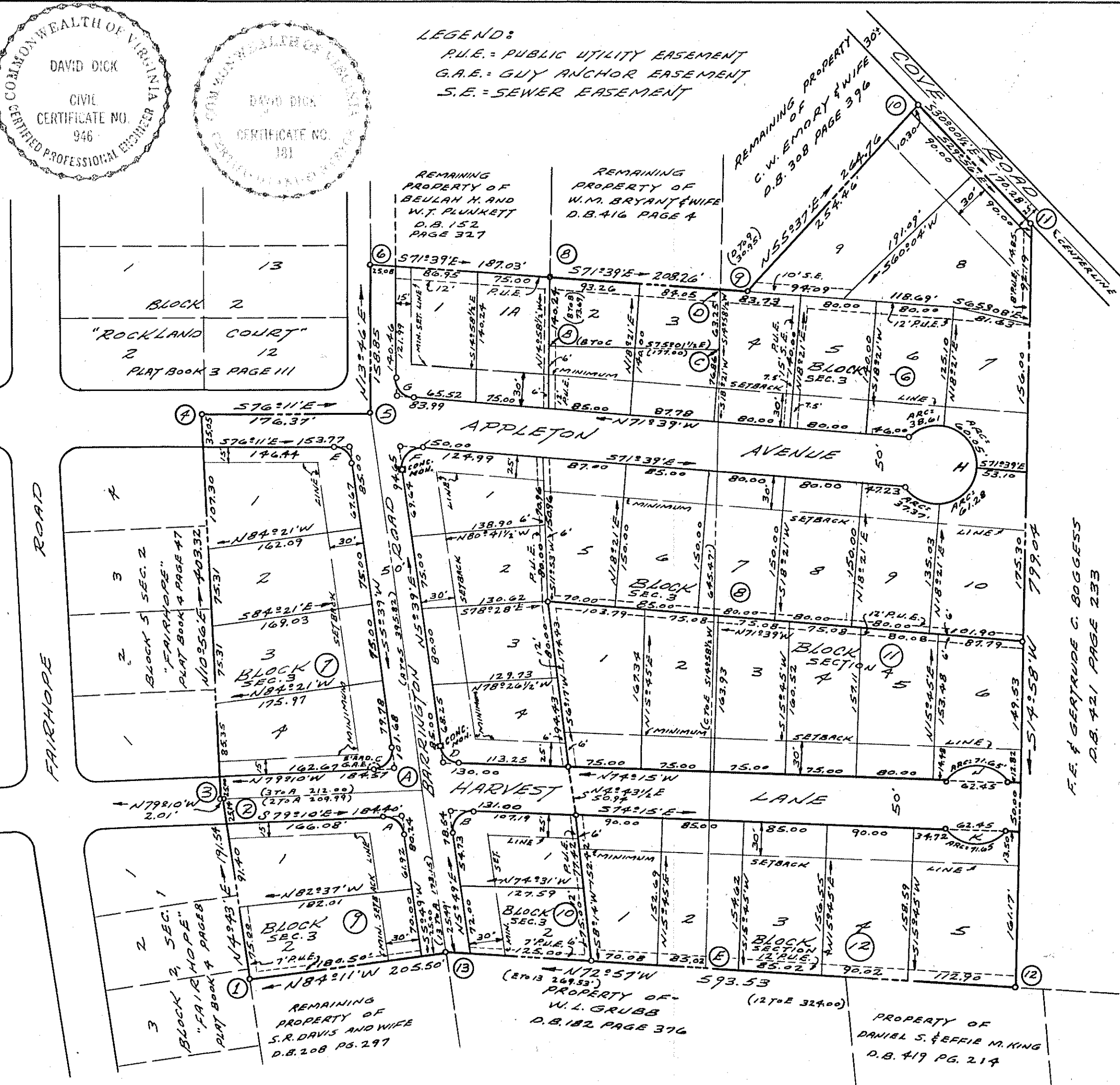
KNOW ALL MEN BY THESE PRESENTS TO WIT:
THAT MILLER C. GARST AND BERTA W. GARST, HIS WIFE, W.E. HALE AND BETTIE D. HALE, HIS WIFE, S.R. DAVIS AND RUBY S. DAVIS, HUSBAND AND WIFE, C.W. EMORY AND PAULINE EMORY, HUSBAND AND WIFE, BEULAH H. PLUNKETT AND W.T. PLUNKETT, WIFE AND HUSBAND, AND W.M. BRYANT AND MARY C. BRYANT, HIS WIFE, ARE THE OWNERS IN FEE SIMPLE OF THE LAND SHOWN HEREON, BOUNDED BY OUTSIDE CORNERS 1 THRU 13 TO 1, AND KNOWN AS SECTIONS 3 AND 4 "FAIRHOPE" WHICH COMPRISES PORTIONS OF THE LAND CONVEYED TO THE SAID OWNERS, BY DEEDS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY AS LISTED HEREON, AND WHICH LAND IS SUBJECT TO THE LEIN OF CERTAIN DEEDS OF TRUST TO A.T. LOYD, TRUSTEE, SECURING THE HOME BUILDING AND SAVINGS ASS'N. INC. FROM C.W. EMORY AND PAULINE EMORY, HUSBAND AND WIFE, RECORDED IN D.B. 675 PG. 113 AND FROM BEULAH H. PLUNKETT AND W.T. PLUNKETT, WIFE AND HUSBAND, RECORDED IN D.B. 675 PG. 116 IN THE AFORESAID CLERK'S OFFICE.

THE SAID OWNERS CERTIFY THAT THE SUBDIVISION OF THIS LAND AS SHOWN HEREON INTO LOTS, BLOCKS, AND STREETS IS ENTIRELY WITH THEIR FREE WILL AND CONSENT AS REQUIRED UNDER SECTION 15-791 OF THE 1950 CODE OF THE COMMONWEALTH OF VIRGINIA. THE SAID OWNERS WITH THE CONSENT OF THE UNDERSIGNED TRUSTEE AND BENEFICIARY DO BY VIRTUE OF RECORDATION OF THIS PLAT DEDICATE IN FEE SIMPLE TO THE COUNTY OF ROANOKE, ALL OF THE LAND ENCOMPASSED WITHIN THE STREETS OF THE SUBDIVISION.

THE SAID OWNERS DO AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT AND SUBDIVISION AND ACCEPTANCE OF THE DEDICATION OF THE STREETS SHOWN HEREON 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, 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 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 FOLLOWING SIGNATURES AND SEALS ON January 19, 1962

<u>Ruby M. Davis</u> OWNER	SEAL	<u>W.M. Bryant</u> OWNER	SEAL
<u>S.R. Davis</u> OWNER	SEAL	<u>W.E. Hale</u> OWNER	SEAL
<u>Miller C. Garst</u> OWNER	SEAL	<u>Bettie D. Hale</u> OWNER	SEAL
<u>Berta W. Garst</u> OWNER	SEAL		
<u>C.W. Emory</u> OWNER	SEAL	<u>A.T. Lloyd</u> TRUSTEE	
<u>Pauline Emory</u> OWNER	SEAL	HOME BUILDING AND SAVINGS ASS'N., INC. BENEFICIARY	
<u>W.T. Plunkett</u> OWNER	SEAL	BY <u>A.T. Lloyd</u> PRESIDENT	
<u>Beulah H. Plunkett</u> OWNER	SEAL	ATTEST: <u>W. Michael</u> SECRETARY	
<u>W.M. Bryant</u> OWNER	SEAL		



STATE OF VIRGINIA }
CITY OF ROANOKE } To WIT:
I, Dorothy G. Dooling, A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT MILLER C. GARST AND BERTA W. GARST, HIS WIFE, W.E. HALE AND BETTIE D. HALE, HIS WIFE, S.R. DAVIS AND RUBY S. DAVIS, HUSBAND AND WIFE, C.W. EMORY AND PAULINE EMORY, HUSBAND AND WIFE, BEULAH H. PLUNKETT AND W.T. PLUNKETT, WIFE AND HUSBAND, AND W.M. BRYANT AND MARY C. BRYANT, HIS WIFE, OWNERS, AND A.T. LOYD, TRUSTEE, AND A.T. LOYD AND R.S. NICHOLS, PRESIDENT AND SECRETARY, RESPECTIVELY OF HOME BUILDING AND SAVINGS ASS'N., INC. BENEFICIARY WHOSE NAMES AS SUCH ARE SIGNED TO THE FOREGOING WRITING DATED January 19, 1962, HAVE EACH PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON January 19, 1962.

April 27, 1963
MY COMMISSION EXPIRES
Dorothy G. Dooling
NOTARY PUBLIC
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE CO., VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERE TO ANNEXED IS ADMITTED TO RECORD ON Feb. 1, 1962 AT 12:30 O'CLOCK P.M.
TESTE: ROY K. BROWN
BY: John S. John
DEPUTY CLERK

NOTES: SEE PLATS & PROFILES MADE BY DAVID DICK AND HARRY A. WALL, STATE CERTIFIED ENGINEERS AND SURVEYORS DATED JULY 28, 1961 AND APPROVED JULY 19, 1961 TO OCT. 12, 1961

APPROVED:
Minor R. Puffer DATE 1-29-62
VICE-CHAIRMAN, BO. OF SUPERVISORS OF ROKE CO.
Wm. L. Sausbach DATE 1-30-62
AGENT - ROANOKE CITY PLANNING COMMISSION
H. Clute Broyles DATE 1-31-62
CITY ENGINEER - ROANOKE VIRGINIA

MAP
of
SECTIONS N° 3 & 4
FAIRHOPE
ROANOKE CO. VIRGINIA
BY DAVID DICK & HARRY A. WALL
CIVIL ENGINEERS AND SURVEYORS
DATE: NOV. 30, 1961 SCALE: 1"=100'