

COMM. No. - 12285
F.W. - R.D.M.
N.B. No. - 11823
DRWG. - W.S.C.
CHKD. - R.C.W.
FILED -

NOTE:
1. G.A.E. DENOTES GUY ANCHOR EASEMENT.
2. MIN. B.L. DENOTES MINIMUM BUILDING LINE
FOR MAIN BODY OF RESIDENCE.

RESERVATIONS & RESTRICTIONS

The following restrictions are made covenants running with the title to the lots shown hereon for a period of thirty 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 lots shown hereon except Lots 1, 2, 3 and 4, Block 1, having less than 1600 square feet of enclosed liveable floor space, and no dwelling shall be erected on Lots 1, 2, 3 and 4, Block 1, having less than 1400 square feet of liveable floor space.
4. No trailer, basement, shack or garage, barn or other outbuildings shall be used at any time as 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 building shall be erected on any lot until the construction plans and a plan showing the location of the structure have been approved by the Developer, Frank W. Martin, as to quality of materials, harmony of external design with existing structures, and as to location with respect to topography. Unless said Developer approves within thirty days after plans have been submitted to him, or in any event if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required, and this covenant shall be deemed to have been fully complied with.
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:

That, Frank W. Martin, whose wife's name is Nancy F. Martin, is the fee simple owner and proprietor of the land hereon shown to be subdivided, known as ROSECREST, bounded as shown hereon in detail by outside corners 1 to 11 inclusive; and that said land is not subject to any lien or encumbrance.

The undersigned owner and proprietor and his wife certify that the said subdivision as appears on this plat is with the consent and in accordance with the desire of the undersigned owners of same.

The said owner and proprietor and his wife hereby dedicate to and vest in the County of Roanoke, wherein said land lies, such portions of the premises platted as are on this plat set apart for streets, alleys, easements, or other public uses, or for future street widening, in accordance with the provisions of the Subdivision Ordinance of the County of Roanoke, as amended, and the Virginia Land Subdivision Act.

The undersigned owners doth, by virtue of recordation of this plat, dedicate certain drainage easements of varying widths, as shown on the annexed plat, for drainage purposes, and the owners doth further, as a condition precedent to the approval of the final plat and subdivision and the 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 or 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 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 thereof.

WITNESS the following signatures and seals on this the 25th day of July, 1961.

Frank W. Martin SEAL Mrs. Nancy F. Martin SEAL
OWNER OWNER'S WIFE

STATE OF VIRGINIA } To Wit:
CITY OF ROANOKE }

I, MARY LINDA M. SMILEY, a Notary Public in and for the City of Roanoke in the State of Virginia, do hereby certify that Frank W. Martin and Nancy F. Martin, his wife, whose names are signed to the foregoing writing dated the 25th day of July, 1961, have each personally appeared before me in my City and State aforesaid, and acknowledged the same.
My commission expires: January 2, 1965.
Given under my hand this 25th day of July, 1961. Mary Linda M. Smiley
NOTARY PUBLIC

In the Clerk's Office of the Circuit Court for the County of Roanoke, Virginia this map is presented on this 25th day of March, 1962, and with the certificates of dedication and acknowledgment hereof annexed is admitted to record at \$300.00.
Teste: Roy K. Brown, Clerk

By: Amos J. Tolley
DEPUTY CLERK

JULY 11, 1961

I, HEREBY, CERTIFY THAT THIS
PLAT OF SURVEY IS CORRECT.

C.B. Malcolmson
VA. STATE CERTIFIED SURVEYOR

MAP OF
ROSECREST
PROPERTY OF
FRANK W. MARTIN
Situate SW. of LAYMAN LAWN Subdivision
ROANOKE COUNTY, VIRGINIA
By: C.B. MALCOLMSON
VA. STATE CERT. ENGRS.
DATE: JULY 11, 1961 SCALE: 1"=100'

BOUNDARY DATA: BOUNDARY CONTAINS 12.592 AC. ±					
LINE COR. COR.	BEARING	DIST.	N. (cos)	S.	E. (sin) W.
1-2	S.10°54'40"W	581.98		571.46	110.16
2-3	N.64°22'40"W	229.00	99.03		206.48
3-4	S.69°35'30"W	764.25		266.50	716.28
4-5	N.5°59'50"E	846.89	842.25		88.48
5-6	N.84°33'30"E	80.24	7.61		79.88
6-7	S.47°14'E	179.20		121.68	131.56
7-8	S.27°47'E	250.60		221.71	116.81
8-9	N.44°20'E	210.00	150.21		146.75
9-10	N.24°34'E	228.70	208.00		95.08
10-11	S.71°40'10"E	50.40		15.85	47.84
11-1	S.71°24'20"E	344.62		109.89	326.63
TOTALS			1307.10	1307.09	1033.03 1032.92

CURVE DATA				CHORD	
CURVE LOT	BLK.	ANGLE	TAN.	RAD.	ARC BEARING DIST.
1A	1	35°32'	16.91	52.77	32.73 S.65°00'E 32.20
1B	1	19°27'	44.40	259.07	87.95 S.37°30'30"E 87.52
1C	2	16°14'10"	39.90	279.72	79.27 S.19°39'55"E 79.00
1D	1	124°07'10"	282.82	150.00	324.94 S.73°36'25"E 265.03
1D	3	17°14'10"	22.73	150.00	45.12 S.20°09'55"E 44.96
1D	4	47°40'40"	66.28	150.00	124.82 S.52°37'20"E 121.25
1D	5	38°11'50"	51.94	150.00	100.00 N.84°26'25"E 98.16
1D	6	21°00'30"	27.81	150.00	55.00 N.54°50'15"E 54.69
1E	1	51°49'	121.44	250.00	226.09 N.70°14'30"E 218.47
1E	9	7°02'27"	15.38	250.00	30.72 N.47°51'15"E 30.70
1E	10	44°46'33"	102.98	250.00	195.37 N.73°45'45"E 190.44
2A	2	51°49'	145.73	300.00	271.31 S.70°14'30"W 262.16
2A	4	6°26'24"	16.88	300.00	33.72 S.47°33'12"W 33.70
2A	5	45°22'36"	125.42	300.00	237.59 S.73°27'42"W 231.43
2B	1	124°07'10"	188.55	100.00	216.63 N.73°36'25"W 176.69