

KNOW ALL MEN BY THESE PRESENTS: TO WIT:

That W. E. Cundiff and Olney G. Cundiff, his wife, are the fee simple owners and proprietors of the land shown hereon to be subdivided known as Sec. No. 1 Bali Ha'i, bounded as shown hereon in detail by outside corners 1-2-13 to 1, inclusive, and that said land is not subject to any lien or encumbrance. The undersigned owners further 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 the same.

The said owners 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, easements, or other public uses, or 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 do, 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 do further, as a condition precedent to the approval of the final plat and subdivision and the acceptance of the dedication of streets and alleys shown hereon by the board of supervisors of Roanoke County, on his 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 such streets and alleys as shown on the plat of the land subdivided or such changed streets or alleys 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 and alleys 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 alleys and property lines thereof.

Witness the signatures and seals of said owners hereunto affixed this 26th day of February 1962.

W. E. Cundiff Seal Feb. 26, 1962 Olney G. Cundiff Seal Feb. 26, 1962
Owner Date Owner Date

RESERVATIONS and RESTRICTIONS

The following shall be covenants running with the title to this land shown subdivided hereon for a period of 20 years following date of recordation of this map.

1. The lots shown hereon are to be used for residential purposes only.
2. No residence to be permitted on any lot on Olney Road with enclosed living area (outside dimensions) of less than 1000 sq. feet with an attached car port, porch or garage whose area is less than 200 sq. feet, or a residence with minimum enclosed living area (outside dimensions) of less than 1100 sq. feet.
No residence to be permitted on any lot on South Pacific Drive with enclosed living area (outside dimension) of less than 900 sq. feet with an attached car port, porch or garage whose area is less than 200 sq. feet, or a residence with a minimum enclosed living area (outside dimension) of less than 1000 sq. feet.
3. All house plans and specifications must be approved in writing by the developer.
4. No temporary living quarters, such as basements, tents, shacks, trailers or garages shall be allowed.
5. No residence shall be erected with body closer to the street line than the set-back line shown hereon.
6. No swine or hogs, chickens, goats, cattle or other nuisance shall be allowed, and nothing shall be done to disturb the peace and quietude of the neighborhood.
7. All lots are subject to easements as shown on body of map as well as necessary guys and anchors for electric and telephone poles.
8. If the owners of this subdivisions or anyone claiming under them shall violate, or attempt to violate any of these covenants, it shall be lawful for any person or persons owning any real property situate in this 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 doing so, or to recover damages.
9. No fences shall be built which is more than 3 feet in height in front of the building line shown hereon.

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 W. E. Cundiff and Olney G. Cundiff, his wife, whose names are signed to the foregoing writing dated the 26th day of February 1962, have each personally appeared before me in my city and state aforesaid, and acknowledged the same.

Given under my hand this 26th day of February, 1962.
My Commission expires January 2, 1965.

APPROVED:

Bob Sheehan Secretary of Planning Comm. DATE 3/6/62
AGENT TOWN OF VINTON PLANNING COMM. DATE SECRETARY ROKE CO. PLANNING COMM. DATE
William J. Jeschke Chairman Board of Supervisors DATE 3/6/62
CHAIRMAN BOARD OF SUPERVISORS - ROKE CO. DATE

LEGEND:

MIN. B. L. = Minimum Building Lines
T. & E. E. = Telephone & Electric Easement
G. A. E. = Guy Anchor Easement
S. D. E. = Storm Drain Easement
S. E. = Sewer Easement

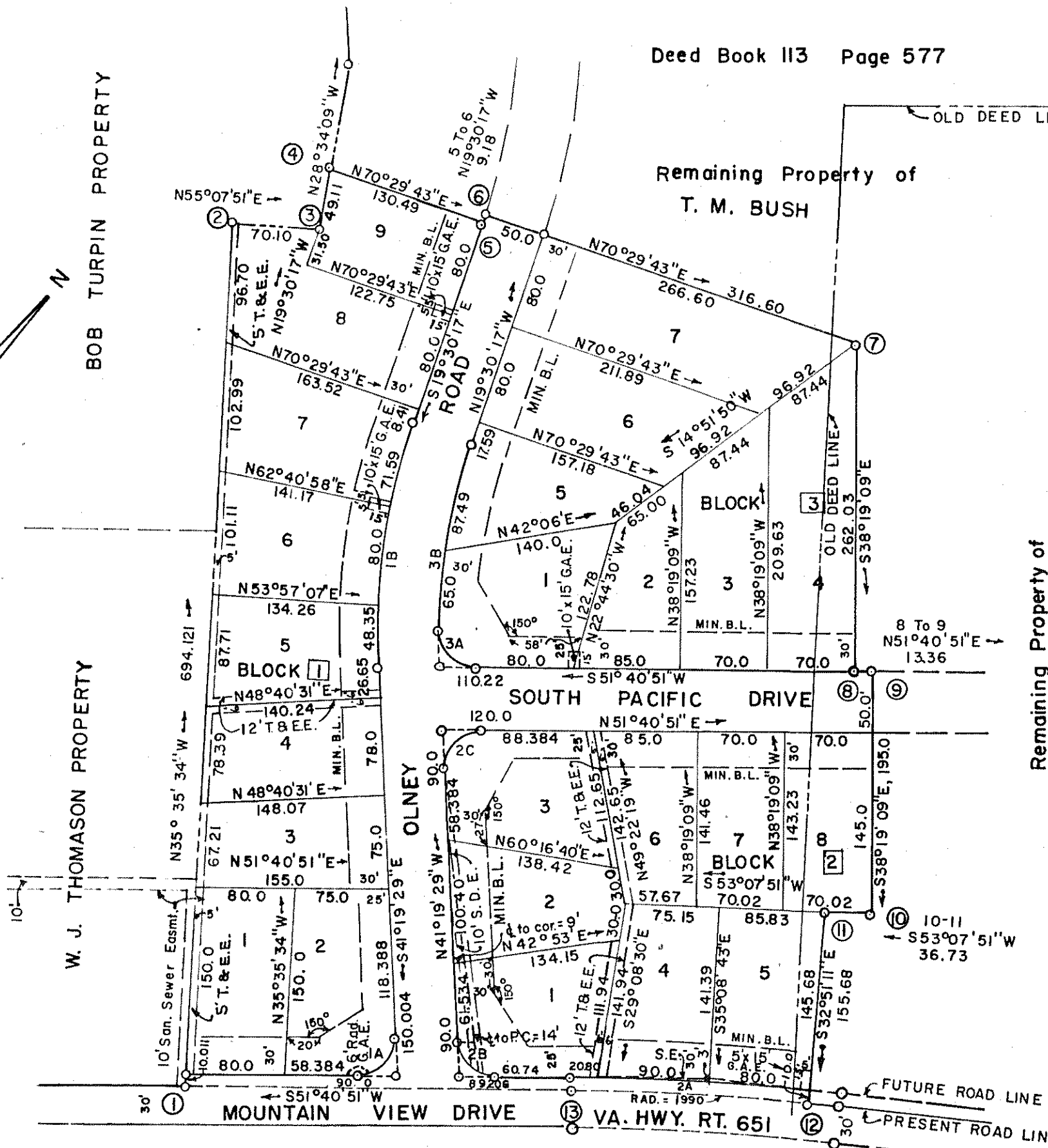
In the Clerk's Office of the Circuit Court for the County of Roanoke, Virginia, this map is presented on this 22 day of March, 1962, and with the certificates of Dedication and Acknowledgment thereto annexed, is admitted to record at 11:25 o'clock A. M.

Teste: Roy K. Brown Deputy Clerk
CLERK DEPUTY CLERK

FEB. 26, 1962

I, hereby certify that this plat of survey is correct.

C. B. Malcolm & Son
STATE CERT. SURVEYOR



CURVE DATA									
Curve	Lot	Blk	Angle	Tan.	Rad.	Arc	Bearing	CHORD	Dist.
1A	2	1	93°00'20"	31.616	30.0	48.698	S5°10'41"W		43.524
1B		1	21°49'12"	101.194	525.00	199.94	S30°24'53"E		198.73
1B	5	1	5°16'36"	24.19	525.00	48.35	S38°41'11"E		48.33
1B	6	1	8°43'51"	40.08	525.00	80.00	S31°40'57"E		79.92
1B	7	1	7°48'45"	35.85	525.00	71.59	S23°24'39"E		71.53
2A		2	5°27'58"	95.47	2000.00	190.80	S54°24'50"W		190.73
2A	1	2	0°35'44"	10.40	2000.00	20.80	S51°58'43"W		20.79
2A	4	2	2°34'42"	45.00	2000.00	90.00	S53°33'56"W		89.98
2A	5	2	2°17'32"	40.00	2000.00	80.00	S56°00'03"W		79.98
2B	1	2	86°59'40"	28.466	30.00	45.55	N84°49'19"W		41.30
2C	3	2	93°00'20"	31.616	30.00	48.698	N5°10'41"E		43.524
3A	1	3	90°25'16"	30.22	30.00	47.34	N83°06'31"W		42.58
3B		3	18°23'36"	76.90	475.00	152.49	N28°42'05"W		151.83
3B	1	3	7°50'26"	32.55	475.00	65.0	N33°58'40"W		64.95
3B	5	3	10°33'10"	43.87	475.00	87.49	N24°46'52"W		87.36
BOUNDARY DATA									
LINE	Cor-Cor	Bearing	Dist.	North (Cos.)	South	East (Sin)	West		
1-2		N35°35'34"W	694.121	564.45					403.98
2-3		N55°07'51"E	70.10	40.08			57.51		
3-4		N28°34'09"W	49.11	43.13					23.48
4-5		N70°29'43"E	130.49	43.57			123.00		
5-6		N19°30'17"W	9.18	8.65					3.06
6-7		N70°29'43"E	316.60	105.71			298.44		
7-8		S38°19'09"E	262.03		205.57		162.47		
8-9		N51°40'51"E	13.36	8.28			10.48		
9-10		S38°19'09"E	195.00		152.99		120.91		
10-11		S53°07'51"W	36.73		22.04				29.38
11-12		S32°51'11"E	155.68		130.78		84.45		
12-13		S54°24'50"W	189.78		110.44				154.34
13-1		S51°40'51"W	309.76		192.05				243.02
Totals				813.87	813.87	857.26	857.26		
Boundary Contains 8.053 Acres.									

CAPTION LEGAL REFERENCE

For deed of conveyance to W. E. Cundiff and Olney G. Cundiff by T. M. Bush see Deed dated Feb. 23, 1962 and recorded in Deed Book _____ Page _____.

MAP OF SECTION NO. 1

Bali Ha'i
PROPERTY OF

W. E. CUNDIFF & OLNEY G. CUNDIFF

SITUATE NORTHEAST OF THE TOWN OF VINTON
ROANOKE COUNTY, VIRGINIA

BY: C. B. MALCOLM & SON
State Cert. Engrs.

DATE: FEB. 26, 1962

SCALE - 1"=100'