

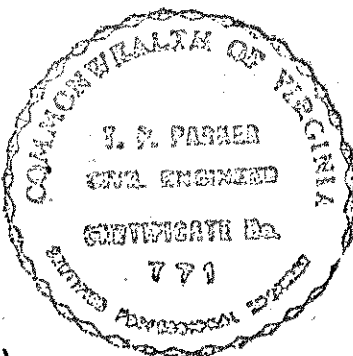
MAP OF SEC. 4
CRESTHILL

OWNED BY
G. G. FRALIN, C. F. KEFAUVER
C. CECIL FLORA & CARL B. FLORA

ROANOKE COUNTY, VA.

Scale: 1" = 100' MARCH 5, 1962

BY: T. P. PARKER
STATE CERTIFIED ENGINEER



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 1150 sq. ft. with carport, or 1250 sq. ft. without carport of livable 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, his wife, C. Cecil Flora, and Miriam F. Flora, his wife, Carl B. Flora and Leola B. Flora, his wife, and C. F. Kefauver and Irene C. Kefauver, his wife are the owners of the tract of land shown hereon, bounded by corners 1 through 20 to 1, known as Sec. 4 Cresthill, said property being a portion of tracts of land conveyed to said owners by deed from Sellie W. Reid and Fuller L. Reid her husband and Mary W. Youmans, widow, dated June 13, 1958 and recorded in deed book 597, page 104, and by deed from Ira J. Bower and Ruth F. Bower husband and wife and Elma Bower, widow dated Dec. 29, 1959 and recorded in Deed Book 633, page 345. 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 plat, and the owners do further, as a condition precedent to the approval of this plat and subdivision and the acceptance of the dedication of the streets shown hereon by the board of Supervisors of Roanoke County, Va. on their own behalf and for and on account of their heirs, successors, and 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 said owners, their heirs, successors, devisees and assigns may or might have against the County of Roanoke or Virginia Department of Highways by reason of establishing proper grade lines on and along such streets as shown hereon, and by reason of doing the 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. In witness whereof is hereby placed the signatures of said owners on this 4th day of April, 1962.

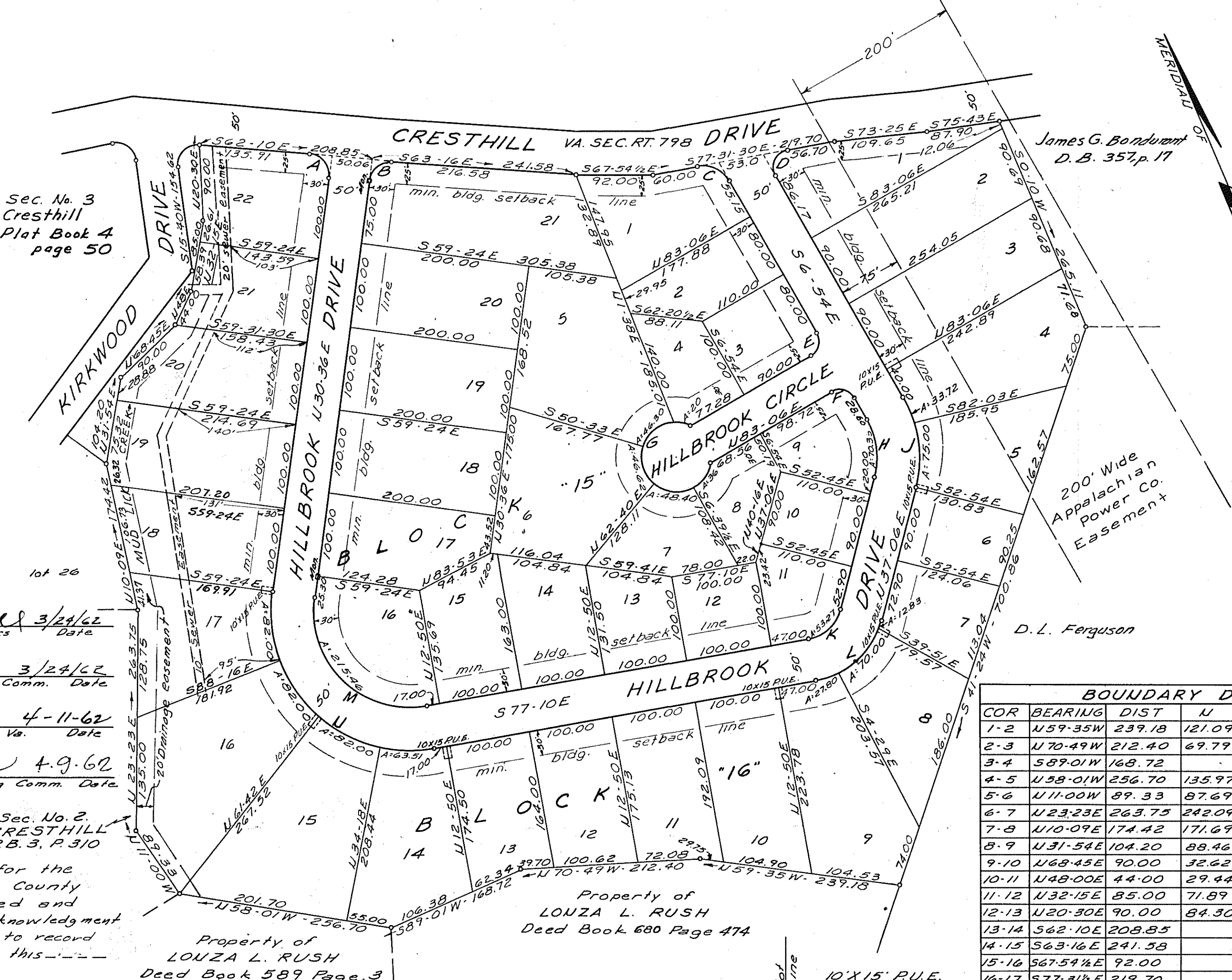
C. F. Kefauver OWNER Ollie E. Fralin OWNER
Irene C. Kefauver OWNER C. Cecil Flora OWNER
G. G. Fralin OWNER Miriam F. Flora OWNER
Carl B. Flora OWNER
Leola B. Flora OWNER

State of Virginia
County of Roanoke

I, Martha R. Blaylock, a Notary Public in and for the aforesaid State and County, do hereby certify that G. G. Fralin, Ollie E. Fralin, C. Cecil Flora, Miriam F. Flora, Carl B. Flora, Leola B. Flora, C. F. Kefauver and Irene C. Kefauver, whose names are signed to the foregoing writing dated April 4, 1962, have personally appeared before me in my State and County, and acknowledged the same on this 4th day of April, 1962.

My Commission
Expires August 19, 1964

Martha R. Blaylock
NOTARY PUBLIC



APPROVED: Wm. J. J. J. J. 3/24/62
Chairman of Board of Supervisors Date

Wm. J. J. J. J. 3/24/62
Secy of Roanoke County Planning Comm. Date

H. C. C. C. 4-11-62
City Engineer - Roanoke, Va. Date

Wm. K. S. S. 4-9-62
Act. Asst. for Roanoke Planning Comm. Date

In the Clerks 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 11 O'clock A.M. on this 11th day of April, 1962.

Teste: Wm. J. J. J.
Clerk

CURVE DATA				
CURVE	TAN	RAD	ARC	ANGLE
A	22.88	21.80	35.30	92.46
B	25.00	26.75	40.21	86.08
C	20.00	28.23	34.50	70.37
D	30.00	21.25	40.56	109.22
E	20.00	20.00	31.41	90.00
F	20.00	20.00	31.41	90.00
G-1st 4	10.21	40.00	20.00	28.39
G-1st 5	26.13	40.00	46.30	66.19
G-1st 6	26.37	40.00	46.62	66.47
G-1st 7	27.66	40.00	48.40	69.19
G-1st 8	19.32	40.00	36.00	51.33
H	37.00	91.58	70.33	44.00
J	57.20	141.58	108.72	44.00
J-1st 4	16.95	141.58	33.72	13.39
J-1st 5	38.40	141.58	75.00	30.21
K	30.00	46.43	53.27	65.44
L	62.30	96.43	110.63	65.44
L-1st 7	6.43	96.43	12.83	7.37
L-1st 8	36.62	96.43	70.00	41.35
L-1st 9	14.00	96.43	27.80	16.31
M	157.00	114.56	215.46	107.46
N	225.53	164.56	309.51	107.46
N-1st 14	32.16	164.56	63.31	22.07
N-1st 15	41.87	164.56	82.00	28.33
N-1st 16	41.87	164.56	82.00	28.33
N-1st 17	41.87	164.56	82.00	28.33

BOUNDARY DATA						
COR	BEARING	DIST	N	S	E	W
1-2	N59.35W	239.18	121.09			206.26
2-3	N70.49W	212.40	69.79			200.61
3-4	S69.01W	168.72		2.90		168.69
4-5	N59.01W	256.70	135.97			217.73
5-6	N11.00W	89.33	87.69			17.04
6-7	N23.23E	263.75	242.09			104.68
7-8	N10.09E	174.42	171.69			30.75
8-9	N31.54E	104.20	88.46			53.06
9-10	N69.45E	90.00	32.62			83.88
10-11	N48.00E	44.00	29.44			32.70
11-12	N32.15E	85.00	71.89			45.36
12-13	N20.30E	90.00	84.30			31.52
13-14	S62.10E	208.85		97.53	184.68	
14-15	S63.16E	241.58		108.69	215.75	
15-16	S67.54E	92.00		34.60	85.25	
16-17	S77.31E	219.70		47.46	214.51	
17-18	S73.25E	109.65		31.30	105.09	
18-19	S75.43E	87.90		21.69	85.18	
19-20	S0.10W	265.11		265.11		0.75
20-1	S41.24W	700.86		525.77		463.42
TOTALS			1135.03	1135.05	1274.41	1274.50