

BOUNDARY LINE CALCULATIONS

COR.	BEARING	DIST.	N.	S.	E.	W.
1-2	N. 20° 41' W.	134.84	125.68			47.15
2-3	N. 50° 43' W.	78.08	47.54			58.11
3-4	N. 80° 45' W.	88.55	14.23			87.40
4-5	N. 83° 37' W.	20.04	2.23			19.94
5-6	S. 2° 56' E.	119.08		119.08	6.10	
6-7	S. 70° 45' W.	80.00		26.38		76.53
7-8	S. 72° 07' W.	261.76		80.34		243.12
8-9	N. 34° 01' W.	293.92	243.21			164.15
9-10	N. 87° 59' W.	403.50	356.32			189.33
10-11	S. 62° 10' W.	53.00		24.75		46.87
11-12	N. 28° 51' W.	145.47	127.41			70.19
12-13	S. 61° 09' W.	54.78		26.43		47.98
13-14	N. 28° 51' W.	200.00	175.18			96.50
14-15	N. 61° 09' W.	822.30	396.78			720.24
15-16	S. 38° 49' E.	183.87		143.26	115.26	
16-17	S. 17° 28' E.	172.29		164.35	51.71	
17-18	S. 61° 09' W.	223.59		107.89		195.84
18-19	S. 3° 34' W.	277.13		276.55		17.24
19-20	S. 29° 28' E.	193.89		165.81	96.38	
20-21	N. 76° 35' E.	30.00	20.88		87.64	
21-22	S. 13° 18' E.	137.35		133.66	31.62	
22-23	S. 89° 08' E.	72.30		1.10	72.89	
23-24	S. 80° 45' E.	160.81		26.85	158.72	
24-25	S. 20° 41' E.	195.02		182.45	68.88	
25-1	S. 56° 15' W.	51.32		28.50	42.68	
TOTALS			1509.46	1509.44	1408.34	1408.33

TOTAL AREA = 13.726 ACRES

RESERVATIONS & RESTRICTIONS

THE FOLLOWING RESERVATIONS AND RESTRICTIONS ARE MADE COVENANTS RUNNING WITH THE TITLE OF THE LAND SHOWN SUBDIVIDED HEREON, KNOWN AS NORTH LAKES, 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.

1. ALL OF THE LOTS IN "NORTH LAKES" 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.

2. NO RESIDENCE LOT SHALL BE SUBDIVIDED INTO BUILDING LOTS EXCEPT THAT A LOT MAY BE DIVIDED AND MOVED TO ADJOINING LOTS.

3. NO DWELLING SHALL BE ERECTED OR PLACED ON ANY LOT, SAID LOT HAVING A WIDTH OF LESS THAN 75 FEET, AND NOT NEARER THE STREET LINE THAN THE MINIMUM SETBACK LINE WHERE SHOWN HEREON.

4. EASEMENTS FOR INSTALLATION AND MAINTENANCE OF UTILITIES ARE RESERVED WHERE SHOWN HEREON.

5. 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.

6. NO LOT SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR RUBBISH, TRASH, GARBAGE, OR OTHER WASTE, EXCEPT IN SANITARY CONTAINERS.

7. NO HOUSE MAY BE ERECTED ON ANY LOT SHOWN HEREON WHOSE BUILDING COST FOR LABOR AND MATERIALS IS LESS THAN \$11,000.00 OR THE EQUIVALENT VALUE OF \$11,000.00 ON THE DATE OF RECORDATION OF THIS MAP, SAID HOUSE TO HAVE A LIVING AREA NOT LESS THAN 1,100 SQUARE FEET INCLUDING OUTSIDE WALLS, INTERIOR PARTITION WALLS AND STAIR WALLS, 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 WALLS, 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.

8. 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 SQUARE FEET OF LIVABLE FLOOR SPACE IN EACH UNIT.

9. 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.

10. 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.

CURVE DATA

CURVE	ANGLE	RADIUS	TANGENT	ARC	BEARING	DIST.
A	60° 04'	75.00	43.34	78.43	S. 50° 43' E.	75.08
B	28° 30'	200.00	50.79	99.48	N. 82° 07' E.	98.46
LOT-1	22° 45'	200.00	40.24	79.41	N. 82° 07' E.	78.89
C	28° 30'	200.00	10.04	20.07	S. 83° 37' E.	20.04
LOT-1	11° 44'	250.00	68.49	129.35	S. 86° 00' W.	123.08
D	16° 46'	250.00	25.69	51.20	S. 76° 37' W.	51.11
E	22° 43'	175.00	35.15	68.98	N. 82° 06' E.	68.93
OR	27° 30'	150.00	36.71	71.99	N. 79° 43' E.	71.31
D3	10° 13'	20.00	24.36	35.34	S. 15° 21' W.	30.91
F	74° 00'	125.00	94.19	161.44	N. 72° 15' W.	150.45
LOT-2	63° 40'	125.00	77.60	138.90	N. 77° 25' W.	131.86
LOT-3	10° 20'	125.00	11.30	22.54	N. 40° 25' W.	22.51
F	45° 00'	435.00	180.18	341.45	S. 12° 45' E.	332.94
LOT-2	12° 12'	435.00	46.49	92.98	S. 29° 09' E.	92.46
LOT-3	12° 33'	435.00	47.83	95.28	S. 14° 42' E.	95.09
LOT-4	11° 12'	435.00	42.65	85.03	S. 4° 54' E.	84.90
LOT-5	9° 03'	435.00	34.43	68.72	S. 5° 13' W.	68.64
G	45° 00'	385.00	159.47	302.38	N. 12° 45' W.	294.67
LOT-4	14° 03'	385.00	47.44	94.41	N. 28° 13' W.	94.17
LOT-5	15° 21'	385.00	51.88	103.15	N. 13° 31' W.	102.84
LOT-6	15° 36'	385.00	52.72	104.82	N. 1° 57' E.	104.50
H	20° 48'	395.00	72.49	143.40	S. 0° 39' E.	142.61
LOT-6	0° 59'	395.00	3.42	6.84	S. 9° 15' W.	6.84
LOT-6	19° 48'	395.00	68.97	136.94	S. 1° 08' E.	135.88
J	24° 19'	445.00	95.91	188.92	N. 2° 24' W.	187.61
LOT-7	27° 52'	445.00	11.17	22.32	N. 8° 18' E.	22.32
LOT-8	10° 19'	445.00	40.17	80.13	N. 1° 43' E.	80.02
LOT-9	11° 08'	445.00	43.37	86.47	N. 9° 00' W.	86.33
K	10° 40'	395.00	36.87	73.54	S. 30° 25' E.	73.43
L	9° 56'	445.00	38.49	77.21	N. 30° 46' W.	77.12
M	36° 54'	20.00	22.57	39.83	S. 12° 42' W.	29.34
N	10° 42'	20.00	24.43	35.39	S. 68° 09' W.	30.95
P	93° 31'	20.00	21.08	32.48	N. 72° 19' E.	29.02
R	16° 43'	20.00	18.55	26.43	N. 23° 17' E.	24.55
S	86° 14'	20.00	18.73	30.10	S. 18° 02' W.	27.34
T	10° 48'	20.00	27.43	37.63	S. 64° 57' E.	32.32
U	89° 06'	20.00	17.73	29.01	N. 77° 18' W.	26.53

THE LOTS ARE SUBJECT TO THE UTILITY EASEMENTS, AS SHOWN HEREON, AS WELL AS NECESSARY ANCHORS OR GUYS TO ELECTRIC OR TELEPHONE POLES.

ALSO, IF THE TELEPHONE COMPANY ELECTIONS TO PLACE CABLE, WIRES AND ASSOCIATE PLANT UNDERGROUND, IT WILL BE PROVIDED SPACE IN SAID UTILITY EASEMENTS AS SHOWN HEREON, AND THE RIGHTS TO MAKE AND MAINTAIN BURIED SERVICE ENTRANCE TO ALL RESIDENCES.

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT MILLER C. GARST AND BERTA W. GARST, HIS WIFE, AND H.W. CRAWN AND KATHLEEN G. CRAWN, HIS WIFE, ARE THE OWNERS IN FEE SIMPLE OF THE LAND SHOWN BOUNDED BY OUTSIDE CORNERS 1 THRU 23 TO A, B, AND 1, AND THAT CHARLES EDWARD MARY SINGLE, IS THE OWNER IN FEE SIMPLE OF THE LAND SHOWN BOUNDED BY OUTSIDE CORNERS B, A, 24, 25 TO B; THE AFORESAID PORTIONS OF LAND SHOWN HEREON ARE KNOWN AS SECTION N° 1, "NORTH LAKES."

THE SAID OWNERS CERTIFY THAT THE SUBDIVISION OF THE LAND AS SHOWN HEREON INTO LOTS, BLOCKS, AND STREETS IS ENTIRELY WITH THEIR FREE WILL AND CONSENT AS REQUIRED UNDER SECTION 15-797 OF THE 1954 CODE OF THE COMMONWEALTH OF VIRGINIA. THE SAID OWNERS DO BY VIRTUE OF RECORDATION OF THIS PLAT DELEGATE IN FEE SIMPLE TO THE COUNTY OF ROANOKE, ALL OF THE LAND EMBRACED WITHIN THE STREETS OF THIS SUBDIVISION.

THE SAID OWNERS DO AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT AND SUBDIVISION AND ACCEPTANCE OF THE ORDINATION 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 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 OF 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, I HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON May 7th, 1962.

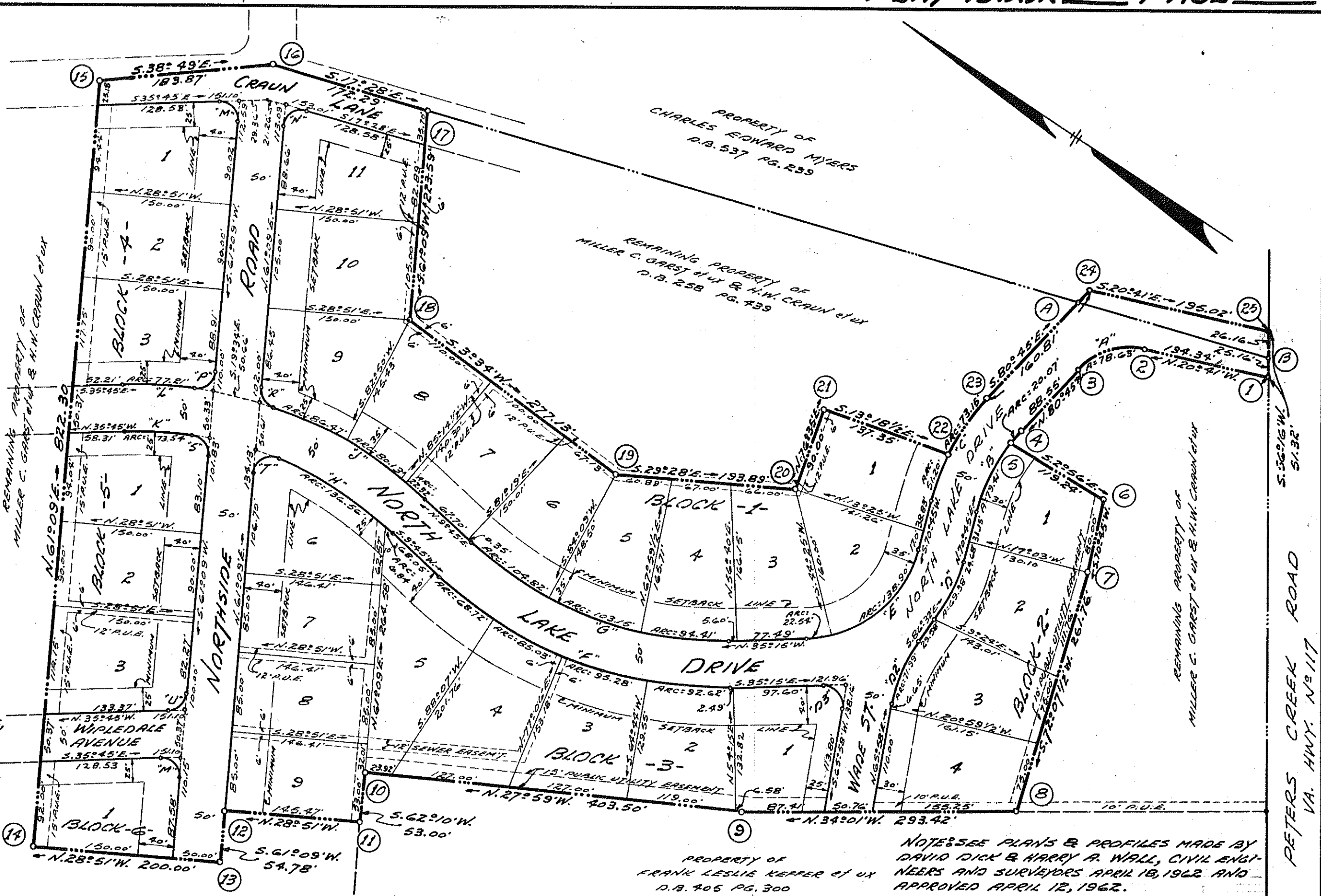
Miller C. Garst (SEAL) OWNER

Kathleen G. Crawn (SEAL) OWNER

Berta W. Garst (SEAL) OWNER

Charles E. Mary Single (SEAL) OWNER

H.W. Crawn (SEAL) OWNER



LEGEND

P.U.E. - PUBLIC UTILITY EASEMENT
S.A.E. - GUY ANCHOR EASEMENT
S.E. - SEWER EASEMENT

STATE OF VIRGINIA } TO WIT:
COUNTY OF ROANOKE

I, David Dick, a Notary Public in and for the aforesaid City and State do hereby certify that MILLER C. GARST AND BERTA W. GARST, HIS WIFE, AND H.W. CRAWN AND KATHLEEN G. CRAWN, HIS WIFE, AND CHARLES EDWARD MARY SINGLE, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED May 7th, 1962, HAVE EACH PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON May 7th, 1962.

May 11, 1965
MY COMMISSION EXPIRES

David Dick
NOTARY PUBLIC

APRIL 25, 1962

I HEREBY CERTIFY THAT THIS MAP OF SURVEY IS CORRECT.

David Dick
STATE CERT. EXPIR. 9/2/67

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE CO., VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THEREON ANNEXED IS ADMITTED TO RECORD ON MAY 12, 1962, AT 10:00 O'CLOCK A.M.

TESTE: ROY K. BROWN

David Dick
COUNTY CLERK

APPROVED

Edwin G. Jurice
CHAIRMAN, BO. OF SUPERVISORS OF ROAN. CO. DATE 5/6/62

Paul R. Lawrence
SECRETARY, ROANOKE CO. PLANNING COMMISSION DATE 5/6/62

Wm. V. Linhard
AGENT, ROANOKE CITY PLANNING COMMISSION DATE 5-10-62

W. Clinton Boyles
CITY ENGINEER, ROANOKE, VIRGINIA DATE 5-11-62

MAP of SECTION N° 1 NORTH LAKES
ROANOKE COUNTY, VIRGINIA
BY: DAVID DICK AND HARRY A. WALL
CIVIL ENGINEERS AND SURVEYORS
DATE: APRIL 25, 1962 SCALE: 1"=100'