

BOUNDARY LINE CALCULATIONS						
CORS.	BEARING	DIST.	N.	S.	E.	W.
1-2	N. 79° 57' W.	331.50	58.80			326.24
2-3	S. 10° 13' W.	26.17		25.75		4.44
3-4	N. 79° 57' W.	140.00	24.63			137.78
4-5	S. 79° 43' W.	53.38		9.53		52.52
5-6	N. 67° 35' W.	132.80	50.50			122.82
6-7	N. 10° 13' E.	154.00	161.56			27.31
7-8	S. 74° 37' E.	135.63		35.96		130.78
8-9	N. 21° 55' E.	22.19	20.58			8.30
9-10	N. 23° 47' E.	115.16	105.38			46.44
10-11	S. 81° 52' E.	171.20		24.20		169.45
11-12	N. 9° 52' E.	93.82				16.08
12-13	N. 4° 09' E.	241.20	240.57			17.49
13-14	S. 80° 08' E.	336.00		67.68		331.03
14-1	S. 9° 52' W.	600.50		591.62		102.90
TOTALS			744.65	744.65	744.91	744.90

AREA IN BOUNDARY = 6.156 ACRES



RESERVATIONS AND RESTRICTIONS
THE FOLLOWING RESERVATIONS AND RESTRICTIONS ARE MADE COVENANTS RUNNING WITH THE TITLE OF THE LAND SHOWN SUBDIVIDED HEREON, KNOWN AS SECTION N°7 "HEMLOCK HILLS," 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 LOTS IN SECTION N°7 "HEMLOCK HILLS" 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 DWELLINGS 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 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 OR MAINTAINED 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 \$10,000.00 OR THE EQUIVALENT VALUE OF \$10,000.00 ON THE DATE OF RECORDATION OF THIS MAP, SAID HOUSE TO HAVE A LIVING AREA OF NOT LESS THAN 1,100 SQUARE FEET, INCLUDING OUTSIDE WALLS, INTERIOR PARTITION WALLS AND STAIR WALLS, EXCLUSIVE OF CARPORT, PORCHES, BREASTWAY, 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, BREASTWAY 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 SQUARE FEET 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 INVALIDATION 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 WALLACE B. GARST AND PAUL H. GARST, TRUSTEES, ARE THE OWNERS IN FEE SIMPLE OF THE LAND SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 1 THRU 14 TO 1, AND KNOWN AS SECTION N°7 "HEMLOCK HILLS." 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 15-797 OF THE 1950 CODE OF THE COMMONWEALTH OF VIRGINIA.

THE SAID OWNERS FURTHER CERTIFY THAT ALL OF THE STREETS ENBRACED WITHIN THE BOUNDARY OF THE SUBDIVISION ARE HEREBY DEDICATED IN FEE SIMPLE TO THE COUNTY OF ROANOKE.

THE UNDERSIGNED OWNERS DO AS A CONDITION PRECEDENT TO THE APPROVAL OF THE FINAL MAP AND SUBDIVISION AND 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 BEHALF 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 AS SHOWN ON THE MAP 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 ALONG 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 STREET AND PROPERTY LINES THEREON.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS DAY OF AUGUST, 1962.

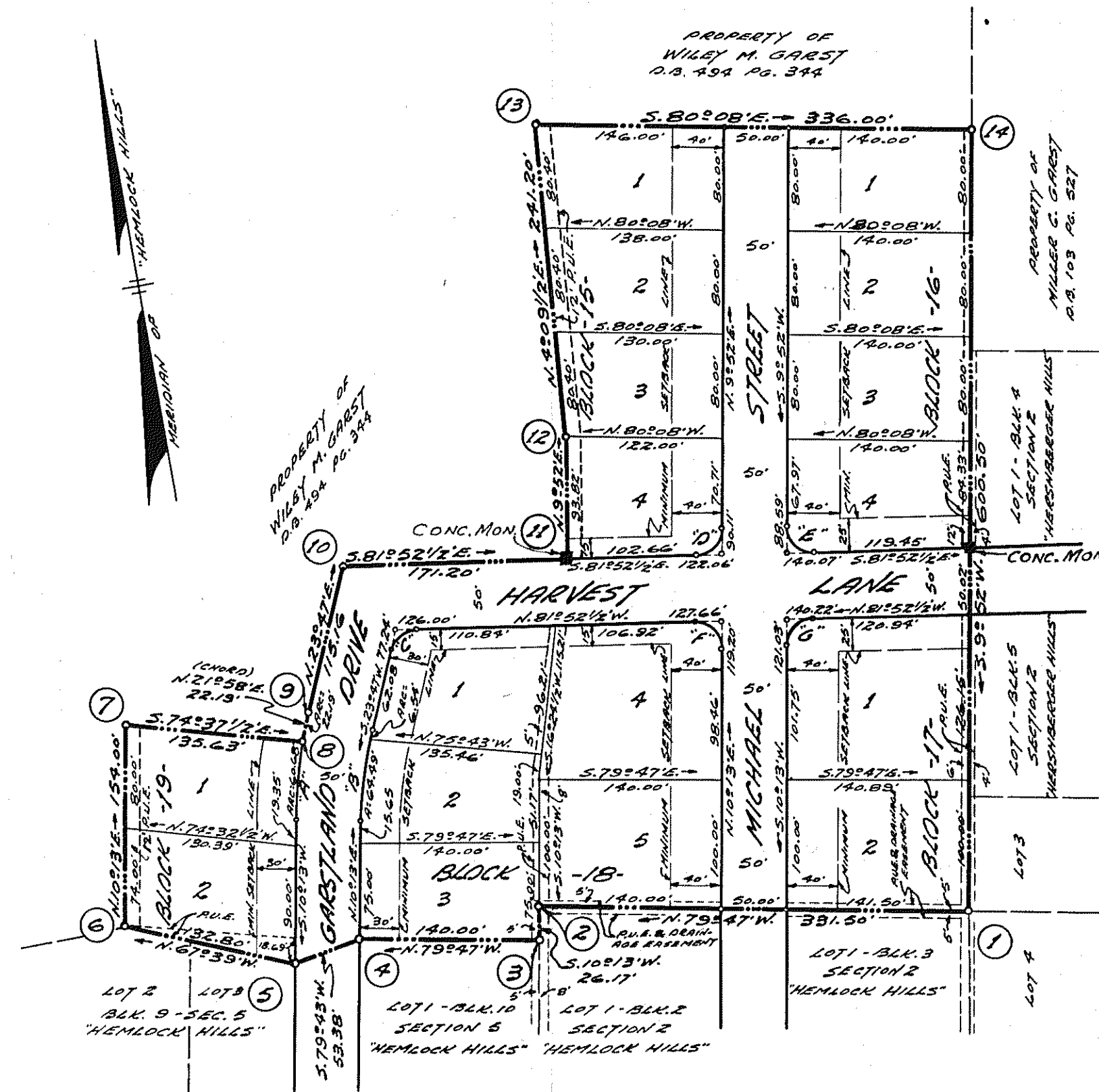
Paul H. Garst (SEAL) Wallace B. Garst (SEAL)
TRUSTEES

STATE OF VIRGINIA, TO WIT:
CITY OF ROANOKE
I, Conrad L. Col, A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT WALLACE B. GARST AND PAUL H. GARST, TRUSTEES, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED AUGUST 30, 1962, HAS EACH PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON AUGUST 30, 1962.

March 28, 1964 Conrad L. Col
MY COMMISSION EXPIRES NOTARY PUBLIC

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR ROANOKE COUNTY, VIRGINIA, THIS MAP IS PRESENTED ON September 18, 1962, AND WITH THE CERTIFICATES OF ACKNOWLEDGEMENT AND DEDICATION THEREON ANNEXED IS ADMITTED TO RECORD AT 3:30 O'CLOCK P. M.
TESTES ROY K. BROWN

John E. Fitzgerald
CLERK



AUG. 29, 1962
I, HEREBY, CERTIFY THAT THIS
PLAT OF SURVEY IS CORRECT.

David Dick
STATE ENGINEER & SURVEYOR

NOTE: R.U.E. = PUBLIC UTILITY EASEMENT

NOTE: SEE PLANS AND PROFILES MADE BY
DAVID DICK AND HARRY A. WALL, CIVIL
ENGINEERS AND SURVEYORS, DATED JUNE 22, 1962
AND APPROVED JULY 11, 1962.

APPROVED:
Edwin J. Jurell DATE 9/4/62
CHAIRMAN - BOARD OF SUPERVISORS OF ROANOKE COUNTY

Paul H. H. H. H. DATE 9/4/62
SECRETARY - ROANOKE COUNTY PLANNING COMMISSION

Wm. K. Smith DATE 9/12/62
AGENT - ROANOKE CITY PLANNING COMMISSION

H. C. C. C. DATE 9/12/62
CITY ENGINEER OF ROANOKE, VIRGINIA

MAP
of
SECTION N°7
HEMLOCK HILLS
PROPERTY OF
WALLACE B. GARST & PAUL H. GARST, TRUSTEES
W.E. WALLS - DEVELOPER
ROANOKE COUNTY, VIRGINIA
BY DAVID DICK & HARRY A. WALL
CIVIL ENGINEERS AND SURVEYORS
DATE: AUGUST 29, 1962 SCALE: 1"=100'