

Know All Men By These Presents, To Wit:
That W.C. Edwards and Edna Edwards are the owners
of the tract of land shown hereon, subdivided into lots
as shown hereon and known as Country Club Estates
Annex No. 1, which said property is a portion of that tract
of land which was conveyed to W.C. Edwards by E.C.
Dickerson and Moss A. Plunkett sp. comm. by deed dated
Dec. 2, 1941 and recorded in Deed Book # 293, Page # 285.
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 as amended
to date, and further pursuant to and in compliance with Title 15, Chap. 11, "Land Subdivision
Regulations" of the General Ordinances of the Town of Salem. The said owners hereby
dedicate to the County of Roanoke the streets as shown hereon, in fee simple.
The said owners do, as a condition precedent to the
approval of this plat and subdivision and the acceptance
of the dedication of the streets as shown hereon by the
Board of Supervisors of Roanoke County, Va., on their
own behalf and for and on account of their heirs,
successors devisees and assigns, specifically release
the County of Roanoke and 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 Dept. of Highways by reason of
establishing proper grade lines on and along the streets as shown hereon
and by reason of doing the necessary grading, cutting or filling for the purpose
of placing said streets upon the proper grade as may from time to time be
established by said County of Roanoke or Virginia Department of Highways
and said County of Roanoke or Virginia Department of Highways shall not
be required to construct any retaining wall or walls along the streets as shown hereon.
In witness whereof is hereby placed the signatures of said
owners on this 22nd day of September, 1962.

W.C. Edwards Edna Edwards
Owner Owner

State of Virginia
County of Roanoke
I, Paul B. Matthews, a Notary Public in and for
the aforesaid State and County, do hereby certify
that W.C. Edwards and Edna Edwards whose names
are signed to the foregoing writing have personally
appeared before me in my State and County and
acknowledged the same on this 22nd day of Sept -
1962.
My Commission
Expires Oct. 14, 1963. Paul B. Matthews
Notary Public

COUNTRY CLUB ESTATES

MAP OF

ANNEX NO. 1

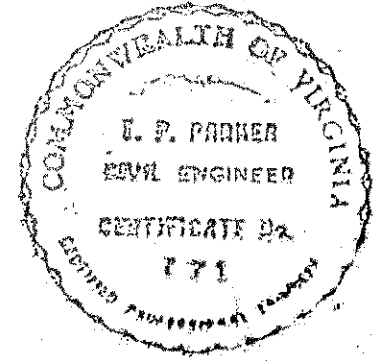
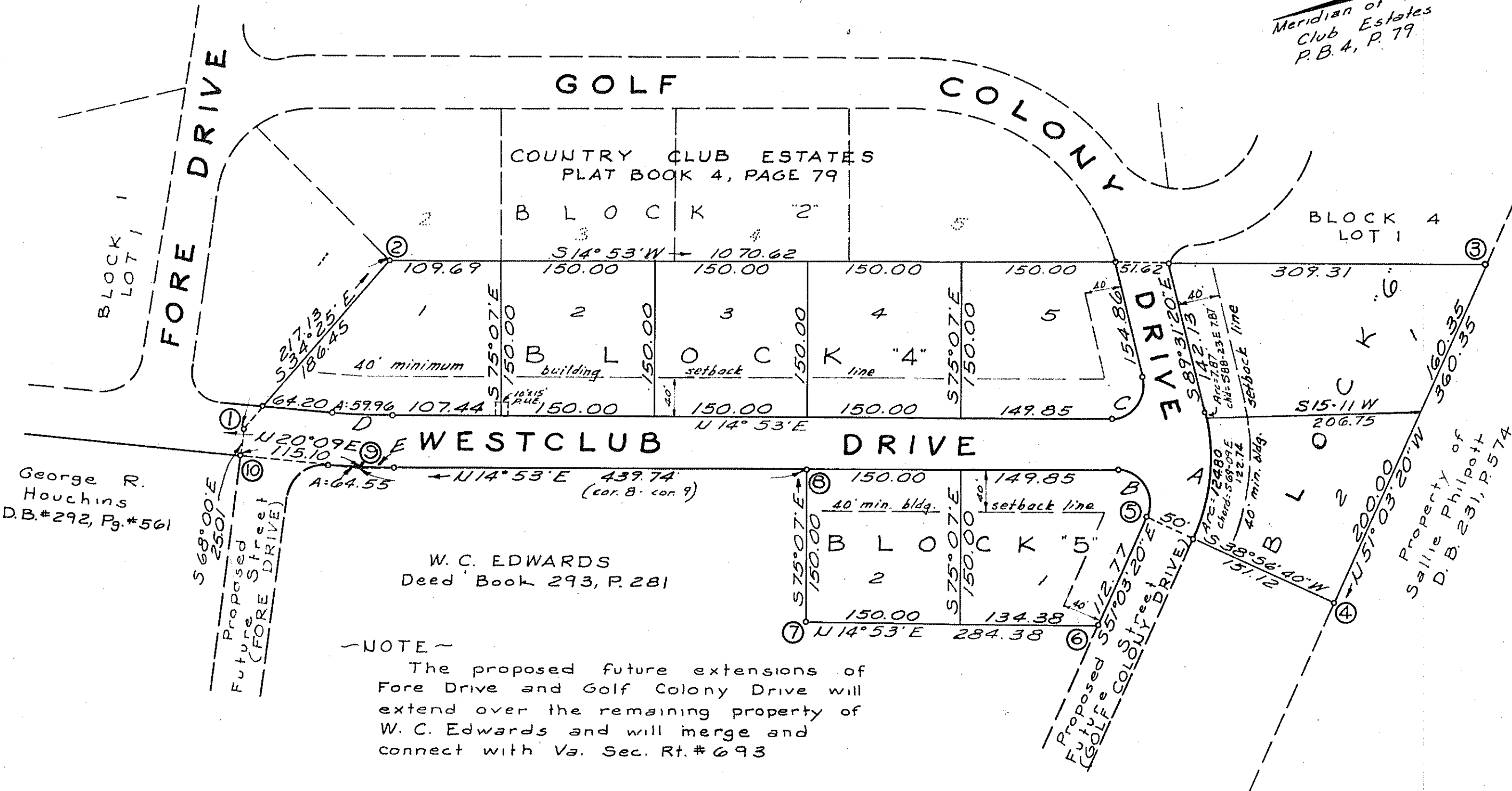
OWNED BY
W.C. EDWARDS & EDNA EDWARDS
ROANOKE COUNTY, VA.

SCALE: 1" = 100' AUGUST 27, 1962

BY T. P. PARKER
STATE CERTIFIED ENGINEER

RESERVATIONS & RESTRICTIONS

The following shall be covenants running with the title to
this land for a period of 20 years, from the recordation of this map.
1. No structure shall be erected on this land other than private
dwelling houses with necessary outbuildings, nor shall more than
one dwelling house be erected on any one lot.
2. No trailer, basement, shack, garage, or other outbuilding shall be
used on any lot at any time as a residence, temporary or permanently,
nor shall any residence of a temporary character be permitted.
3. No fowl, dogs, goats or other noxious animals dangerous to the health
or welfare of other residents shall be permitted in this subdivision, and
no nuisances shall be maintained or permitted on this property.
4. No dwelling house is to be constructed on any lot having an
area of less than 1500 square feet of liveable floor space in
one floor plan dwelling and minimum of 1700 square feet of
liveable floor space in a two story dwelling.



Note:
6.68 Acres within
corners 1 through 10
Iron rods placed at
all lot corners.

BOUNDARY DATA						
COR.	BEARING	DIST.	N	S	E	W
1-2	S 34° 25' E	217.13		179.12	122.72	
2-3	S 14° 53' W	1070.62		1034.70		274.99
3-4	N 51° 03' 20" W	360.35	226.51			280.27
4-5	N 38° 56' 40" E	201.12	156.42		126.42	
5-6	N 51° 03' 20" W	112.77	70.88			87.71
6-7	N 14° 53' E	284.38	274.84		73.04	
7-8	S 75° 07' E	150.00		38.53	144.97	
8-9	N 14° 53' E	439.74	424.99		112.75	
9-10	N 20° 09' E	115.10	108.03		39.65	
10-1	S 68° 00' E	25.01		9.37	23.19	
TOTALS			1261.69	1261.72	642.94	642.97

CURVE DATA LONG CHORD						
CURVE	ANGLE	TAN	RAD	ARC	BEARING	DIST
A	38° 28'	68.75	197.62	132.67	S 70° 17' 20" E	130.20
B	114° 03' 30"	51.51	33.41	66.48	S 71° 55' W	56.06
C	104° 24' 20"	38.67	30.00	54.66	S 37° 19' E	47.41
D	5° 16'	30.00	652.26	57.96	S 12° 15' W	57.93
E	5° 16'	32.30	702.26	64.55	S 12° 15' W	64.52

APPROVED: Erwin J. Jander 9/15/62
Chairman of Board of Supervisors Date

APPROVED: Paul B. Matthews 9/15/62
Secy. Roanoke County Planning Comm. Date

APPROVED: W. J. Chapman 1-27-62
Exec. Secy. Town of Salem Planning Comm. Date

APPROVED: F. A. Bingle 1-27-62
Town Engineer - Salem Va. Date

In the Clerk's 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 2:20 p.m. on this
24-day of September, 1962.

Teste: W. A. Brown
Clerk