

MAP NO. 1

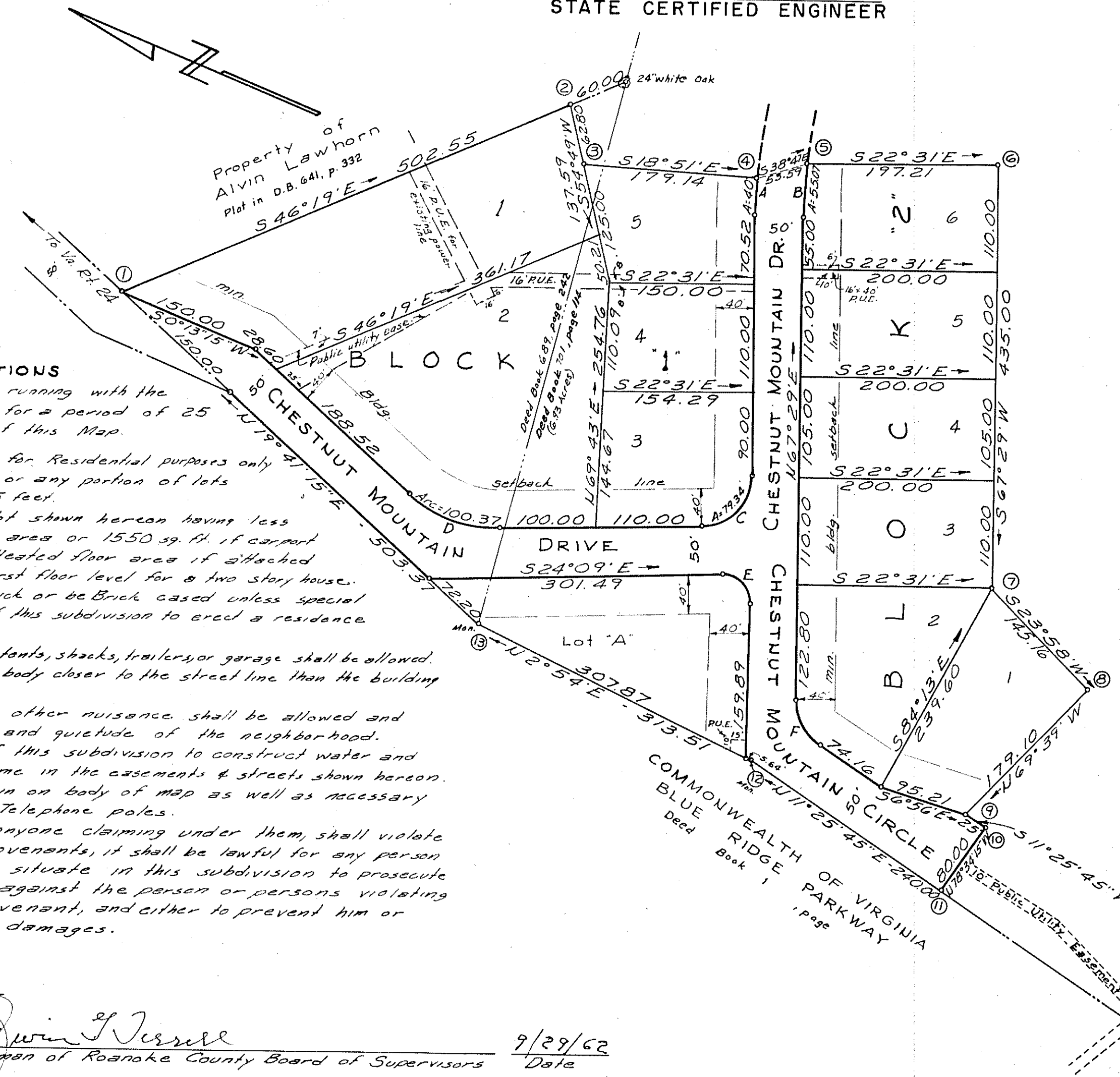
CHESTNUT MOUNTAIN ESTATES

PROPERTY OF
MOUNTAIN DEVELOPMENT CORP.
ROANOKE COUNTY, VA.

SCALE: 1"=100'

SEPTEMBER 14, 1962

BY: T. P. PARKER
STATE CERTIFIED ENGINEER



T. Martin Bush property
D.B. 236, p. 229

RESERVATIONS AND RESTRICTIONS

The following shall be covenants running with the title to this land shown subdivided hereon for a period of 25 years following date of Recordation of this Map.

1. The lots shown hereon are to be used for Residential purposes only.
2. No Residence shall be erected on any lot or any portion of lots with an average width of less than 75 feet.
3. No residence shall be erected on any lot shown hereon having less than 1650 sq. ft. of enclosed heated floor area or 1550 sq. ft. if carport is erected or 1150 sq. ft. on first floor level for a two story house.
4. All residences shall be constructed of Brick or be Brick cased unless special permission is obtained from the owners of this subdivision to erect a residence of other material.
5. No temporary living quarters, such as basement, tents, shacks, trailers, or garage shall be allowed.
6. No residence shall be erected with the main body closer to the street line than the building line shown hereon.
7. 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.
8. The right is reserved by the owners of this subdivision to construct water and sewer mains, and to repair & maintain same in the easements & streets shown hereon.
9. All lots are subject to easements as shown on body of map as well as necessary guys and anchors for electric and telephone poles.
10. If the owners of this subdivision 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 covenants, and either to prevent him or them from doing so, or to recover damages.

APPROVED: John J. Serrill 9/29/62
Chairman of Roanoke County Board of Supervisors Date

APPROVED: Paul W. Serrill 9/29/62
Secy of Roanoke County Planning Comm. Date

APPROVED: E. L. Serrill 10-8-62
Town of Union Planning Commission 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 12 O'clock P.M., on this 14 day of October, 1962.

Teste: Ray A. Brown
Clerk

Know all men by these presents to wit:

That Mountain Development Corporation is the owner of the tract of land shown hereon bounded by corners 1 through 13 to 1, which said property is a portion of the tract conveyed to said owner by deed dated Oct 12, 1962 and recorded in deed book 701, page 114, from T. Martin Bush, and all the property conveyed to said owner by deed dated May, 1962 from Joseph I. and Katie I. Wilkerson and recorded in Deed Book 689, page 242, in the Clerk's Office for the Circuit Court of Roanoke County, Va.

The said owner hereby certifies that it has subdivided this land into lots as shown hereon entirely with its own free will and accord as required by sections 15-779 through 15-794.3 of the 1950 Code of Virginia.

The said owner hereby dedicates the streets as shown hereon to the County of Roanoke in fee simple.

The said owner does by virtue of the recordation of this map and as a condition precedent to the approval of this map and the acceptance of the dedication of the streets and easements shown hereon by the Board of Supervisors of Roanoke County, Va., on its own behalf and on account of its successors and assigns, specifically releases the County of Roanoke and Virginia Department of Highways, from any and all claim or claims for damages which said owner its successors and assigns may or might have against the County of Roanoke and Virginia Department of Highways by reason of establishing the proper grades on and along the streets 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 the County of Roanoke and Virginia Department of Highways, and said County and 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 signature of Henry L. Wright, President of Mountain Development Corporation, and attested by Thomas M. Darnall, Secretary of Mountain Development Corporation on this 2nd day of October, 1962.

Henry L. Wright
President of Mountain Development Corp

Attested by: Thomas M. Darnall
Secretary of Mountain Development Corp.

State of Virginia
County of Roanoke

I, Edna Marie Darnall, a Notary Public in and for the aforesaid State and County, do hereby certify that Henry L. Wright and Thomas M. Darnall, whose names are signed to the foregoing writing dated October 2nd, 1962, have personally appeared before me in my State and County, and acknowledged the same on this 2nd day of October, 1962.

My Commission Expires 10-24-62
Edna Marie Darnall
Notary Public

CURVE DATA

CURVE	ANGLE	TAU	RAD	ARC	BEARING	DIST.
A	3°52'	20.01	592.98	40.00	N69°25'E	40.00
B	5°48'45"	27.56	542.98	55.07	N70°23'22"E	55.07
C	38°22'	50.00	51.44	79.34	S68°20'E	71.70
D	43°50'15"	52.79	171.19	100.37	S2°14'E	97.95
E	71°38'	30.00	29.16	46.63	S21°40'W	41.82
F	56°03'15"	30.00	56.35	55.13	N39°27'23"E	52.95

BOUNDARY DATA

COR	BEARING	DIST	N	S	E	W
1-2	S46°19'E	502.55		347.10	363.43	
2-3	S54°49'W	62.80		36.18		51.33
3-4	S18°51'E	179.14		169.53	57.87	
4-5	S38°47'E	53.59		41.77	33.57	
5-6	S22°31'E	197.21		182.18	75.52	
6-7	S67°29'W	435.00		166.58		401.84
7-8	S23°58'W	145.16		132.64		58.97
8-9	N69°39'W	179.10	62.28			167.92
9-10	S11°25'45'W	25.00		24.50		4.95
10-11	N78°34'15'W	80.00	15.85			78.41
11-12	N11°25'45'E	240.00	235.24		47.56	
12-13	N12°54'E	313.51	313.11		15.86	
13-1	N19°41'15'E	503.37	473.95		169.58	
TOTALS			1100.43	1100.48	763.39	763.42