

Know All Men By These Presents:

That Eula G. Layman is the owner of fee simple, unencumbered title to the property hereon shown to be subdivided, known as Section No. 3, Layman Lawn, bounded as shown hereon in detail by outside corners 1 to 22, inclusive.

The undersigned owner and proprietor certifies that the said subdivision as appears on this plat is with the consent and in accordance with the desire of the undersigned owner of same.

The said owner and proprietor hereby dedicate to and vest in the County of Roanoke, wherein said land lies, such portions of the premises as are, on this plat set apart for streets, easements, or other public uses as required by Sections 15-779 through 15-794.3 of the 1950 Code of Virginia.

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 Dept. 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 Va. Dept. 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 Dept. of Highways shall not be required to construct any retaining wall or walls along the streets as shown hereon.

Witness the following signature and seal on this the 7th day of Sept., 1963.

Eula G. Layman
Owner

State of Virginia
County of Roanoke
I, J. W. Griggs, a notary public in and for the aforesaid State and County do hereby certify that Eula G. Layman whose name is signed to the foregoing writing, dated Sept. 7, 1963, has personally appeared before me in my State and County and acknowledged the on this 7th day of Sept., 1963.

My Commission expires: June 4-1967

J. W. Griggs
Notary Public

RESERVATIONS AND RESTRICTIONS

The lots shown hereon shall be subject to the following reservations and restrictions for a period of twenty-five years from the date of recordation hereof:

1. All lots shown hereon except Lots 8 and 9 shall be used for residential purposes only.
2. Only one single family dwelling shall be permitted on any residential lot shown hereon.
3. No structure of a temporary nature, no trailers, no buildings of a shell type, and no prefabricated buildings shall be erected on any of the residential lots shown hereon.
4. No residence shall be built nearer to the street line than the minimum building set-back line shown hereon.
5. No residence shall be erected hereon containing less than 1,500 sq. ft. of enclosed livable area.
6. The Subdivider reserves the right to waive, modify, or release any of the restrictions herein contained.

Note:

B.L. = Minimum Bldg. Line

P.U.E. = Public Utility Easement.

Caption Legal Reference:
Being a portion of property
conv'd. to Eula G. Layman in
D.B. 139, Pg. 270.

Aug. 7, 1963

I, hereby certify that this
plat of survey is correct.

J. P. Parker
State Cert. Engr.

APPROVED:

Edwin Y. Jones
Chairman of Board of Supervisors
Date 8/6/63

Paul Matthews
Sec. of Roanoke County Planning Comm.
Date 8/31/63

H. Charles Broyles
Director of Public Works - Roanoke, Va.
Date 9/11/63

Wm. K. Surback
Reg't. for Roanoke City Planning Comm.
Date 9/12/63



Note: Lot 9, Blk. 5 is a resubdivision of
Lots 1, 2 and part of Lot 3, Blk. 3 of Sec. 2,
Layman Lawn.

CURVE DATA

Curve	Lot	Blk	Angle	Tangent	Radius	Arc	Chord	
							Bearing	Dist
R	7	4	55°05'	60.0	115.05	110.60	S84°47'30"W	106.40
B			56°55'	83.0	153.13	152.12	S85°42'30"W	145.94
B	In St.		40°58'	57.20	153.13	109.49	N86°19'W	107.17
B	7	4	15°57'	21.45	153.13	42.63	S65°13'30"W	42.49
C	7	4	112°08'	23.04	15.50	30.33	S17°08'W	25.72
D	7	4	27°47'	35.0	141.52	68.62	S25°02'30"E	67.95
E	1	4	86°36'	25.0	26.53	40.10	S54°27'E	36.99
F	1	5	91°38'	25.0	24.30	38.86	N34°40'E	34.85
G		5	27°47'	22.63	91.52	44.38	N25°02'30"W	43.95
G	6	5	7°10'	5.73	91.52	11.45	N14°44'W	11.44
G	7	5	20°37'	16.64	91.52	32.93	N28°37'30"W	32.75
H	7	5	26°54'	16.60	69.41	32.59	N52°23'W	32.29
J	9	5	89°44'	25.0	25.12	33.34	S69°18'W	35.44

BOUNDARY DATA

Corner	Bearing	Distance	North	South	East	West
1-2	N82°15'E	164.30	22.15		162.80	
2-3	N80°29'E	241.61	39.94		238.28	
3-4	S34°53'E	213.84		175.42		122.31
4-5	S10°21'E	390.57		384.21		70.17
5-6	S65°13'E	210.00		88.03		190.66
6-7	S23°55'W	191.20		174.78		77.51
7-8	S24°26'W	43.80		39.88		18.12
8-9	S69°18'W	35.44		12.53		33.15
9-10	N65°50'W	235.05	96.23			214.45
10-11	S85°42'30"W	145.94		10.92		145.53
11-12	S57°15'W	33.93		18.36		28.54
12-13	S84°47'30"W	106.40		9.66		105.96
13-14	N67°40'W	40.02	15.21			37.02
14-15	N22°20'E	150.00	138.75			57.00
15-16	N38°37'W	205.90	160.88			128.50
16-17	N67°40'W	300.00	114.00			277.50
17-18	N29°57'E	50.96	44.15			25.44
18-19	N3°41'E	105.74	105.52			6.79
19-20	S52°16'E	91.21		55.82		72.13
20-21	S67°06'E	51.16		19.91		47.13
21-22	N84°06'E	92.26		9.48		91.77
22-1	N4°17'W	243.88	243.20			18.20
Totals			989.51	989.52	1084.48	1084.48

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 8:30 o'clock A.M. on this 13 day of September, 1963

Teste: *Ray A. Brown*
Clerk

MRP OF SECTION NO. 3**LAYMAN LAWN**

Property of Eula G. Layman
Roanoke Co., Virginia

By *T. P. Parker*
State Cert. Engr.
Scale: 1"=100' Aug. 7, 1963