



IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF ROANOKE, VIRGINIA,  
THIS MAP IS PRESENTED ON THIS 25 DAY OF September, 1963, AND WITH THE CERTIFICATES OF  
DEDICATION AND ACKNOWLEDGMENT THEREON ANNEXED, IS ADMITTED TO RECORD AT 11:00 O'CLOCK P.M.

ROY K. BROWN  
CLERK

BY James F. Jolley  
DEPUTY CLERK

APPROVED:

H.L. Gresham  
AGENT TOWN OF VINTON PLANNING COMMISSION

9-18-63  
DATE

James F. Jolley  
CHAIRMAN OF BOARD OF SUPERVISORS OF ROKE CO.

9/18/63  
DATE

James F. Jolley  
SECRETARY ROKE CO. PLANNING COMM.

9-18-63  
DATE

COORDINATES		
Corner	East	North
1	692.096	695.655
2	717.958	747.620
3	781.849	847.054
4	834.270	892.482
5	919.999	951.852
6	982.924	986.430
7	1007.805	998.143
8	1208.243	950.638
9	1193.014	765.413
10	1193.967	765.108
11	1191.509	735.209
12	1169.080	742.709
13	1153.876	569.942

ORIGIN OF COORDINATES ASSUMED  
BOUNDARY CONTAINS 3.28± ACRES

Curve	Lot	Angle	Tan.	Rad.	Arc	CHORD	
						Bearing	Dist
A		27°16'	14.55	60.0	28.55	N41°40'00"W	28.89
A	1	22°57'30"	12.18	60.0	24.04	N43°49'15"W	23.88
A	2	4°18'30"	2.25	60.0	4.51	N30°11'15"W	4.51
B		234°32'		30.0	133.27	S34°42'00"W	53.33
B	2	131°37'00"	66.78	30.0	68.91	S66°09'30"W	54.73
B	4	99°36'40"	35.51	30.0	52.16	S29°27'20"E	45.83
B	5	3°18'20"	0.86	30.0	17.3	S80°54'50"E	1.73
C	5	27°16'	14.55	60.0	28.55	S68°56'00"E	28.28
D	6	60°00'	17.32	30.0	31.42	S25°18'00"E	30.0
E	6	100°31'40"	24.06	20.0	35.09	S45°33'50"W	30.76

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT W.E. CUNDIFF AND OLNEY G. CUNDIFF, HIS WIFE, ARE THE FEE SIMPLE OWNERS AND PROPRIETORS OF THE LAND SHOWN HEREON TO BE SUBDIVIDED KNOW AS SECT. NO. 1 BREEZEWOOD TERRACE, BOUNDED AS SHOWN HEREON IN DETAIL BY OUTSIDE CORNERS 1-13 TO 1, INCLUSIVE, AND THAT SAID LAND IS NOT SUBJECT TO ANY LIEN OR ENCUMBRANCE, THE UNDERSIGNED OWNERS FURTHER CERTIFY THAT THE SAID SUBDIVISION AS APPEARS ON THIS PLAT IS WITH THE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS OF THE SAME.

AND THE TOWN OF VINTON WHEREIN SAID LAND LIES, SUCH PORTIONS OF THE PREMISES PLATTED AS ARE ON THIS PLAT SET APART FOR STREETS, EASEMENTS, OR OTHER PUBLIC USES, OR FUTURE STREET WIDENING IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION ORDINANCE OF THE COUNTY OF ROANOKE, AS AMENDED, AND THE VIRGINIA LAND SUBDIVISION ACT.

THE UNDERSIGNED OWNERS DO, BY VIRTUE OF RECORDATION OF THIS PLAT, DEDICATE CERTAIN DRAINAGE EASEMENTS OF VARYING WIDTHS, AS SHOWN ON THE ANNEXED PLAT, FOR DRAINAGE PURPOSES, AND THE OWNERS DO FURTHER, AS A CONDITION PRECEDENT TO THE APPROVAL OF THE FINAL PLAT AND SUBDIVISION AND THE ACCEPTANCE OF THE DEDICATION OF STREETS AND ALLEYS SHOWN HEREON BY THE BOARD OF SUPERVISORS OF ROANOKE COUNTY, ON HIS OWN BEHALF AND FOR AND ON ACCOUNT OF THEIR HEIRS, SUCCESSORS, DEVISEES, AND ASSIGNS, SPECIFICALLY RELEASE OF THE COUNTY OF ROANOKE AND THE VIRGINIA DEPT. 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 DEPT. OF HIGHWAYS BY REASON OF ESTABLISHING PROPER GRADE LINES ON AND ALONG SUCH STREETS AND ALLEYS AS SHOWN ON THE PLAT OF THE LAND SUBDIVIDED OR SUCH CHANGED STREETS OR ALLEYS 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 AND ALLEYS UPON THE PROPER GRADE AS MAY, FROM TIME TO TIME, BE ESTABLISHED BY SAID COUNTY OR VIRGINIA DEPT. OF HIGHWAYS, AND SAID COUNTY OR VIRGINIA DEPT. OF HIGHWAYS SHALL NOT BE REQUIRED TO CONSTRUCT ANY RETAINING WALL OR WALLS ALONG THE STREETS AND ALLEYS AND PROPERTY LINES THEREOF.

WITNESS THE SIGNATURES AND SEAL OF SAID OWNERS HEREUNTO AFFIXED THIS DAY OF September, 1963.

W.E. Cundiff SEAL 9/18/63 Olney G. Cundiff SEAL 9/18/63  
OWNER DATE OWNER DATE

STATE OF VIRGINIA TO WIT:  
CITY OF ROANOKE

I, MARY LINDA M. SMILEY, A NOTARY PUBLIC IN AND FOR THE CITY OF ROANOKE, IN THE STATE OF VIRGINIA, DO HEREBY CERTIFY THAT W.E. CUNDIFF & OLNEY G. CUNDIFF, HIS WIFE, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED THE 18 DAY OF September, 1963, EACH HAVE PERSONALLY APPEARED BEFORE ME IN MY CITY AND STATE, ADDRESS, AND ACKNOWLEDGED THE SAME. GIVEN UNDER MY HAND THIS 18 DAY OF September, 1963.  
MY COMMISSION EXPIRES JANUARY 2, 1965.

Mary Linda M. Smiley  
NOTARY PUBLIC

#### RESERVATIONS AND RESTRICTIONS

THE FOLLOWING SHALL BE COVENANTS RUNNING WITH THE TITLE TO THIS LAND SHOWN SUBDIVIDED HEREON FOR A PERIOD OF 20 YEARS FOLLOWING DATE OF RECORDATION OF THIS MAP.

1. NO TEMPORARY LIVING QUARTERS, SUCH AS BASEMENTS, TENTS, SHACKS, TRAILERS OR GARAGES SHALL BE ALLOWED.

2. NO RESIDENCE SHALL BE ERRECTED WITH MAIN BODY CLOSER TO THE STREET LINE THAN THE SET-BACK LINE SHOWN HEREON.

3. 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.

4. ALL LOTS ARE SUBJECT TO EASEMENTS AS SHOWN ON BODY OF MAP AS WELL AS NECESSARY GUYS AND ANCHORS FOR ELECTRIC AND TELEPHONE POLES.

5. 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 COVENANT AND EITHER TO PREVENT HIM OR THEM FROM DOING SO, OR TO RECOVER DAMAGES.

6. NO FENCES SHALL BE CONSTRUCTED IN FRONT OF THE BUILDING LINE SHOWN HEREON WITHOUT WRITTEN PERMISSION OF THE ADJOINING OWNER OR OWNERS.

7. NO RESIDENCE SHALL BE ERRECTED ON ANY LOT WITH LESS THAN 1400 SQ. FT. OF LIVABLE FLOOR SPACE BY OUTSIDE MEASURE.

#### CAPTION LEGAL REFERENCE

FOR DEED OF CONVEYANCE TO W.E. CUNDIFF & OLNEY G. CUNDIFF BY MINNIE SHORT, EXECUTRIX OF CARLTON B. SHORT SEE DEED BOOK 343 PG. 176 DATED AUGUST 5, 1946.

#### MAP OF BREEZEWOOD TERRACE

PROPERTY OF W.E. & OLNEY G. CUNDIFF  
SITUATE IN  
TOWN OF VINTON & ROANOKE CO., VIRGINIA

BY C.B. MALCOLM & SON  
STATE CERT. ENGRS.

JULY 3, 1963  
I, HEREBY CERTIFY THAT THIS PLAT  
OF SURVEY IS CORRECT.  
C.B. Malcolm & Son  
STATE CERT. SURVEYOR

DATE: JULY 3, 1963

SCALE: 1" = 50'