

BOUNDARY LINE CALCULATIONS

COURSE	BEARING	DIST.	N.	S.	E.	W.
1-2	N 14° 52' 11" W	105.68	100.00			261.62
2-3	N 40° 09' 12" E	592.30		488.73	281.91	
3-4	N 89° 50' 00" E	18.50		0.00	18.50	
4-5	S 73° 00' 00" E	249.00		72.80	238.12	
5-6	S 62° 52' 00" E	106.30		48.48	94.60	
6-7	S 58° 23' 00" E	128.10		67.21	109.17	
7-8	S 68° 46' 00" E	261.00		94.53	243.28	
8-9	S 45° 40' 00" E	277.30		193.79	190.35	
9-10	S 68° 55' 00" E	171.40		61.66	159.93	
10-11	S 26° 51' 00" E	100.60		107.60	54.47	
11-12	S 56° 09' 00" W	166.35		92.77		138.32
12-13	N 46° 04' 00" W	101.07	70.12			72.78
13-14	S 71° 41' 00" W	47.00		14.77		44.62
14-15	N 81° 04' 00" W	120.00	18.63			118.54
15-16	S 69° 06' 00" W	100.00		33.67		93.42
16-17	N 58° 04' 00" W	75.00	33.67			63.63
17-18	N 58° 04' 00" W	210.00	7.08			209.88
18-19	S 66° 29' 00" W	244.25		97.45		223.97
19-20	S 25° 56' 00" W	138.00		124.10		60.35
20-21	S 19° 12' 00" E	178.85		168.90	58.81	
21-22	S 24° 19' 00" E	160.81		144.14	71.29	
22-23	S 20° 36' 00" E	49.66		46.48	17.47	
23-1	S 56° 09' 00" W	437.98		200.62		358.76
TOTAL		7074.5	1610.38	1645.90		1645.89

TOTAL AREA IN BOUNDARY = 21.175 ACRES

CURVE DATA

CURVE	ANGLE	CHORD	ARC	BEARING	DIST.
A	19° 50'	375.00	64.48	S 53° 49' W	127.01
B	19° 50'	325.00	55.84	N 63° 49' E	110.08
C	19° 50'	325.00	55.84	N 47° 53' E	43.27
D	19° 50'	325.00	55.84	N 57° 38' E	67.19
E	19° 50'	325.00	55.84	N 25° 39' W	225.88
F	19° 50'	325.00	55.84	N 25° 39' W	30.75
G	19° 50'	325.00	55.84	S 24° 24' E	50.00
H	19° 50'	325.00	55.84	S 86° 19' 30" E	28.94
I	19° 50'	325.00	55.84	N 10° 21' E	70.71
J	19° 50'	325.00	55.84	S 70° 14' 30" W	67.84
K	19° 50'	325.00	55.84	S 2° 29' 55" E	209.10
L	19° 50'	325.00	55.84	S 4° 58' 40" W	62.13
M	19° 50'	325.00	55.84	N 25° 39' W	225.88
N	19° 50'	325.00	55.84	S 11° 33' E	68.79
O	19° 50'	325.00	55.84	S 41° 42' W	301.00
P	19° 50'	325.00	55.84	S 28° 27' 40" W	104.50
Q	19° 50'	325.00	55.84	S 41° 43' 10" W	94.59
R	19° 50'	325.00	55.84	S 54° 33' 30" W	104.70
S	19° 50'	325.00	55.84	N 25° 24' E	228.35
T	19° 50'	325.00	55.84	N 13° 55' 30" W	28.04
U	19° 50'	325.00	55.84	S 2° 29' 55" E	209.10
V	19° 50'	325.00	55.84	N 71° 20' E	90.10
W	19° 50'	325.00	55.84	N 30° 25' E	90.10
X	19° 50'	325.00	55.84	S 33° 21' E	90.10
Y	19° 50'	325.00	55.84	N 44° 19' E	90.10
Z	19° 50'	325.00	55.84	S 59° 13' E	90.10
AA	19° 50'	325.00	55.84	N 66° 12' 30" E	7.23
AB	19° 50'	325.00	55.84	S 89° 05' 20" W	166.86
AC	19° 50'	325.00	55.84	S 89° 05' 20" W	166.86
AD	19° 50'	325.00	55.84	S 59° 19' W	115.00
AE	19° 50'	325.00	55.84	N 85° 19' 10" W	23.12
AF	19° 50'	325.00	55.84	N 88° 20' 15" E	137.61
AG	19° 50'	325.00	55.84	S 37° 29' 40" E	29.93
AH	19° 50'	325.00	55.84	S 54° 52' 10" W	23.91
AI	19° 50'	325.00	55.84	S 41° 59' 10" W	26.90
AJ	19° 50'	325.00	55.84	N 44° 19' E	27.29
AK	19° 50'	325.00	55.84	S 59° 13' E	28.48
AL	19° 50'	325.00	55.84	S 71° 13' 30" W	27.57
AM	19° 50'	325.00	55.84	S 82° 04' 30" W	55.14
AN	19° 50'	325.00	55.84	S 59° 24' W	66.03
AO	19° 50'	325.00	55.84	N 74° 34' E	238.00
AP	19° 50'	325.00	55.84	N 70° 49' E	82.71
AQ	19° 50'	325.00	55.84	N 95° 21' E	30.13
AR	19° 50'	325.00	55.84	S 89° 05' 20" W	59.00
AS	19° 50'	325.00	55.84	S 62° 45' 30" W	64.03
AT	19° 50'	325.00	55.84	N 60° 29' 45" E	21.57
AU	19° 50'	325.00	55.84	S 54° 22' 15" E	61.82
AV	19° 50'	325.00	55.84	S 2° 45' 30" E	27.23
AW	19° 50'	325.00	55.84	N 87° 41' E	23.51
AX	19° 50'	325.00	55.84	S 49° 51' 30" W	70.02
AY	19° 50'	325.00	55.84	S 17° 24' 30" E	13.50
AZ	19° 50'	325.00	55.84	S 51° 47' W	55.00
BA	19° 50'	325.00	55.84	N 50° 06' W	50.00
BB	19° 50'	325.00	55.84	N 42° 01' 30" E	60.78
BC	19° 50'	325.00	55.84	N 81° 33' 30" W	197.72
BD	19° 50'	325.00	55.84	S 52° 01' 30" W	70.02
BE	19° 50'	325.00	55.84	S 75° 48' W	90.00
BF	19° 50'	325.00	55.84	S 63° 34' 30" E	94.77
BG	19° 50'	325.00	55.84	S 61° 52' 45" E	64.01
BH	19° 50'	325.00	55.84	S 67° 04' 15" E	31.07
BI	19° 50'	325.00	55.84	S 57° 13' E	167.77
BJ	19° 50'	325.00	55.84	S 64° 06' 15" E	68.11
BK	19° 50'	325.00	55.84	S 58° 32' 15" E	100.48
BL	19° 50'	325.00	55.84	S 56° 51' E	161.37
BM	19° 50'	325.00	55.84	S 52° 25' 30" E	102.64
BN	19° 50'	325.00	55.84	S 64° 29' 30" E	59.54
BO	19° 50'	325.00	55.84	S 47° 53' E	179.44
BP	19° 50'	325.00	55.84	S 66° 33' E	20.65
BQ	19° 50'	325.00	55.84	S 53° 41' 30" E	90.05
BR	19° 50'	325.00	55.84	S 35° 08' 30" E	78.11

RESERVATIONS & RESTRICTIONS

- THE FOLLOWING RESERVATIONS AND RESTRICTIONS ARE MADE COVENANTS RUNNING WITH THE TITLE TO THE LOTS SHOWN HEREON FOR A PERIOD OF TWENTY-FIVE (25) YEARS FROM THE DATE OF RECORDATION OF THIS MAP.
- 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.
- NO DWELLING HOUSE HAVING AN AREA OF LESS THAN 1000 SQUARE FEET OF LIVABLE FLOOR SPACE SHALL BE CONSTRUCTED ON ANY LOT AND NO DWELLING HOUSE COSTING LESS THAN \$10,500.00 AS CALCULATED UPON THE COST OF LABOR AND MATERIALS RESERVING ON THE DATE OF THIS MAP, SHALL BE CONSTRUCTED ON ANY LOT.
- NO TRAILER, BASEMENT SHACK, GARAGE OR OTHER OUTBUILDING ERECTED ON ANY LOT SHALL BE USED AT ANY TIME AS A RESIDENCE, TEMPORARILY OR PERMANENTLY, NOR SHALL A RESIDENCE OF A TEMPORARY CHARACTER BE PERMITTED.
- NO NOISY OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED ON UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN INCONVENIENCE OR NUISANCE TO THE NEIGHBORHOOD.
- THE LOTS ARE SUBJECT TO THE DRAINAGE EASEMENTS AND PUBLIC UTILITY EASEMENTS (R.U.E.) AS SHOWN HEREON AS WELL AS EASEMENTS NECESSARY FOR ANCHORS OR GUYS TO ELECTRIC OR TELEPHONE POLES.

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT MIDDLETON GARDENS INCORPORATED, HEREINAFTER DESIGNATED AS "OWNER" IS THE OWNER OF THE LAND SHOWN SUBDIVIDED HEREON, BOUNDED BY COVENANTS 1 THRU 23 TO 1 AND KNOWN AS "ROLLING HILLS", WHICH COMPREHENDS ALL OF THE LAND CONTAINED TO SAID OWNER BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY IN D.B. 729 PAGE 846 AND WHICH LAND IS SUBJECT TO THE LIEU OF A CERTAIN DEED OF TRUST TO R.S. KINGS AND W.M. JOLLY, TRUSTEES, RECORDED IN D.B. 723 PAGE 842 HANCOCK'S OFFICE. THE SAID OWNER CERTIFIES THAT THE SUBDIVISION OF THE FOREGOING PARCEL OF LAND AS SHOWN HEREON IS ENTIRELY WITH THE FREE WILL AND CONSENT OF THE SAID OWNER COOPERATION PLANNING TO AND IN COMPLIANCE WITH SECTIONS 15-773 THROUGH 15-794.3 OF THE VIRGINIA CODE OF 1950, AS AMENDED TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH TITLE 15, CHAPTER 11, LAND SUBDIVISION REGULATIONS, AS AMENDED TO DATE, OF THE GENERAL ORDINANCES OF THE TOWN OF SLEMAN, THE SAID OWNER, WITH THE CONSENT OF THE UNDERSIGNED TRUSTEES, DOES BY VIRTUE OF THE RECORDATION OF THIS PLAT, DEDICATE IN FEE SIMPLE TO THE COUNTY OF ROANOKE, ALL OF THE LAND EMBRACED WITHIN THE STREETS OF THIS SUBDIVISION.

THE SAID OWNER DOES, AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT AND SUBDIVISION AND ACCEPTANCE OF THE DEDICATION OF THE STREETS SHOWN HEREON BY THE BOARD OF SUPERVISORS OF ROANOKE COUNTY, ON ITS OWN BEHALF AND FOR AND ON BEHALF OF ITS SUCCESSORS, HEREBY RELEASE THE COUNTY OF ROANOKE AND THE VIRGINIA DEPARTMENT OF HIGHWAYS FROM ANY AND ALL CLAIM OF DAMAGES OR DAMAGES WHICH SUCH OWNER, ITS SUCCESSORS, AND ASSIGNS, MAY OR MIGHT HAVE AGAINST THE COUNTY OF VIRGINIA DEPARTMENT OF HIGHWAYS BY REASON OF ESTABLISHING ACCESS GRADE LINES ON AND ALONG SUCH STREETS AS SHOWN ON THE PLAT OF THE LAND SUBDIVIDED (OR SUCH CHANGED STREETS AS MAY BE NEEDED UPON IN THE FUTURE) AND BY REASON OF DOING NECESSARY GRADING, CUTTING OR FILLING FOR THE PURPOSE OF PLACING SUCH STREETS UPON THE PROPER GRADE AS MAY, FROM TIME TO TIME, BE ESTABLISHED BY SAID COUNTY OF VIRGINIA DEPARTMENT OF HIGHWAYS, AND SAID COUNTY OF VIRGINIA DEPARTMENT OF HIGHWAYS SHALL NOT BE REQUIRED TO CONSTRUCT ANY RETAINING WALL OR WALLS ALONG THE STREETS AND PROPERTY LINES THEREON.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON MAY 6, 1964.

MIDDLETON GARDENS INCORPORATED

Louis A. Holbrook
PRESIDENT

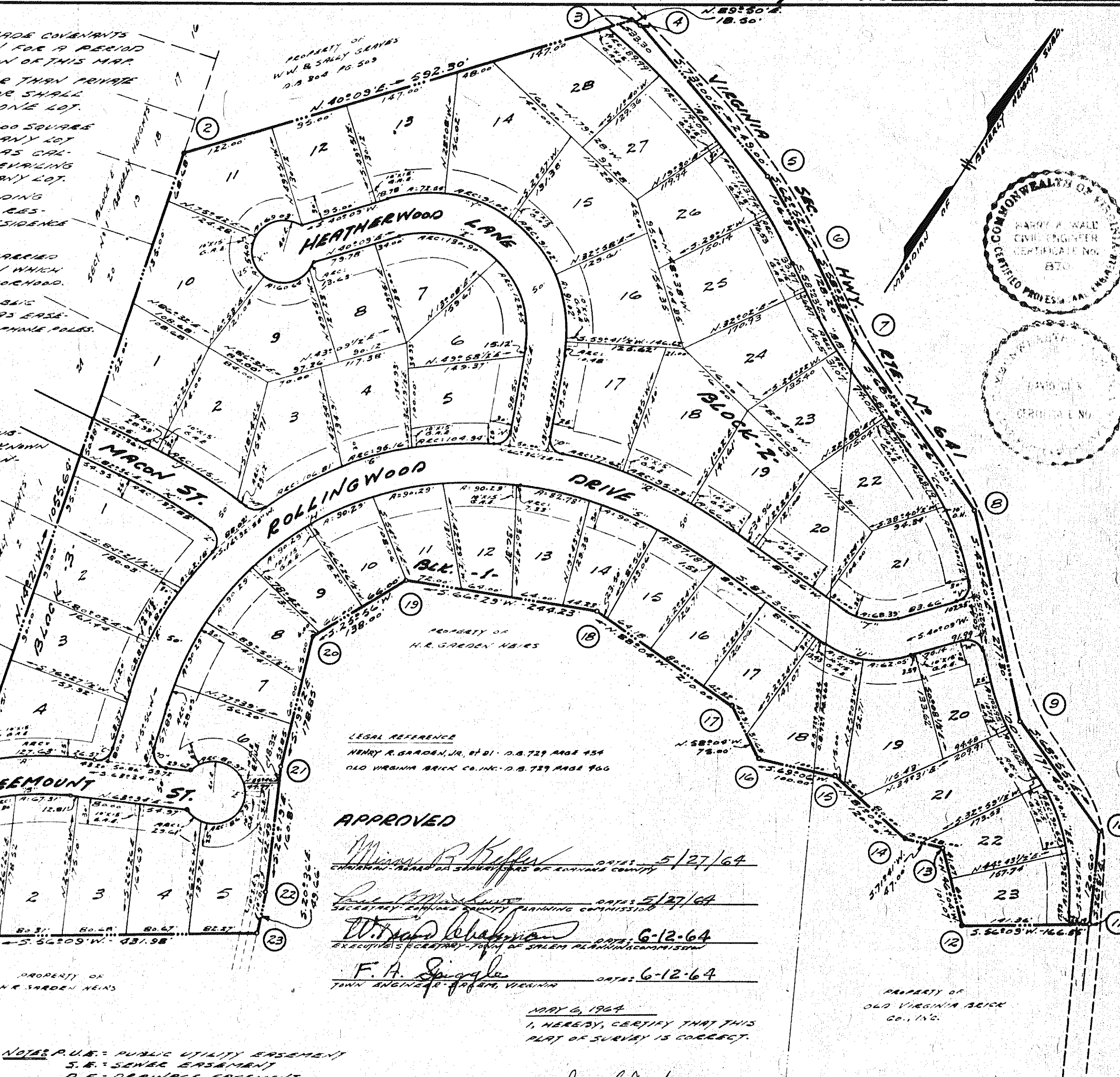
R. R. Kime
TREASURER

Harriet M. Waldrop
SECRETARY

W. H. Jolly
TRUSTEE

James F. Brown
NOTARY PUBLIC

COMMISSION EXPIRES *June 31, 1965*



NOTES: PUBLIC UTILITY EASEMENT
S.E. SENIOR EASEMENT
S.E. DEPENDENT EASEMENT
O.A. EASEMENT
O.A. OVERHEAD ELECTRIC EASEMENT

STATE OF VIRGINIA }
COUNTY OF ROANOKE }
I, *James F. Brown*,
A NOTARY PUBLIC IN AND FOR THE ROANOKE COUNTY AND STATE DO HEREBY CERTIFY THAT LOUIS A. HOLBROOK AND HARRIET M. WALDROP, RESIDENT AND SECRETARY, RESPECTIVELY, OF MIDDLETON GARDENS, INC., AND R.S. KINGS AND W.M. JOLLY, TRUSTEES, WHOSE NAMES AS SUCH ARE SHOWN TO THE FOREGOING WITNESS DATED THE 31 DAY OF May 1964, HAVE PERSONALLY APPEARED BEFORE ME IN MY OFFICE AND COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON THIS 31 DAY OF May 1964.

James F. Brown
NOTARY PUBLIC

NOTE: MAP SURVEYED AND BOUNDARIES MADE AND THE PREVIOUSLY RECORDED MAP OF RECORD IS PRESENTED ON PLAT BOOK 6, PAGE 5.

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR ROANOKE CO., VA., THIS MAP IS PRESENTED ON PLAT BOOK 6, PAGE 18, AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT AND RECORDATION THEREON ANNEXED IS ADMITTED TO RECORD AT 10:50 O'CLOCK P.M.

James F. Brown
CLERK

May 6, 1964
DATE

REVISED MAP
of
ROLLING HILLS
PROPERTY OF
MIDDLETON GARDENS INCORPORATED
ROANOKE CO., VIRGINIA

David Oak & Harry A. Wall
CIVIL ENGINEERS & SURVEYORS

DATE: MAY 6, 1964 SCALE: 1"=100'