

MAP OF WEST VIEW TERRACE

SECTION NO. 4

PROPERTY OF F. E. HARRISON &
MARY LEE HARRISON

ROANOKE COUNTY, VIRGINIA

SCALE: 1"=50'

FEB. 8, 1965

By: T. P. Parker
State Certified Engineer

Caption Legal Reference
Deed Book 219, Page 555
Deed Book 164, Page 561

Know all men by these presents to wit:

That F. E. Harrison and Mary Lee Harrison is the owner of the tract of land shown hereon bounded by corners 1 through 10, containing acres and known as section No. 4, of West View Terrace.

The said owners hereby dedicate to and vest in the County of Roanoke, Va., such portions of the premises platted as are on this plat set apart for streets, easements, and other public use.

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.

The said owners do 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 their own behalf and for and on account of their heirs successors, devisees, and assigns, may or might have against said County or Virginia Dept. of Highways by reason of establishing proper grade lines on and along such streets as shown hereon, and by reason of doing the 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 or Virginia Dept. of Highways, and the said County and Virginia Dept. of Highways shall not be required to construct any retaining wall or walls along the streets and property lines thereof.

Witness the signatures and seals of said owners on this 17th day of February 1965.

F. E. Harrison
OWNER

Mary Lee Harrison
OWNER

State of Virginia
County of Roanoke

I, O. D. HARTMAN, a Notary Public in and for the aforesaid State at large, do hereby certify that F. E. and Mary Lee Harrison, whose names are signed to the foregoing writing dated February 8, 1965, have personally appeared before me in my State and County and acknowledged the same on this 17th day of February 1965.

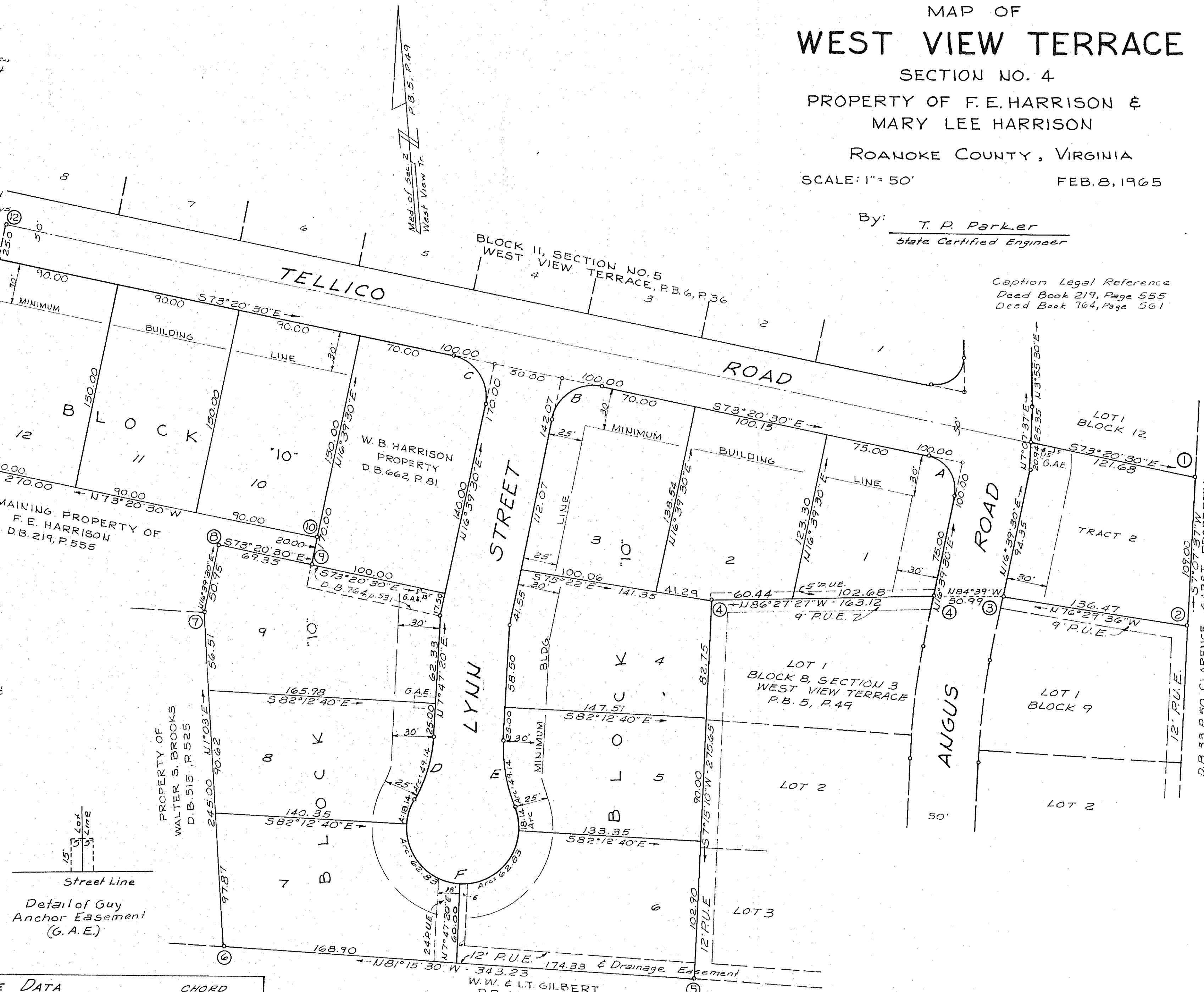
My Commission expires: NOV. 14, 1967 at 7:00 P.M.

O. D. Hartman
Notary Public

RESERVATIONS & RESTRICTIONS

The following reservations and restrictions shall constitute covenants running with the title to the lots shown hereon for a period of twenty years from the date of recordation of this map.

1. The lots shall be used for residential purposes only.
2. No residence shall be constructed closer to the street than the building line shown hereon.
3. Lots are subject to public utility easements.
4. No structure of a temporary character such as a trailer, basement, tent, shack, garage, barn, or other outbuildings shall be used on any lot, at anytime as a residence, either temporarily or permanently.
5. No dwelling shall be constructed with less than 1200 square feet of liveable space (determined by outside measure) for a one floor plan, or with less than 900 square feet of ground area covered by heated liveable space for a split level or two story dwelling. Liveable floor space shall not include basements, attics, garages, porches, or breezeways.
6. Vertical exterior surfaces of dwelling when constructed of brick shall extend to below finish grade.
7. No hogs, goats, or fowls shall be allowed or tolerated on any of the lots shown hereon.
8. No fences or hedge shall be permitted on the front portion of any lot or on the front 40 feet of the dividing line of any lot greater than 30 inches in height.



CURVE DATA				CHORD			
Curve	Lot	Angle	Tan	Radius	Arc	Bearing	Dist.
A	1	10	90°00'	25.00	25.00	39.27	S28°20'30"E 35.35
B	3	10	90°00'	30.00	30.00	47.12	N61°39'30"E 42.43
C	10	10	90°00'	30.00	30.00	47.12	S28°20'30"E 42.43
D	8	10	25°59'20"	25.00	108.33	49.14	S20°43'W 48.72
E	10	10	25°59'20"	25.00	108.33	49.14	S5°16'20"E 48.72
F	5	10	25°59'20"	9.23	40.00	18.14	S5°16'20"E 17.99
G	4	10	90°00'	40.00	40.00	62.83	N52°47'20"E 56.57
H	7	10	90°00'	40.00	40.00	62.83	N37°12'40"W 56.57
I	8	10	25°59'20"	9.23	40.00	18.14	S20°43'W 17.99

Feb. 8, 1965

I, hereby certify that this plat of Survey is correct

J. P. Parker
State Cert. Engr.

APPROVED:

Walter W. Lipp
Chairman of Roanoke County Board of Supervisors

Paul W. Madsen
Sec'y of Roanoke County Planning Comm.

Werner K. Jursbach
Agent for Roanoke City Planning Comm.

William F. Clark
City Engineer of Roanoke, Va.

2/15/65
Date

2/15/65
Date

2-16-65
Date

2-16-65
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 8:30 o'clock A.M. on this 23 day of March 1965.

TESTE: N. C. Logaw, Clerk
by Mary P. Threlkeld
Dep. Clerk