

BOUNDARY LINE CALCULATIONS						
COR.	BEARING	DIST.	N	S	E	W
1-2	N 77° 44' 14" W	599.60	127.33			585.82
2-3	N 12° 15' 46" E	185.00	180.78		39.28	
3-4	S 77° 44' 14" E	100.00		21.24	97.72	
4-5	S 72° 01' 34" E	301.30		93.04	286.78	
5-6	S 77° 44' 14" E	214.85		45.63	209.95	
6-1	S 17° 55' W	148.20		47.91		
TOTALS		308.11	308.11	633.78	633.78	

AREA IN BOUNDARY: 2.17 ACRES

RESERVATIONS & RESTRICTIONS

- THE FOLLOWING RESERVATIONS AND RESTRICTIONS ARE MADE COVENANTS RUNNING WITH THE TITLE TO THE LOTS SHOWN HEREON FOR A PERIOD OF THIRTY (30) YEARS FROM THE DATE OF RECORDATION OF THIS MAP.
- ALL LOTS SHOWN ON THIS MAP SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY AND NO STRUCTURE SHALL BE ERECTED ON ANY LOT OTHER THAN ONE ONE-FAMILY DWELLING AND NECESSARY OUTBUILDINGS.
 - NO PART OF ANY BUILDING OTHER THAN OPEN PORCHES, STEPS OR EAVES, SHALL BE LOCATED ON ANY NEARER TO THE FRONT LOT LINE OR NEARER TO THE SIDE STREET THAN THE MINIMUM BUILDING SETBACK LINES SHOWN ON THIS MAP.
 - NO DWELLING COSTING LESS THAN \$15,000.00, AS CALCULATED UPON THE COST OF LABOR AND MATERIALS PREVAILING ON THE DATE OF RECORDATION OF THIS MAP, SHALL BE PERMITTED ON ANY LOT. NO SHALL ANY RESIDENCE BE PERMITTED ON ANY LOT WHOSE LIVABLE FLOOR SPACE HAS AN AREA OF LESS THAN 1200 SQUARE FEET.
 - NO TERRACE, BASEMENT, SHACK OR GARAGE, BARN OR OTHER OUT-BUILDING, ERECTED ON ANY LOT, SHALL BE USED AT ANY TIME AS A RESIDENCE, TEMPORARILY OR PERMANENTLY, NOR SHALL ANY RESIDENCE OF A TEMPORARY CHARACTER BE PERMITTED.
 - NO ANIMALS, LIVESTOCK, OR POULTRY OF ANY KIND SHALL BE RAISED, BEED OR KEPT ON ANY LOT, EXCEPT THAT DOGS, CATS OR OTHER HOUSEHOLD PETS MAY BE KEPT PROVIDED THAT THEY ARE NOT KEPT, BEED, OR MAINTAINED FOR ANY COMMERCIAL PURPOSE.
 - NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
 - EASEMENTS FOR INSTALLATION AND MAINTENANCE OF UTILITIES AND SEWERAGE FACILITIES ARE RESERVED AS SHOWN HEREON. WITHIN THESE EASEMENTS, NO STRUCTURE, PLANTING OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY DAMAGE OR INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF UTILITIES, SEWERS AND DRAINAGE. THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS IN IT SHALL BE MAINTAINED CONTINUOUSLY BY THE OWNER OF THE LOT, EXCEPT FOR THOSE IMPROVEMENTS FOR WHICH A PUBLIC AUTHORITY OR UTILITY COMPANY IS RESPONSIBLE.
 - IF THE PARTIES HERETO, OR ANY OF THEM, OR THEIR HEIRS OR ASSIGNS, SHALL VIOLATE OR ATTEMPT TO VIOLATE ANY OF THE COVENANTS HEREIN IT SHALL BE CONSIDERED FOR ANY OTHER PERSON OR PERSONS OWNING ANY REAL PROPERTY SITUATE IN SAID DEVELOPMENT OR SUBDIVISION TO PERSECUTE ANY PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT AND ESTATE TO PREVENT HIM OR THEM FROM SO DOING OR TO RECOVER DAMAGES OR OTHER DUES FOR SUCH VIOLATION.
 - INVIOLATION OF ANY ONE OF THESE COVENANTS BY JUDGMENT OR COURT ORDER SHALL IN NO WISE AFFECT ANY OF THE OTHER COVENANTS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.
 - NO UNLICENSED AUTOMOBILE OR TRAILER MAY REMAIN ON ANY LOT FOR MORE THAN ONE YEAR.
 - NO LOT SHOWN HEREON MAY BE RESUBDIVIDED WITHOUT WRITTEN PERMISSION OF WILLIAM O. CRUTCHFIELD EXCEPT THAT A LOT MAY BE DIVIDED AND ADDED TO ADJOINING LOTS.
 - THE FOLLOWING IS APPLICABLE TO THE CONSTRUCTION OF ANY RESIDENCES, PRIVATE GRADERS, OR SEWANTS' GUARANTEES:
AND EXPOSED CONCRETE, CURBING OR CONCRETE MASONRY FOUNDATIONS SHALL EXTEND ABOVE FINISH GRADES WHEN SUCH GRADERS ARE VISIBLE FROM THE STREET OR STREETS ADJOINING THE PROPERTY LINES.

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT WILLIAM O. CRUTCHFIELD AND VIRGINIA O. CRUTCHFIELD ARE THE OWNERS OF THE LAND SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 1 THRU 6 TO 1, INCLUSIVE, WHICH COMPRISES PART OF THE LAND CONVEYED TO SAID OWNERS BY DEED DATED SEPTEMBER 28, 1964, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY IN D.B. 753 PG. 74.

THE SAID OWNERS FURTHER CERTIFY THAT THE PORTION OF THE STREET EMBAYED WITHIN THE BOUNDARY OF THE SUB-DIVISION IS HEREBY DEDICATED IN FEE SIMPLE TO THE COUNTY OF ROANOKE.

THE UNDERSIGNED OWNERS DO AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT AND SUBDIVISION AND ACCEPTANCE OF THAT PORTION OF THE STREET 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, SPECIFICALLY RELEASE THE COUNTY OF ROANOKE AND THE VIRGINIA DEPARTMENT 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 OF VIRGINIA DEPARTMENT OF HIGHWAYS BY REASON OF ESTABLISHING PEPPER GRADE LINES ON AND ALONG SUCH STREET AS SHOWN ON THE PLAT OF THE LAND SUBDIVIDED (OR SUCH CHANGED STREETS AS MAY BE ADDED UPON IN THE FUTURE) AND BY CONSENT OF DOING NECESSARY GRADING, CUTTING OR FILLING FOR THE PURPOSE OF PLACING SUCH STREET 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 STREET AND PROPERTY LINES THEREON.

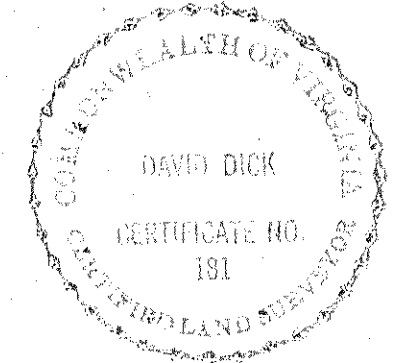
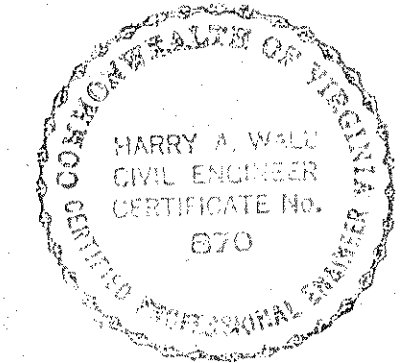
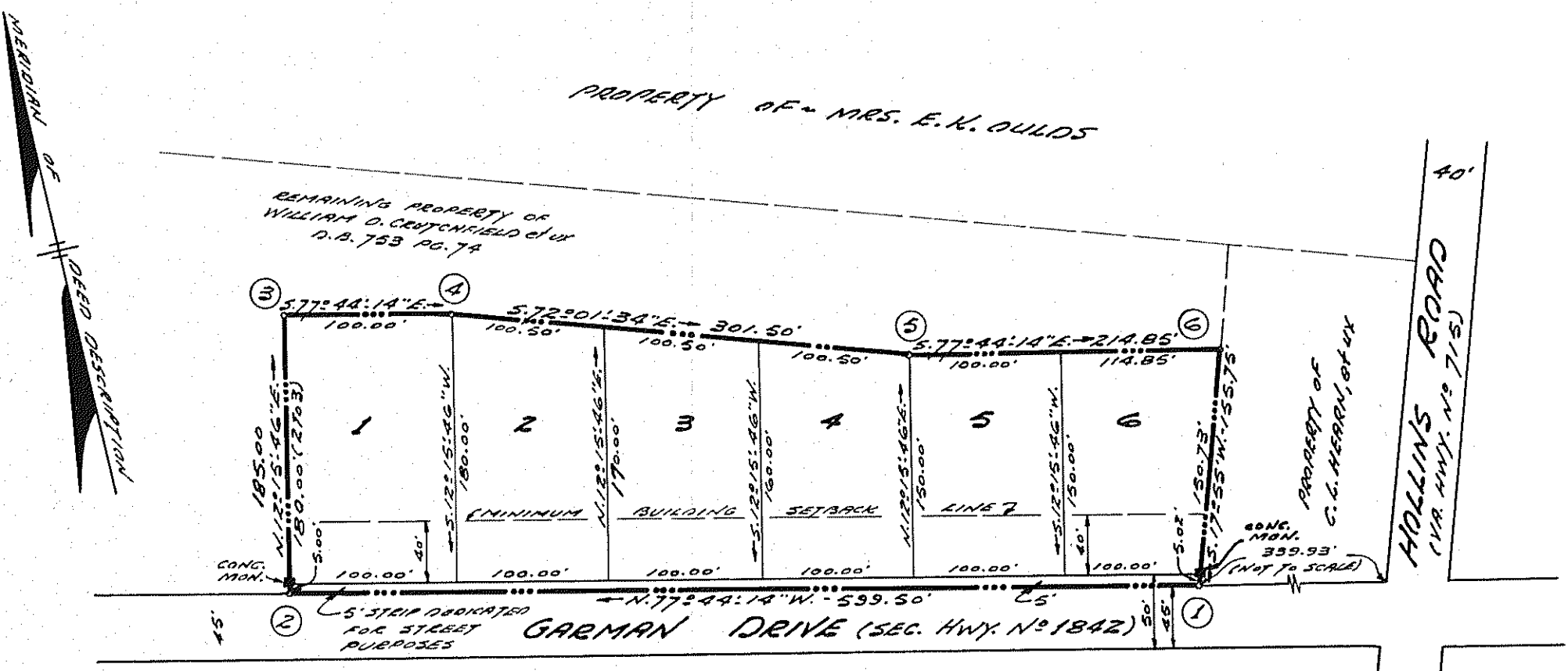
IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON May 29, 1965, 1965.

W. Crutchfield (SEAL) Virginia Crutchfield
OWNER OWNER

STATE OF VIRGINIA } TO WIT:
CITY OF ROANOKE }
I, Robert W. Meador, a Notary Public in and for the Middlesex City and State do hereby certify that WILLIAM O. CRUTCHFIELD AND VIRGINIA O. CRUTCHFIELD, OWNERS, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED May 28, 1965, 1965, HAS EACH PERSONALLY APPEARED before me in my aforesaid City and State and acknowledged the same on May 28, 1965.

June 9, 1968
MY COMMISSION EXPIRES

Robert W. Meador
NOTARY PUBLIC



MAY 13, 1965
I, HEREBY, CERTIFY THAT THIS PLAT OF SURVEY IS CORRECT.

David Dick
STATE CERTIFIED ENGINEER & SURVEYOR

APPROVED:
Paul M. Lee DATE: 6-8-65
CHAIRMAN - BOARD OF SUPERVISORS OF ROANOKE COUNTY

Paul M. Lee DATE: 4/8/65
SECRETARY - ROANOKE COUNTY PLANNING COMMISSION

Werner L. Simpack DATE: 6/14/65
AGENT - ROANOKE CITY PLANNING COMMISSION

William F. Clark DATE: 6-30-65
CITY ENGINEER OF ROANOKE, VIRGINIA

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR ROANOKE COUNTY, VIRGINIA, THIS MAP IS PRESENTED ON May 29, 1965, AND WITH THE CERTIFICATES OF ACKNOWLEDGMENT AND DEDICATION THEREON ANNEXED IS ADMITTED TO RECORD AT 3:30 O'CLOCK P. M.

James H. Hollenbush
CLERK

PLAT
of
BRYANT HEIGHTS
PROPERTY OF
WILLIAM O. CRUTCHFIELD & VIRGINIA
ROANOKE CO., VIRGINIA
DAVID DICK & HARRY A. WALL
CIVIL ENGINEERS & SURVEYORS
DATE: MAY 13, 1965 SCALE: 1"=100'