

BOUNDARY LINE CALCULATIONS

COR.	BEARING	DIST.	N.	S.	E.	W.
1-2	S. 24° 58' 30" W.	203.57		275.18		128.17
2-3	S. 20° 08' W.	225.27		211.48		77.60
3-4	N. 71° 08' W.	205.92	66.59			194.86
4-5	S. 62° 37' W.	257.29		338.35		442.82
5-6	S. 51° 03' 20" E.	209.12		194.35	240.41	
6-7	S. 74° 26' 40" E.	109.81		29.45	105.79	
7-8	S. 14° 53' W.	212.06		204.68		54.45
8-9	S. 51° 03' 20" E.	112.77		70.88	87.71	
9-10	S. 38° 56' 40" W.	201.12		156.42		126.42
10-11	N. 50° 55' W.	853.82	538.29			662.76
11-12	N. 27° 35' W.	57.49	50.95			26.62
12-13	S. 62° 37' W.	24.80		11.48		21.88
13-14	N. 50° 55' W.	137.66	84.78			106.86
14-15	N. 52° 37' E.	859.06	545.85		714.38	
15-16	N. 32° 10' 30" E.	58.93	49.87		31.38	
16-17	N. 18° 52' E.	358.12	338.67		115.80	
17-1	S. 71° 20' 30" E.	577.43		184.73	547.08	
TOTALS		7074.55	1677.20	1677.16	1842.55	1842.54

TOTAL AREA IN BOUNDARY = 18.363 ACRES

RESERVATIONS & RESTRICTIONS

- THE FOLLOWING SHALL BE COVENANTS RUNNING WITH THE TITLE TO THIS LAND FOR A PERIOD OF 20 YEARS FROM THE DATE OF RECORDATION OF THIS PLAT.
1. 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.
 2. NO TRAILER, BASEMENT, SHACK, GARAGE, OR OTHER OUTBUILDING SHALL BE USED ON ANY LOT AT ANY TIME AS A RESIDENCE, TEMPORARILY OR PERMANENTLY, NOR SHALL ANY RESIDENCE OF A TEMPORARY CHARACTER BE PERMITTED.
 3. NO POND, HOOD, BOATS OR OTHER NOXIOUS ANIMALS DANGEROUS TO THE HEALTH OR WELFARE OF OTHER RESIDENTS SHALL BE PERMITTED IN THIS SUBDIVISION, AND NO NUISANCES SHALL BE MAINTAINED OR PERMITTED ON THIS PROPERTY.
 4. NO DWELLING HOUSE IS TO BE CONSTRUCTED ON ANY LOT HAVING AN AREA OF LESS THAN 1800 SQUARE FEET OF LIVABLE FLOOR SPACE IN ONE FLOOR PLAN DWELLING AND MINIMUM OF 1700 SQUARE FEET OF LIVABLE FLOOR SPACE IN A TWO STORY DWELLING.

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT W.C. EDWARDS AND EDNA EDWARDS ARE THE FEE SIMPLE OWNERS OF THE LAND SHOWN HEREON SUBDIVIDED AND KNOWN AS "COUNTRY CLUB ESTATES ANNEX N° 2" BOUNDED AS SHOWN HEREON IN DETAIL BY OUTSIDE CORNERS I TRUITY TO I, INCLUDING WHICH COM- PRISES PART OF THE LAND CONVEYED TO SAID OWNERS BY S.C. DICKERSON AND MOSS A. RUMWELT, SPECIAL COMMISSIONERS, BY DEED DATED DECEMBER 2, 1941, AND RECORDED IN DEED BOOK 293 PAGE 285, AND ALL THE LAND CONVEYED TO SAID OWNERS BY CARL T. STEWART AND ADA V. STEWART BY DEED DATED APRIL 25, 1945 AND RECORDED IN D.B. 739 PG. 583.

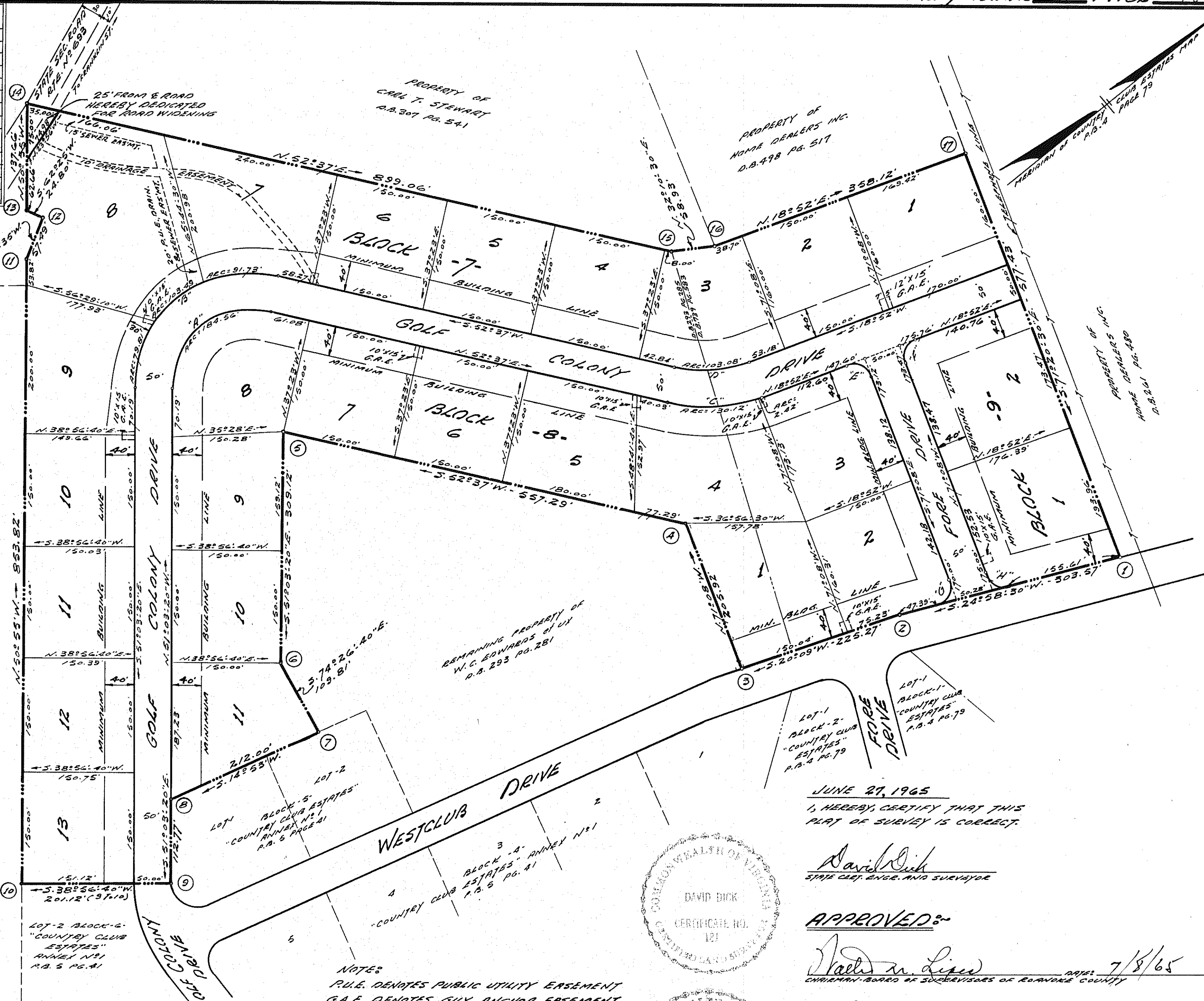
THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE SUBDIVIDED THIS LAND INTO LOTS AS SHOWN HEREON ENTIRELY WITH THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTIONS 15-779 THROUGH 15-794.3 OF THE 1950 CODE OF VIRGINIA, AS AMENDED TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH TITLE 15, CHAPTER 11, "LAND SUB- DIVISION REGULATIONS" OF THE GENERAL ORDINANCES OF THE TOWN OF SALEM, THE SAID OWNER HEREBY RESIGNS TO THE COUNTY OF ROANOKE THE STREETS AS SHOWN HEREON, IN FEE SIMPLE. THE SAID OWNERS DO, AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT AND SUBDIVISION AND THE ACCEPTANCE OF THE DEDICATION OF THE STREETS AS SHOWN HEREON BY THE BOARD OF SUPERVISORS OF ROANOKE COUNTY, VIRGINIA, 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 SAID OWNERS, THEIR HEIRS, SUCCESSORS, DEVISEES AND ASSIGNS MAY OR MIGHT HAVE AGAINST THE COUNTY OF ROANOKE OR THE VIRGINIA DEPARTMENT OF HIGHWAYS BY REASON OF ESTABLISHING PROPER GRADE LINES ON AND ALONG THE STREETS AS 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 SAID COUNTY OF ROANOKE OR VIRGINIA DEPARTMENT OF HIGHWAYS AND SAID COUNTY OF ROANOKE OR VIRGINIA DEPARTMENT OF HIGHWAYS SHALL NOT BE REQUIRED TO CON- STRUCT ANY RETAINING WALL OR WALLS ALONG THE STREETS AS SHOWN HEREON.

IN WITNESS WHEREOF IS HEREBY PLACED THE SIGNATURES OF SAID OWNERS ON THIS 5 DAY OF JULY, 1965.

W.C. Edwards (OWNER) Edna Edwards (OWNER)

CURVE DATA

CURVE	ANGLE	RADIUS	TANGENT	ARC	BEARING	DIST.
A	103° 40' 20"	102.00	129.79	184.56	N. 0° 46' 50" E.	160.39
B	103° 40' 20"	152.00	193.41	275.03	S. 0° 46' 50" W.	239.02
LOT 7	34° 34' 40"	152.00	47.31	91.73	S. 35° 19' 40" W.	50.35
LOT 8	39° 00' 40"	152.00	53.84	103.49	S. 1° 28' E.	101.50
LOT 9	30° 05'	152.00	40.84	79.81	S. 36° 00' 50" E.	78.89
C	33° 42'	225.00	68.25	132.54	N. 36° 44' 30" E.	130.63
LOT 4	53° 08'	225.00	66.93	130.12	N. 36° 03' E.	128.31
LOT 5	01° 37'	225.00	1.21	2.42	N. 19° 10' 30" E.	2.42
D	33° 42'	175.00	63.09	123.08	S. 35° 44' 30" W.	101.60
E	30° 05'	25.00	35.00	34.98	N. 63° 52' E.	49.50
F	30° 05'	25.00	35.00	34.98	N. 28° 08' W.	49.50
G	96° 06' 38"	25.00	47.82	41.88	S. 23° 00' 45" E.	37.19
H	83° 53' 30"	25.00	42.47	36.61	S. 66° 55' 15" W.	33.42



STATE OF VIRGINIA
COUNTY OF ROANOKE
TO WIT: I, JAMES WILLIAM MUTTER, A NOTARY PUBLIC IN AND FOR THE ROANOKE COUNTY AND STATE DO HEREBY CERTIFY THAT W.C. EDWARDS AND EDNA EDWARDS, HUSBAND AND WIFE, OWNERS WHOSE NAMES AS SUCH ARE SIGNED TO THE FOREGOING WRITING, DATED JULY 5, 1965, HAVE BEEN PERSONALLY PRESENTED BEFORE ME IN MY ROANOKE COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON JULY 5, 1965.

DECEMBER 4, 1965
MY COMMISSION EXPIRES

James William Mutter
NOTARY PUBLIC

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THEREON AN- NEXED IS ADMITTED TO RECORD ON JULY 22, 1965, AT 9:35 O'CLOCK A.M.
TESTEE: MISS M.C. LAGAN
BY: Mary P. Hallandsworth
CLERK

JUNE 27, 1965
I, HEREBY CERTIFY THAT THIS PLAT OF SURVEY IS CORRECT.

David Dick
STATE CLERK, ENCL. AND SURVEYOR

APPROVED:

Paul M. Ligon
CHAIRMAN, BOARD OF SUPERVISORS OF ROANOKE COUNTY

Paul M. Ligon
SECRETARY, BOARD OF SUPERVISORS OF ROANOKE COUNTY

John F. Hallandsworth
PLANNING COMMISSION

F.A. Gagle
TOWN ENGINEER, SALEM, VIRGINIA

PLAT
of
**COUNTRY CLUB ESTATES
ANNEX N° 2**
PROPERTY OF
W.C. EDWARDS AND EDNA EDWARDS
ROANOKE CO., VIRGINIA
DAVID DICK AND HARRY A. WALL
BY CIVIL ENGINEERS AND SURVEYORS
DATE: JUNE 27, 1965 SCALE: 1"=100'