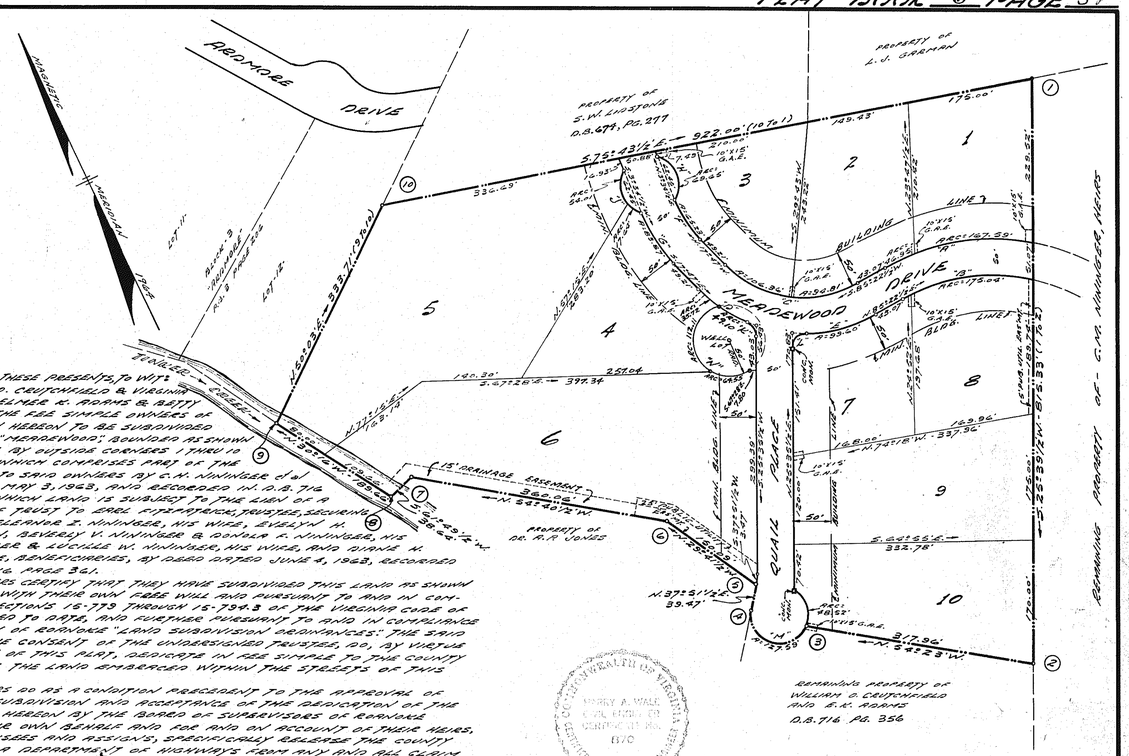
CURVE DATA					CHORD	
CURVE	ANGLE	RADIUS	TANGENT	ARC	BEARING	DIST.
A	40°58'12"	300.00	112.09	214.58	N.74°08'15"W.	210.00
LOT-1	32°00'12"	300.00	86.05	167.59	N.69°59'15"W.	165.42
LOT-2	8°58'	300.00	23.52	46.95	S.89°51'30"W.	46.90
B	42°00'12"	250.00	96.85	183.28	S.73°03'45"	179.24
LOT-7	3°02'	250.00	6.62	13.24	N.85°53'30"E.	13.24
LOT-8	40°07'	250.00	91.28	175.04	S.71°32'E.	171.49
C	75°50'12"	150.00	118.98	201.17	N.54°12'15"W.	186.43
LOT-2	36°13'	150.00	49.06	94.81	N.72°31'W.	93.24
LOT-3	40°37'12"	150.00	55.52	106.36	N.38°05'45"W.	103.14
D	24°18'	200.00	43.06	86.82	S.29°56'E.	86.19
E	29°32'	200.00	50.84	99.40	S.80°21'30"E.	98.37
F	21°21'12"	175.00	33.00	65.23	N.71°06'15"W.	64.86
G	21°21'12"	225.00	42.43	83.87	S.71°06'15"E.	83.39
H	102°38'	40.00	49.94	69.66	N.31°34'30"E.	62.46
J	102°38'	40.00	49.94	69.66	S.31°34'30"W.	62.46
LOT-5	77°22'	40.00	32.03	54.01	S.16°12'30"W.	50.00
LOT-9	25°16'	40.00	8.97	17.64	S.25°06'30"E.	17.50
K	67°04'12"	20.00	13.90	23.42	S.87°41'45"E.	22.27
L	88°19'	20.00	19.42	30.78	N.69°45'E.	27.87
M	252°14'	40.00	—	176.11	S.88°16'30"E.	69.61
LOT-10	69°30'	40.00	27.75	48.52	S. 0°20'30"W.	45.60
10-10	182°46'	40.00	—	127.59	N.63°31'30"W.	73.98
D-LOT-4	10°14'	200.00	17.91	35.72	S.22°54'E.	35.67
D-LOT-5	14°50'	200.00	24.67	49.16	S.35°03'E.	48.98
N	202°26'	50.00	—	176.66	N.3°14'W.	98.10
LOT-4	128°28'	50.00	101.59	112.11	N.33°45'E.	90.06
LOT-6	73°58'	50.00	37.66	64.55	N.67°28'W.	60.16

BOUNDARY LINE CALCULATIONS						
CORS.	BEARING	DIST.	N.	S.	E.	W.
1-2	S.25°39½'W.	812.33		734.98		353.04
2-3	N.54°23'W.	317.96	185.16			258.98
3-4	N.63°31½'W.	79.38	47.54			64.31
4-5	N.37°51½'E.	39.47	31.16		24.22	
5-6	N.29°41½'W.	160.09	130.38			74.34
6-7	N.54°40½'W.	360.06	208.19			293.77
7-8	S.61°49½'W.	38.64		18.24		34.06
8-9	N.30°16'W.	189.66	163.81			95.55
9-10	N.60°03'E.	358.71	214.28		286.82	
10-1	S.75°43½'E.	922.00		227.35	893.64	
TOTALS			980.52	980.52	1173.58	1173.59

AREA IN BOUNDARY = 12.941 ACRES



RESERVATIONS AND 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 DEDICATION OF THIS MAP.

1. 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.
2. NO PART OF ANY BUILDING OTHER THAN OPEN PORCHES, STEPS OR EAVES, SHALL BE LOCATED ON ANY LOT NEARER TO THE FRONT LOT LINE OR NEARER TO THE SIDE STREET THAN THE MINIMUM BUILDING SETBACK LINES SHOWN ON THIS MAP.
3. NO DWELLING COSTING LESS THAN $22,500.00, AS CALCULATED UPON THE COST OF LABOR AND MATERIALS PREVAILING ON THE DATE OF DEDICATION OF THIS MAP, SHALL BE PERMITTED ON ANY LOT. NO SMALL ANY RESIDENCE BE PERMITTED ON ANY LOT WHOSE LIVABLE FLOOR SPACE HAS AN AREA OF LESS THAN 1800 SQUARE FEET.
4. NO TRAILER, BASEMENT, SHACK OR GARAGE, BARN OR OTHER OUTBUILDING, 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.
5. NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND SHALL BE RAISED, BRED OR KEPT ON ANY LOT, EXCEPT THAT DOGS, CATS OR OTHER HOUSEHOLD PETS MAY BE KEPT PROVIDED THAT THEY ARE NOT KEPT, BRED OR MAINTAINED FOR ANY COMMERCIAL PURPOSE.
6. 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.
7. EASEMENTS FOR INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES ARE RESERVED AS SHOWN HEREON. WITHIN THESE EASEMENTS, NO STRUCTURES, 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 DRAINS. 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.
8. 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 LAWFUL FOR ANY OTHER PERSON OR PERSONS OWNING ANY REAL PROPERTY SITUATE IN SAID DEVELOPMENT OR SUBDIVISION TO PROSECUTE ANY PROCEEDING 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 SO DOING OR TO RECOVER DAMAGES OR OTHER DUES FOR SUCH VIOLATION.
9. INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGMENT OR COURT ORDER SHALL IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.
10. NO UNLICENSED AUTOMOBILE OR TRAILER MAY REMAIN ON ANY LOT FOR MORE THAN ONE YEAR.
11. NO LOT SHOWN HEREON MAY BE RESUBDIVIDED WITHOUT WRITTEN PERMISSION OF WILLIAM O. CRUTCHFIELD AND E. K. ADAMS, EXCEPT THAT A LOT MAY BE DIVIDED AND ADDED TO ADJOINING LOTS.
12. THE FOLLOWING IS APPLICABLE TO THE CONSTRUCTION OF ANY RESIDENCE, PRIVATE GARAGE OR SERVANTS' QUARTERS:
    NO EXPOSED CONCRETE, CINDER OR CONCRETE MASONRY FOUNDATIONS SHALL EXTEND ABOVE FINISH GRADES WHEN SUCH GARAGES ARE VISIBLE FROM THE STREET OR STREETS ADJOINING THE PROPERTY LINES.

NOTE: IRON PINS PLACED AT ALL LOT CORNERS, P.C.'S, P.T.'S, UNLESS OTHERWISE NOTED.

KNOW ALL MEN BY THESE PRESENTS, TO WIT:
THAT WILLIAM O. CRUTCHFIELD & VIRGINIA O. CRUTCHFIELD, ELMER K. ADAMS & BETTY N. ADAMS ARE THE FEE SIMPLE OWNERS OF THE LAND SHOWN HEREON TO BE SUBDIVIDED AND KNOWN AS "MEADEWOOD", BOUNDED AS SHOWN HEREON IN DETAIL BY OUTSIDE CORNERS 1 THRU 10 TO 1, INCLUSIVE, WHICH COMPRISES PART OF THE LAND CONVEYED TO SAID OWNERS BY C.H. NININGER d/a/ BY DEED DATED MAY 3, 1963, AND RECORDED IN D.B. 716 PAGE 356, AND WHICH LAND IS SUBJECT TO THE LIEN OF A CERTAIN DEED OF TRUST TO EARL FITZPATRICK, TRUSTEE, SECURING C.H. NININGER & ELEANOR Z. NININGER, HIS WIFE, EVELYN H. NININGER, WIDOW, BEVERLY V. NININGER & DONALD F. NININGER, HIS WIFE, G.L. NININGER & LUCILLE W. NININGER, HIS WIFE, AND DIANE H. NININGER, SINGLE, BENEFICIARIES, BY DEED DATED JUNE 4, 1963, RECORDED IN DEED BOOK 716 PAGE 361.

THE SAID OWNERS CERTIFY THAT THEY HAVE SUBDIVIDED THIS LAND AS SHOWN HEREON, SUBJECT WITH THEIR OWN FREE WILL AND PURSUANT TO AND IN CONFORMITY WITH SECTIONS 15-779 THROUGH 15-784 2 OF THE VIRGINIA CODE OF 1950, AS AMENDED TO DATE, AND FURTHER PURSUANT TO AND IN CONFORMITY WITH THE COUNTY OF ROANOKE "LAND SUBDIVISION ORDINANCES". THE SAID OWNERS WITH THE CONSENT OF THE UNDERSIGNED TRUSTEE, DO, BY VIRTUE OF DEDICATION OF THIS PLAT, DEDICATE IN FEE SIMPLE TO THE COUNTY OF ROANOKE ALL THE LAND EMBRACED WITHIN THE STREETS OF THIS SUBDIVISION.

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, SPECIFICALLY RELEASE THE COUNTY 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 OR VIRGINIA DEPARTMENT OF HIGHWAYS BY REASON OF ESTABLISHING PROPER GRADE LINES ON AND ALONG SUCH STREETS AS SHOWN ON THIS PLAT OR THE LAND SUBDIVIDED (OR SUCH CHANGED STREETS 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 UPON THE PROPER GRADE AS MAY, FROM TIME TO TIME, BE ESTABLISHED BY SAID COUNTY OR VIRGINIA DEPARTMENT OF HIGHWAYS, AND SAID COUNTY OR VIRGINIA DEPARTMENT OF HIGHWAYS SHALL NOT BE REQUIRED TO CONSTRUCT ANY RETAINING WALL OR WALLS ALONG THE STREETS AND PROPERTY LINES THEREOF.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS OF THE AFORESAID OWNERS, BENEFICIARIES AND TRUSTEE ON THIS 13 DAY OF MAY, 1965.

W. O. Crutchfield, OWNER	C. H. Nininger, BENEFICIARY
Virginia O. Crutchfield, OWNER	Eleanor Z. Nininger, BENEFICIARY
Elmer K. Adams, OWNER	Evelyn H. Nininger, BENEFICIARY
Betty N. Adams, OWNER	Beverly V. Nininger, BENEFICIARY
	Donald F. Nininger, BENEFICIARY
Earl A. Fitzpatrick, TRUSTEE	G. L. Nininger, BENEFICIARY
	Lucille W. Nininger, BENEFICIARY
	Diane H. Nininger, BENEFICIARY

STATE OF VIRGINIA } TO WIT:
CITY OF ROANOKE }

I, [illegible], A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT WILLIAM O. CRUTCHFIELD, VIRGINIA O. CRUTCHFIELD, ELMER K. ADAMS AND BETTY N. ADAMS, OWNERS, C. H. NININGER AND ELEANOR Z. NININGER, HIS WIFE, EVELYN H. NININGER, WIDOW, BEVERLY V. NININGER AND DONALD F. NININGER, HIS WIFE, G.L. NININGER AND LUCILLE W. NININGER, HIS WIFE, AND DIANE H. NININGER, SINGLE, BENEFICIARIES, AND EARL FITZPATRICK, TRUSTEE, WHOSE NAMES AS SUCH ARE SIGNED TO THE FOREGOING INSTRUMENT DATED [illegible], 1965, HAVE EACH ACKNOWLEDGED BEFORE ME IN THE AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON [illegible], 1965.

[illegible] NOTARY PUBLIC
MY COMMISSION EXPIRES [illegible]

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED TO RECORD ON September 1, 1965, AT 10:45 O'CLOCK A.M.

TESTE: MINS. N. C. LOGAN, CLERK
BY: Mary P. Hallandsworth
DEPUTY CLERK

MARY A. WALL
CIVIL ENGINEER
CERTIFICATE NO. 1370
CERTIFIED PROPERTY OWNER
COMMONWEALTH OF VIRGINIA

DAVID DICK
CERTIFICATE NO. 151
CERTIFIED LAND SURVEYOR
COMMONWEALTH OF VIRGINIA

MAY 4, 1965
I HEREBY CERTIFY THAT THIS PLAT OF SURVEY IS CORRECT.
David Dick
STATE CERTIFIED CIVIL ENGINEER & SURVEYOR

APPROVED:

Walter A. Lupin DATE: 5/17/65
CHAIRMAN - BOARD OF SUPERVISORS OF ROANOKE CO.

[illegible] DATE: 5/12/65
SECRETARY - COMPLEX COUNTY PLANNING COMM.

Werner K. Sinsabaugh DATE: 5/19/65
PRESIDENT ROANOKE CITY PLANNING COMMISSION

William F. Clark DATE: 6-16-65
CITY ENGINEER - ROANOKE, VIRGINIA

PLAT of MEADEWOOD

PROPERTY OF
WILLIAM O. CRUTCHFIELD AND E. K. ADAMS
ROANOKE CO. VIRGINIA
BY: DAVID DICK & MARY A. WALL
CIVIL ENGINEERS & SURVEYORS

DATE: MAY 4, 1965 SCALE: 1" = 100'