

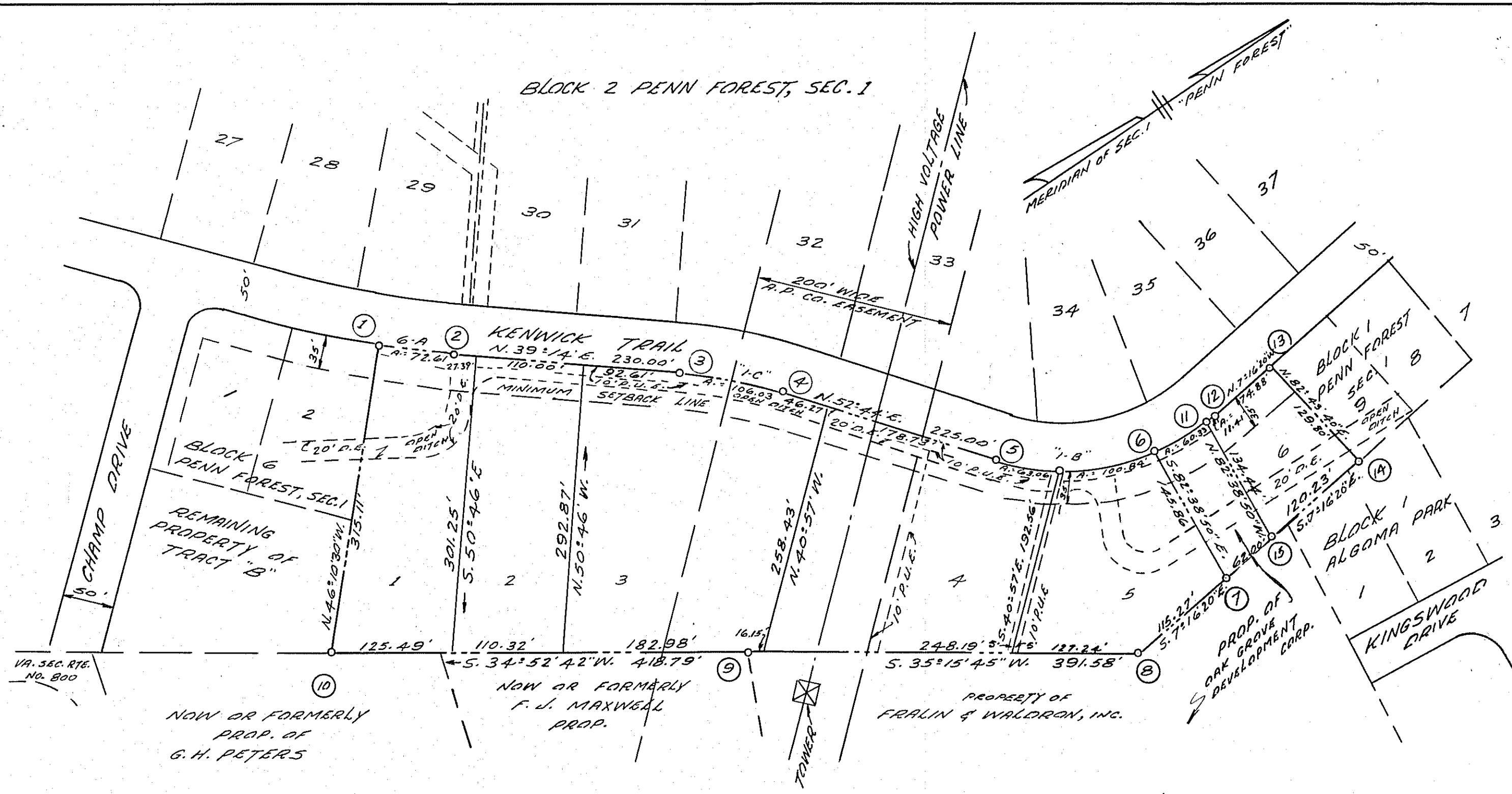
CURVE DATA					CHORD	
CURVE	ANGLE	RADIUS	TANGENT	ARC	BEARING	DIST.
1-B	60°00'20"	225.00	129.92	235.64	N. 22°43'50"E.	225.02
LOT 4	16°03'25"	225.00	31.73	63.06	N. 44°42'17"E.	62.85
LOT 5	25°40'45"	225.00	51.28	100.84	N. 23°50'12"E.	100.00
STREET	15°21'46"	225.00	30.25	60.33	N. 3°18'57"E.	60.15
LOT 6	2°54'24"	225.00	5.71	11.41	N. 5°49'08"W.	11.41
1-C	13°30'	430.00	53.26	106.03	N. 45°59'E.	103.78
6-A	5°14'	795.00	36.33	72.61	N. 41°51'E.	72.59

BOUNDARY LINE CALCULATIONS						
CORS.	BEARING	DIST.	N.	S.	E.	W.
1-2	N. 41°51'E.	72.59	54.07		48.43	
2-3	N. 39°14'E.	230.00	178.15		145.47	
3-4	N. 45°59'E.	103.78	73.50		76.07	
4-5	N. 52°44'E.	225.00	136.24		179.06	
5-6	N. 31°51'55"E.	160.20	136.13		84.62	
6-7	S. 82°38'50"E.	145.86		186.7	144.64	
7-8	S. 7°16'20"E.	115.27		114.34	14.59	
8-9	S. 35°15'45"W.	391.58		319.73		226.07
9-10	S. 34°52'42"W.	418.79		343.54		239.47
10-1	N. 46°10'30"W.	315.11	218.20			227.34
TOTALS			796.29	796.30	692.90	692.88

TOTAL AREA IN BOUNDARY = 4.90 ACRES

BOUNDARY LINE CALCULATIONS						
CORS.	BEARING	DIST.	N.	S.	E.	W.
11-12	N. 5°49'08"W.	11.41	11.35			1.16
12-13	N. 7°16'20"W.	74.88	74.28			9.48
13-14	N. 82°43'40"E.	129.80	16.43		128.76	
14-15	S. 7°16'20"E.	120.23		119.26	15.22	
15-11	N. 82°38'50"W.	134.44	17.21			133.33
TOTALS			119.27	119.26	143.98	143.97

TOTAL AREA IN BOUNDARY = 0.308 ACRES



KNOW ALL MEN BY THESE PRESENTS, TO WIT:
THAT FRALIN & WALDRON, INC. IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED KNOWN AS TRACT "B" PENN FOREST, BOUNDED AS SHOWN HEREON IN DETAIL BY OUTSIDE CORNERS 1 THRU 10 TO 1 AND 11 THRU 15 TO 11, INCLUSIVE, WHICH COMPRISES A PORTION OF THE LAND CONVEYED TO SAID OWNER BY DEED FROM L. L. RUSH ET-UX, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE CO. IN DEED BOOK 802 PAGE 275.

THE SAID OWNER CERTIFIES THAT IT HAS SUBDIVIDED THIS LAND, AS SHOWN HEREON, ENTIRELY WITH ITS OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH SECTIONS 15-779 THROUGH 15-794.3 OF THE VIRGINIA CODE OF 1950, AS AMENDED TO DATE AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE COUNTY OF ROANOKE "LAND SUBDIVISION ORDINANCES".

IN WITNESS WHEREOF IS HEREBY PLACED THE SIGNATURE OF THE SAID CORPORATION BY ELBERT H. WALDRON, ITS PRESIDENT, WITH ITS CORPORATE SEAL HEREUNTO AFFIXED AND DULY ATTESTED BY HORACE G. FRALIN ITS SECRETARY AND TREASURER, ON THIS THE 8th DAY OF September, 1966.

FRALIN & WALDRON, INC.

BY: Elbert H. Waldron
PRESIDENT

ATTEST:

Horace G. Fralin
SECRETARY & TREASURER

RESERVATIONS AND RESTRICTIONS
THE FOLLOWING RESERVATIONS AND RESTRICTIONS ARE MADE COVENANTS RUNNING WITH THE TITLE TO THE LOTS SHOWN HEREON FOR A PERIOD OF TWENTY (20) YEARS FROM THE DATE OF RECORDATION OF THIS PLAT.

1. LOTS SHOWN HEREON ARE FOR RESIDENTIAL PURPOSES ONLY.
2. THE GRADE AND DRAINAGE FOR IMPROVED YARDS AND ALONG EASEMENT RESERVED FOR THAT PURPOSE SHALL NOT BE ALTERED OR OBSTRUCTED BY LOT OWNER OR OWNERS UNLESS SAID ALTERATION IS IN ACCORDANCE WITH A PLAN OF A CERTIFIED ENGINEER, ARCHITECT OR LANDSCAPE ARCHITECT WHICH PROVIDES ADEQUATE PIRE OR DRAINAGE STRUCTURE AS NEEDED FOR THE DISPOSITION OF STORM WATER, NOR SHALL SUCH ALTERATIONS BE ALLOWED UNLESS AGREED TO IN WRITING BY THE OWNER OR OWNERS OF THE ADJOINING LOTS OR THOSE DIRECTLY AFFECTED IN THIS SUBDIVISION, AND APPROVED BY THE VIRGINIA DEPT. OF HIGHWAYS.
3. NO PART OF ANY BUILDING OTHER THAN PORCHES SHALL BE LOCATED NEARER TO THE FRONT OR SIDE STREET THAN THE BUILDING LINE SHOWN ON THIS PLAT.
4. NO PONY, HOGS, GOATS OR OTHER OBNOXIOUS ANIMALS SHALL BE PERMITTED ON ANY LOT SHOWN HEREON.
5. NO FENCE OR HEDGE SHALL BE PERMITTED ON THE FRONT PORTION OF ANY LOT OR THE FRONT 40 FEET OF THE DIVIDING LINE OF ANY LOT GREATER THAN 30 INCHES IN HEIGHT, SAID FENCE MATERIAL AND CONSTRUCTION TO BE AGREED TO BY ADJOINING OWNERS IN WRITING BEFORE INSTALLATION.
6. NO RESIDENCE SHALL BE CONSTRUCTED ON ANY LOT OR PORTIONS OF LOTS WHOSE LIVABLE AREA IS LESS THAN 1450 SQUARE FEET EXCLUSIVE OF PORCHES AND CARPORTS.
7. NO GARAGE SHALL BE USED AS LIVING QUARTERS NOR SHALL ANY TEMPORARY LIVING QUARTERS OF ANY NATURE BE PERMITTED.
8. THE FOREGOING BUILDING RESTRICTIONS AND CONDITIONS ARE SUBORDINATED TO AND THE VIOLATION OF THE SAME ARE SUBORDINATED TO ANY LOAN NOW OR HEREAFTER PLACED ON ANY LOT IN THIS SUBDIVISION.
9. FRALIN & WALDRON, INC. HEREBY EXPRESSLY RESERVES UNTO ITSELF THE RIGHT TO SUBORDINATE, WAIVE, RELEASE OR MODIFY BY ITS SOLE ACT AND DEED ANY OF THE FOREGOING RESTRICTIONS AND FURTHER RESERVES UNTO ITSELF THE RIGHT BY ITS SAID SOLE ACT AND DEED TO CHANGE, RELOCATE OR MODIFY ANY MINIMUM BUILDING SET BACK LINE SHOWN ON THE AFORESAID PLAT OF "PENN FOREST TRACT B" EXCEPT THAT THE MINIMUM BUILDING SET BACK LINES MAY NOT BE RESCUED BELOW THE STANDARDS REQUIRED BY ROANOKE COUNTY AND THE CITY OF ROANOKE.

STATE OF VIRGINIA TO WIT:
COUNTY OF ROANOKE
I, Cynthia S. Brooks, A
NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY
AND STATE DO HEREBY CERTIFY THAT ELBERT H. WALDRON
AND HORACE G. FRALIN, PRESIDENT AND SECRETARY AND
TREASURER RESPECTIVELY OF FRALIN & WALDRON INC.
WHOSE NAMES AS SUCH ARE SIGNED TO THE FOREGOING
WRITING DATED Sept. 8, 1966, 1966 HAVE EACH
PERSONALLY APPEARED BEFORE ME IN MY AFORE-
SAID COUNTY AND STATE AND ACKNOWLEDGED THE
SAME ON Sept. 8, 1966.

JAN 6 1968
MY COMMISSION EXPIRES
Cynthia S. Brooks
NOTARY PUBLIC

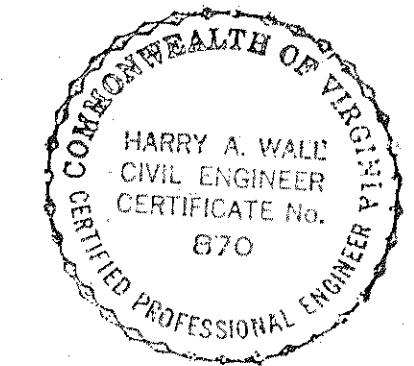
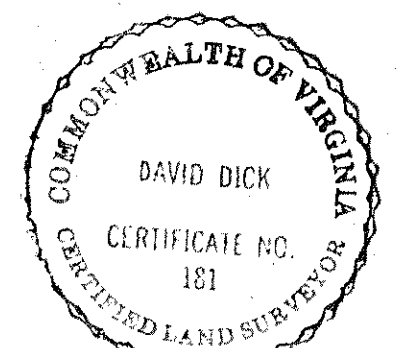
SEPT. 8, 1966
I, HEREBY, CERTIFY THAT THIS
PLAT OF SURVEY IS CORRECT.

David Dick
STATE CERTIFIED ENGR. & SURV.

IN THE CLERK'S OFFICE OF THE
CIRCUIT COURT OF ROANOKE COUNTY,
VIRGINIA, THIS MAP WITH THE CERT-
IFICATE OF ACKNOWLEDGEMENT
THEREON ANNEXED IS ADMITTED
TO RECORD ON October 4, 1966, AT
3:30 O'CLOCK P. M.
TESTE: RAY H. BOGGS
N. C. Logan, Clerk

BY: Mary V. Fallowfield
DEPUTY CLERK

LEGEND:
P.U.E.: PUBLIC UTILITY EASEMENT
D.E.: DRAINAGE EASEMENT



APPROVED:

Paul M. Lipe
CHAIRMAN - BOARD OF SUPERVISORS OF ROANOKE COUNTY
DATE: Sept. 19, 1966

John H. Lipe
SECRETARY - ROANOKE COUNTY PLANNING COMMISSION
DATE: Sept. 23, 1966

Debra N. Lipe
AGENT - ROANOKE CITY PLANNING COMMISSION
DATE: October 3, 1966

William F. Clark
CITY ENGINEER - ROANOKE VIRGINIA
DATE: October 3, 1966

PLAT
SHOWING SUBDIVISION OF A PORTION OF TRACT "B"
PENN FOREST
PROPERTY OF
FRALIN & WALDRON INC.
ROANOKE CO. VIRGINIA
BY: DAVID DICK & HARRY A. WALL
CIVIL ENGINEERS & SURVEYORS
DATE: SEPT. 8, 1966 SCALE: 1"=100'

