

CURVE DATA				CHORD			
CURVE	ANGLE	RADIUS	TANGENT	ARC	BEARING	DIST.	
A	1°05'35"	21.00	2.02	4.03	S.89°51'12"E.	4.03	
B	97°13'20"	20.00	22.87	34.09	S.41°34'30"E.	30.11	
C	76°50'25"	20.00	15.86	26.82	N.45°40'22"E.	24.86	
D	282°38'	40.00	197.32	182°44'50"W.		50.00	
LOT 3	19°01'30"	40.00	6.70	13.28	S.49°03'25"W.	13.22	
LOT 4	182°12'30"	40.00	72.60	85.38	S.21°36'05"E.	70.07	
LOT 9	112°39'30"	40.00	60.04	78.65	N.40°55'25"E.	66.38	
LOT 10	281°39'30"	40.00	10.22	20.01	N.29°44'05"N.	19.80	
E	26°15'01"	770.00	183.68	360.61	N.76°10'30"E.	357.33	
LOT 1	4°28'	770.00	30.03	60.03	S.87°21'50"W.	60.01	
LOT 2	6°44'	770.00	42.07	80.04	S.81°44'30"W.	80.00	
LOT 3	6°42'	770.00	42.07	80.04	S.75°04'30"W.	80.00	
LOT 4	6°42'	770.00	42.07	80.04	S.68°22'30"W.	80.00	
LOT 5	2°16'	770.00	15.23	30.46	S.63°53'50"W.	30.44	
F	21°18'45"	830.00	156.29	308.98	N.73°25'42"E.	307.10	
LOT 12	4°05'	830.00	29.59	59.15	N.82°03'05"E.	59.14	
LOT 13	5°32'	830.00	40.11	80.16	N.77°14'35"E.	80.13	
LOT 14	5°32'	830.00	40.11	80.16	N.71°42'33"E.	80.13	
LOT 15	5°32'	830.00	40.11	80.16	N.66°10'33"E.	80.13	
LOT 16	0°18'45"	830.00	7.67	15.33	N.63°05'12"E.	15.33	

BOUNDARY LINE CALCULATIONS							
CORS.	BEARING	DIST.	N.	S.	E.	W.	
1-2	N. 77° 01' W.	328.89	73.89			320.48	
2-3	N. 87° 31' W.	7.40	0.32			7.39	
3-4	N. 7° 15' 10" E.	711.47	705.77				59.82
4-5	S. 85° 51' 15" E.	146.91		10.62	146.33		
5-6	N. 69° 43' E.	302.75	104.95			293.08	
6-7	S. 27° 14' 10" E.	160.00		142.26	73.22		
7-8	S. 37° 40' 15" E.	61.01		48.29	37.29		
8-9	S. 27° 14' 10" E.	224.82		199.69	102.89		
9-10	S. 79° 37' 30" W.	114.43		20.61		112.56	
10-11	S. 71° 43' W.	250.00		78.43		237.38	
11-12	S. 17° 53' W.	143.00		136.09		43.91	
12-13	S. 10° 13' W.	95.00		93.49		16.85	
13-14	S. 67° 35' E.	33.00		12.57	30.58		
14-1	S. 10° 13' W.	144.98		142.68	25.72		
TOTALS			884.93	884.93	764.31	764.29	

TOTAL AREA IN BOUNDARY = 8.025 ACRES

RESERVATIONS & RESTRICTIONS

THE FOLLOWING RESERVATIONS AND RESTRICTIONS ARE MADE COVENANTS RUNNING WITH THE TITLE TO THE LAND SHOWN SUBDIVIDED HEREON, KNOWN AS SECTION NO. 9 "HEMLOCK HILLS" AND SHALL BE BINDING UPON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM FOR A PERIOD OF TWENTY-FIVE (25) YEARS FROM THE DATE OF RECORDATION OF THIS MAP, AFTER WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS UNLESS AN INSTRUMENT, SIGNED BY THE MAJORITY OF THE OWNERS OF THE LOTS, HAS BEEN RECORDED AGREEING TO CHANGE SAID COVENANTS IN WHOLE OR IN PART.

- ALL OF THE LOTS IN SECTION NO. 9 "HEMLOCK HILLS," AS SHOWN HEREON, SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY, AND NOT FOR COMMERCIAL PURPOSES, AND THE SAID PROPERTY SHALL NOT BE USED FOR ANY PURPOSE THAT WILL CREATE A NUISANCE OR ANNOYANCE IN THE NEIGHBORHOOD.
- NO RESIDENCE LOT SHALL BE SUBDIVIDED INTO BUILDING LOTS EXCEPT THAT A LOT MAY BE DIVIDED AND ADDED TO ADJOINING LOTS.
- NO DWELLING SHALL BE ERECTED OR PLACED ON ANY LOT, SAID LOT HAVING A WIDTH OF LESS THAN 72 FEET, AND NOT NEARER THE STREET LINE THAN THE MINIMUM SETBACK LINE SHOWN HEREON.
- EASEMENTS FOR INSTALLATION AND MAINTENANCE OF UTILITIES ARE RESERVED WHERE SHOWN HEREON.
- NO STRUCTURE OF A TEMPORARY CHARACTER SUCH AS A TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDING, SHALL BE USED ON ANY LOT AT ANY TIME, AS A RESIDENCE, EITHER TEMPORARILY OR PERMANENTLY.
- NO LOT SHALL BE USED OR MAINTAINED FOR A DUMPING GROUND FOR RUBBISH, TRASH, GARBAGE OR OTHER WASTE, EXCEPT IN SANITARY CONTAINERS.
- NO HOUSE MAY BE ERECTED ON ANY LOT SHOWN HEREON WHOSE BUILDING COST FOR LABOR AND MATERIALS IS LESS THAN \$11,000.00 OR THE EQUIVALENT VALUE OF \$11,000.00 ON THE DATE OF RECORDATION OF THIS MAP, SAID HOUSE TO HAVE A LIVING AREA OF NOT LESS THAN 1,100 SQUARE FEET, INCLUDING OUTSIDE WALLS, INTERIOR PARTITION WALLS AND STAIR WALLS, EXCLUSIVE OF CARPORT, PORCHES, BREEZEWAY AND GARAGE, EXCEPT THAT SAID LIVING AREA OF SAID HOUSE SHALL HAVE NOT LESS THAN 1,050 SQUARE FEET INCLUDING OUTSIDE WALLS, INTERIOR PARTITION WALLS AND STAIR WALLS, WHERE THE AREA OF THE CARPORT, PORCHES, BREEZEWAY OR GARAGE IS EQUIVALENT TO OR MORE THAN 240 SQUARE FEET AND ATTACHED TO SAID HOUSE AT THE TIME OF CONSTRUCTION OF SAID HOUSE.
- NO HOUSE SHALL BE ERECTED ON ANY LOT EXCEEDING TWO STORIES IN HEIGHT AND A ONE OR TWO CAR GARAGE, AND NOT MORE THAN ONE SUCH DWELLING HOUSE SHALL BE ERECTED ON ANY LOT, ONE STORY TWO FAMILY DWELLINGS ARE ACCEPTED WITH A MINIMUM OF 700 SQUARE FEET OF LIVABLE FLOOR SPACE IN EACH UNIT.
- ENFORCEMENT OF THESE COVENANTS SHALL BE BY PROCEEDINGS AT LAW OR IN EQUITY AGAINST ANY PERSON OR PERSONS, VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANT, EITHER TO RESTRAIN VIOLATION OR TO RECOVER DAMAGES.
- VIOLATION OR 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.
- NO FOWL, HOGS, GOATS, OR OTHER LIVESTOCK WILL BE ALLOWED ON THE LOTS SHOWN HEREON.
- RETAINING WALLS TO BE CONSTRUCTED OF POURED CONCRETE, STONE OR BRICK ONLY.

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT WILEY M. GARST AND BERTHA M. GARST, ARE THE OWNERS IN FEE SIMPLE OF THE LAND SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 1 THRU 14 TO 1, AND KNOWN AS SECTION NO. 9 "HEMLOCK HILLS" THE SAID OWNERS CERTIFY THAT THE SUBDIVISION OF THIS LAND AS SHOWN HEREON INTO LOTS, BLOCKS AND STREETS IS ENTIRELY WITH THEIR FREE WILL AND CONSENT AS REQUIRED UNDER 15-797 OF THE 1950 CODE OF THE COMMONWEALTH OF VIRGINIA.

THE SAID OWNERS FURTHER CERTIFY THAT ALL OF THE STREETS EMBRACED WITHIN THE BOUNDARY OF THIS SUBDIVISION ARE HEREBY DEDICATED IN FEE SIMPLE TO THE COUNTY OF ROANOKE. EASEMENTS ALSO DEDICATED FOR PUBLIC USE.

THE UNDERSIGNED OWNERS DO AS A CONDITION PRECEDENT TO THE APPROVAL OF THE FINAL MAP AND SUBDIVISION AND ACCEPTANCE OF THE DEDICATION OF THE STREETS SHOWN THEREON BY THE BOARD OF SUPERVISORS OF ROANOKE COUNTY, ON THEIR 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 OR VIRGINIA DEPARTMENT OF HIGHWAYS BY REASON OF ESTABLISHING PROPER GRADE LINES ON AND ALONG SUCH STREETS AS SHOWN ON THE MAP OF 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 STREET AND PROPERTY LINES THEREOF.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON FEB. 20, 1967.

Wiley M. Garst (SEAL)
OWNER

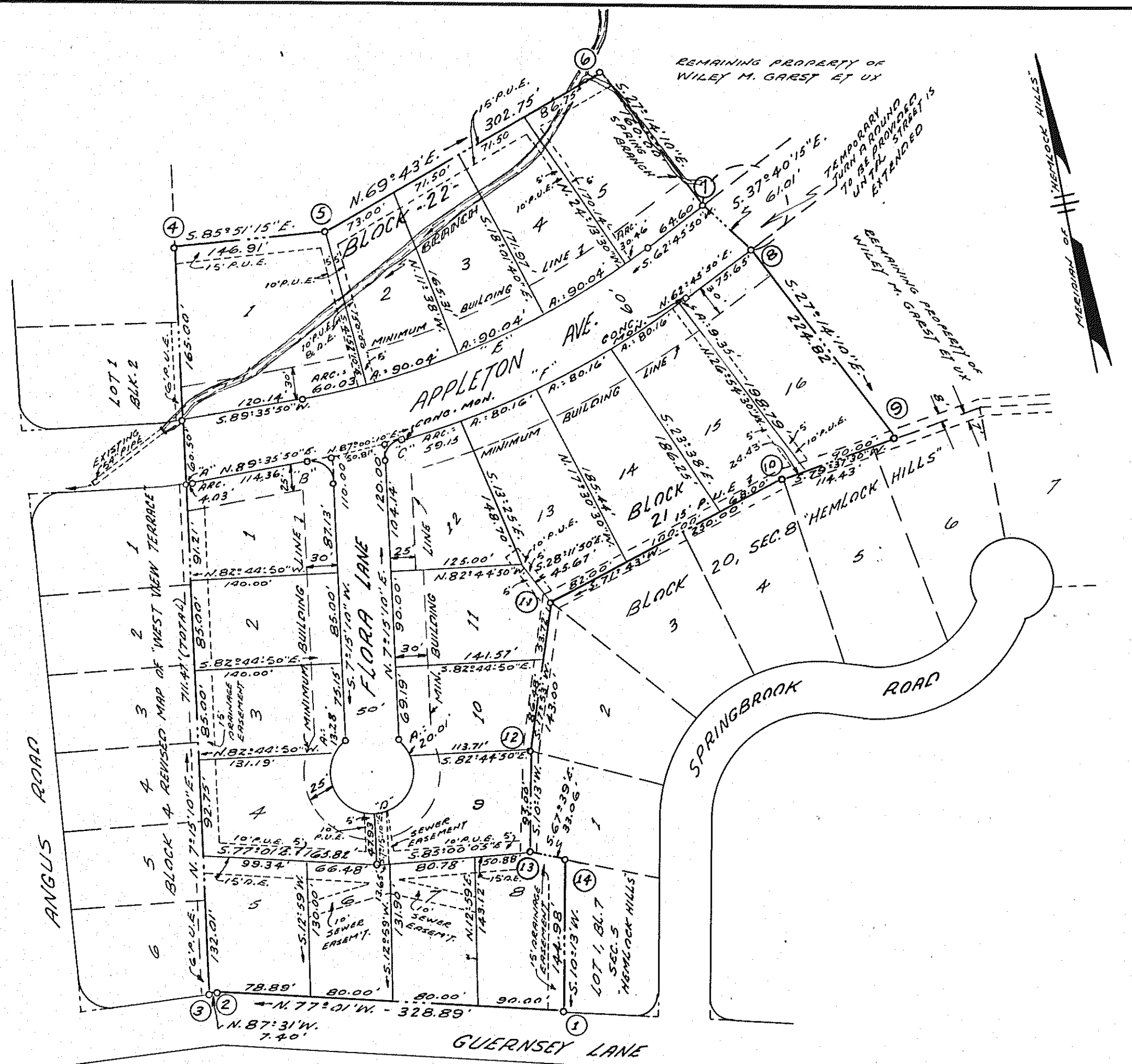
Bertha M. Garst (SEAL)
OWNER

STATE OF VIRGINIA
CITY OF ROANOKE

TO WIT:
I, JAMES W. MUTTER, A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT WILEY M. GARST AND BERTHA M. GARST, OWNERS, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED FEB. 20, 1967, HAS EACH PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON FEB. 20, 1967.

NOV. 16, 1969
MY COMMISSION EXPIRES

James W. Mutter
NOTARY PUBLIC



JAN. 31, 1967

I, HEREBY CERTIFY THAT THIS
PLAT OF SURVEY IS CORRECT

David Dick
CERT. ENGR. & SURV.

NOTE: P.U.E. - PUBLIC UTILITY EASEMENT
D.E. - DRAINAGE EASEMENT
S.E. - SEWER EASEMENT

NOTE: SEE PLANS AND PROFILES MADE BY
DAVID DICK AND HARRY A. WALL, CIVIL ENGINEERS
AND SURVEYORS, DATED JUNE 29, 1966,
AND APPROVED JULY 27, 1966.
NOTE: ALL P.C. AND P.T. MARKED WITH IRON PINS
UNLESS OTHERWISE NOTED.

APPROVED &

Doets M. Lipe
CHAIRMAN, BOARD OF SUPERVISORS OF ROANOKE COUNTY
DATE: 3/8/67

Reynolds
SECRETARY, ROANOKE COUNTY PLANNING COMMISSION
DATE: 3/8/67

Dexter N. Smith
AGENT, ROANOKE CITY PLANNING COMMISSION
DATE: 3/23/67

William F. Clark
CITY ENGINEER OF ROANOKE VIRGINIA
DATE: 3-23-67

MAP
OF
SECTION NO. 9
HEMLOCK HILLS
PROPERTY OF
WILEY M. GARST & BERTHA M. GARST
W.E. MALE DEVELOPER
ROANOKE COUNTY, VIRGINIA
BY: DAVID DICK & HARRY A. WALL
CIVIL ENGINEERS & SURVEYORS
DATE: JAN. 31, 1967
SCALE: 1" = 100'

IN THE CLERK'S OFFICE OF THE CIRCUIT
COURT FOR ROANOKE COUNTY, VIRGINIA
THIS MAP IS PRESENTED ON March 31,
1967, AND WITH THE CERTIFICATES OF
ACKNOWLEDGEMENT AND DEDICATION
THEREOF ANNEXED IS ADMITTED TO
RECORD AT 12:50 O'CLOCK P.M.
TESTE: MISS N.C. LOGAN

BY: Mary P. Hallandsworth
DEPUTY CLERK