

MAP OF CAPTAIN'S GROVE ESTATES

PROPERTY OF
BOWERS & FINNEY CONSTR. CORP.
ROANOKE COUNTY, VIRGINIA

SCALE: 1" = 100'

MARCH 6, 1967

BY: T. P. PARKER
STATE CERT. ENGR.

RESERVATIONS & 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 MAP.

1. LOTS SHOWN HEREON ARE FOR RESIDENTIAL PURPOSES ONLY.

2. THE GRADE AND DRAINAGE OF IMPROVED YARDS ALONG EASEMENTS 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 PIPE 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.

3. NO PART OF ANY BUILDING SHALL BE CONSTRUCTED NEARER THE FRONT OR SIDE STREET LINE THAN THE MINIMUM SETBACK LINES SHOWN HEREON.

4. NO FOWL, 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 LIVEABLE AREA FOR A STORY HOUSE IS LESS THAN 1000 SQUARE FEET, EXCLUSIVE OF PORCHES AND CARPORTS.

7. NO GARAGES 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.

MARCH 6, 1967

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

T. P. Parker
VA. STATE CERT. ENGINEER

CAPTION LEGAL REFERENCE:

FOR CONVEYANCE TO BOWERS AND FINNEY CONSTR. CORP. BY ABNEY BOXLEY, SURVIVING TRUSTEE, SEE DEED DATED MARCH 1, 1967 AND RECORDED IN DEED BOOK 823 PAGE G.

APPROVED:

William F. Clark
CITY ENGINEER - ROANOKE, VA.

4-27-67
DATE

Dexter N. Dineen
AGENT FOR ROANOKE CITY PLANNING COMM.

4-28-67
DATE

Charles W. Roper
CHAIRMAN OF BOARD OF SUPERVISORS, ROANOKE CO.

4-14-67
DATE

Sec. of Roanoke/County Planning Commission

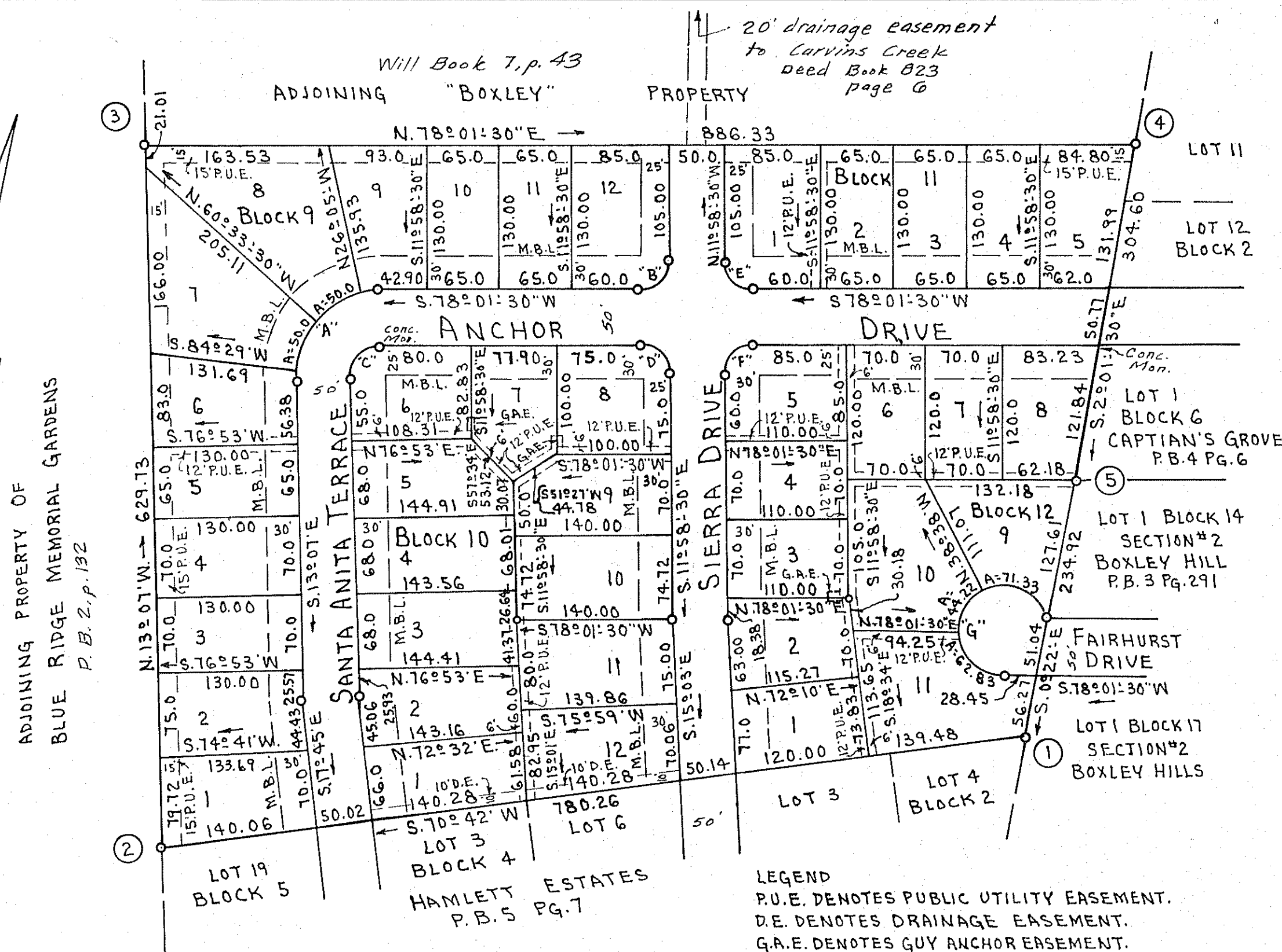
4-14-67
DATE

BOUNDARY DATA

CORNERS	BEARINGS	DISTANCES	NORTH	SOUTH	EAST	WEST
1-2	S. 70° 42' 15" W.	780.26		257.89		736.41
2-3	N. 13° 07' 15" W.	629.13	613.30			142.91
3-4	N. 78° 01' 30" E.	886.33	183.90		867.04	
4-5	S. 02° 00' 30" E.	304.60		304.41	10.76	
5-1	S. 00° 22' E.	234.92		234.91	1.50	
TOTALS			797.20	797.21	879.30	879.32

CURVE DATA

CURVE	LOT	BLK.	ANGLE	TAN.	RAD.	ARC.	CHORD-BEARING	DIST.
A	9		91° 08' 30"	81.01	79.41	126.32	S. 32° 27' 15" W.	113.41
A	6	9	62° 39' 30"	4.62	79.41	9.82	S. 9° 47' 15" E.	9.22
A	7	9	36° 04' 30"	25.86	79.41	50.00	S. 11° 34' 45" W.	49.18
A	8	9	36° 04' 30"	25.86	79.41	50.00	S. 47° 39' 15" W.	49.18
A	9	9	12° 20'	8.58	79.41	17.10	S. 71° 51' 30" W.	17.06
B	12	9	90° 00'	25.00	25.00	39.27	S. 33° 01' 30" W.	35.35
C	6	10	91° 08' 30"	30.00	29.41	46.78	N. 32° 27' 15" E.	42.00
D	8	10	90° 00'	25.00	25.00	39.27	S. 56° 58' 30" E.	35.35
E	1	11	90° 00'	25.00	25.00	39.27	N. 56° 58' 30" W.	35.35
F	5	12	90° 00'	25.00	25.00	39.27	N. 33° 01' 30" E.	35.35
G		12	255° 31' 00"		40.00	178.38	S. 25° 47' W.	63.24
G	9	12	102° 10' 30"	49.55	40.00	71.33	N. 77° 32' 45" W.	62.25
G	10	12	63° 20' 30"	24.68	40.00	44.22	S. 19° 41' 45" W.	42.00
G	11	12	90° 00'	40.00	40.00	62.83	S. 56° 58' 30" E.	56.57



NOTE: IRON RODS PLACED AT
ALL LOT CORNERS, P.C.'S, P.T.'S, etc.

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT BOWERS AND FINNEY CONSTR. CORP. IS THE OWNER OF THE TRACT OF LAND SHOWN HEREON, BOUNDED BY CORNERS 1 THRU 5, INCLUSIVE, SUBDIVIDED INTO LOTS AND KNOWN AS MAP OF CAPTAIN'S GROVE ESTATES, CONTAINING 11.00 ACRES ±.

THE SAID OWNER HEREBY CERTIFIES, THAT IT HAS 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.

THE SAID OWNER HEREBY DEDICATES TO AND VESTS IN THE COUNTY OF ROANOKE, VA., SUCH PORTIONS OF THE PREMISES PLATTED AS ARE ON THIS PLAT SET APART FOR STREETS, EASEMENTS, OR OTHER PUBLIC USE.

THE SAID OWNER DOES 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 ITS OWN BEHALF AND FOR AND ON ACCOUNT OF ITS SUCCESSORS AND ASSIGNS, SPECIFICALLY RELEASE THE COUNTY OF ROANOKE AND THE VIRGINIA DEPT. OF HIGHWAYS FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SAID OWNER, ITS SUCCESSORS AND ASSIGNS, MAY OR MIGHT HAVE AGAINST THE COUNTY OR VIRGINIA DEPT. OF HIGHWAYS BY REASON OF ESTABLISHING PROPER GRADE LINES ON AND ALONG SUCH STREETS AS SHOWN ON THE PLAT OF THE LAND SUBDIVIDED (OR SUCH CHANGED STREETS AS MAY BE AGREED UPON IN THE FUTURE) AND 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 DEPT. OF HIGHWAYS SHALL NOT BE REQUIRED TO CONSTRUCT ANY RETAINING WALL OR WALLS ALONG THE STREETS AND PROPERTY LINES THEREOF.

WITNESS THE SIGNATURES AND SEALS ON THIS 21 DAY OF April, 1967.

FREDERICK FINNEY, PRESIDENT

R. W. BOWERS, SECRETARY

SEAL

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF
ROANOKE COUNTY, VIRGINIA, THIS MAP WAS PRESENTED
AND WITH THE CERTIFICATE OF ACKNOWLEDGMENT
THERE TO ANNEXED, ADMITTED TO RECORD AT 8:40
O'CLOCK, A. M., ON THIS 3rd DAY OF May, 1967.

TESTE: D. C. Loring
CLERK

By Mary J. L. Loring
Dep. Clerk