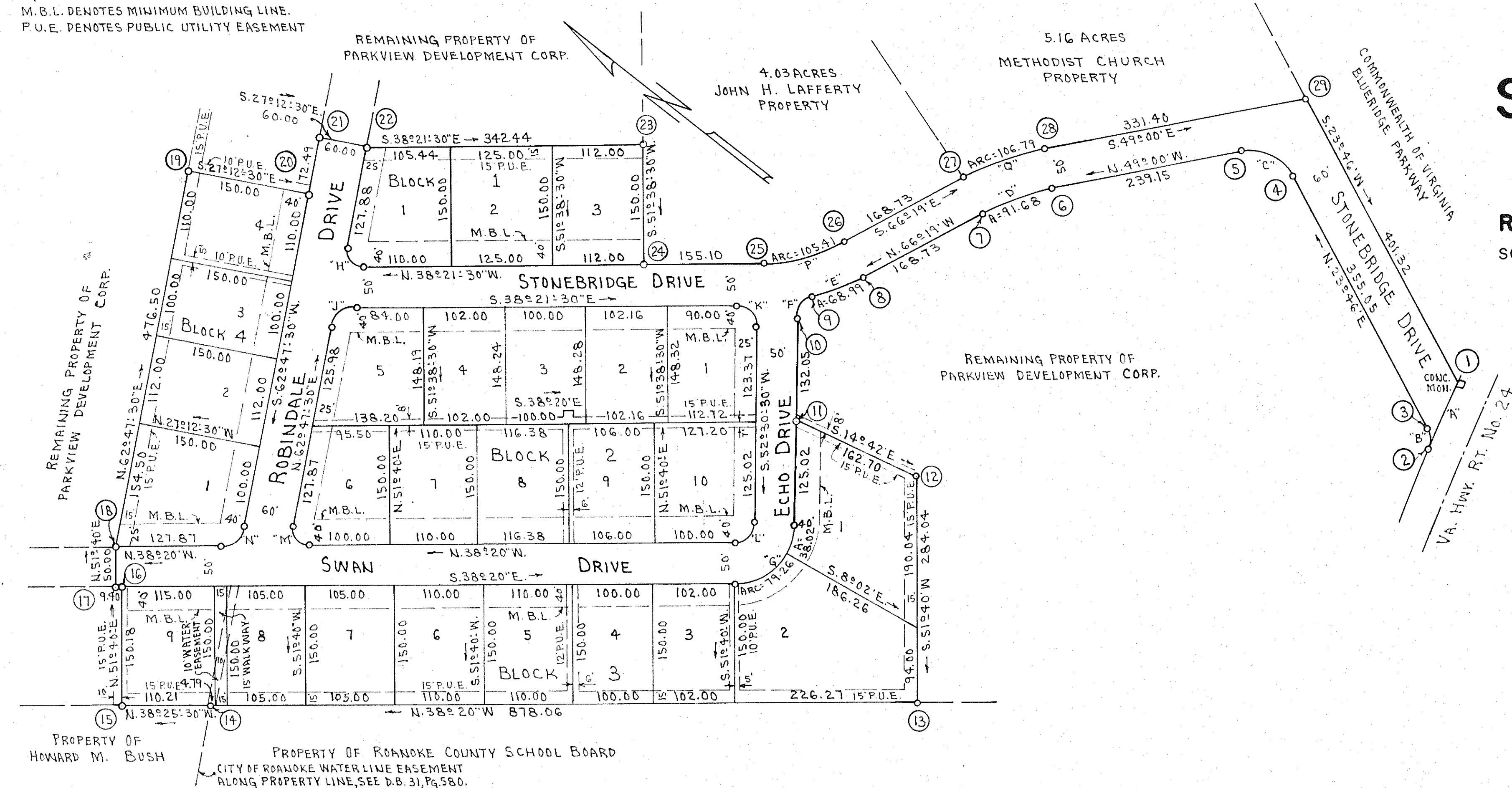


LEGEND:
M.B.L. DENOTES MINIMUM BUILDING LINE.
P.U.E. DENOTES PUBLIC UTILITY EASEMENT



MAP OF
SECTION NO. 1
STONEBRIDGE ACRES
PROPERTY OF
PARKVIEW DEVELOPMENT CORPORATION
ROANOKE COUNTY, VIRGINIA
SCALE: 1"=100'

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

BOUNDARY DATA						
CORNERS	BEARING	DISTANCE	NORTH	SOUTH	EAST	WEST
1-2	S. 75° 41' 30" W.	90.49		22.36		87.68
2-3	N. 49° 23' 15" E.	25.94	16.88		19.69	
3-4	N. 23° 46' E.	355.05	324.94		143.09	
4-5	N. 12° 53' W.	72.36	70.61			15.80
5-6	N. 49° 00' W.	239.15	156.90			180.49
6-7	N. 57° 39' 30" W.	91.33	98.86			77.16
7-8	N. 66° 19' W.	168.73	67.77			154.52
8-9	N. 58° 53' 15" W.	68.79	35.55			58.89
9-10	N. 89° 28' 30" W.	30.79	0.28			30.79
10-11	S. 52° 30' 30" W.	132.05		80.37		104.77
11-12	S. 14° 42' E.	162.70		157.37	41.29	
12-13	S. 51° 40' W.	284.04		176.17		222.81
13-14	N. 38° 20' W.	878.06	688.76			544.40
14-15	N. 38° 25' 30" W.	110.21	86.34			68.49
15-16	N. 51° 40' E.	150.18	93.15		117.80	
16-17	N. 38° 20' W.	9.40	7.37			5.83
17-18	N. 51° 40' E.	50.00	31.01		39.22	
18-19	N. 62° 47' 30" E.	476.50	217.87		423.77	
19-20	S. 27° 12' 30" E.	150.00		133.40	68.58	
20-21	N. 62° 47' 30" E.	72.49	33.14		64.47	
21-22	S. 27° 12' 30" E.	60.00		53.36	27.43	
22-23	S. 38° 21' 30" E.	342.44		268.52	212.51	
23-24	S. 51° 38' 30" W.	150.00		93.07		117.62
24-25	S. 38° 21' 30" E.	155.10		121.62	96.25	
25-26	S. 52° 20' 15" E.	104.37		63.77	82.62	
26-27	S. 66° 19' E.	168.73		67.78	154.52	
27-28	S. 57° 39' 30" E.	106.38		56.91	89.88	
28-29	S. 49° 00' E.	331.40		217.42	250.11	
29-1	S. 23° 46' W.	401.32		367.28		161.74
		TOTALS	1879.43	1879.4	1831.23	1831.19

CURVE DATA						
CURVE	LOT	BLK.	ANGLE	TAN.	RAD.	ARC
A	REM. LAND		182° 2'	45.25	3793.65	90.49
B	REM. LAND		51° 14' 30"	14.39	30.00	26.83
C	REM. LAND		72° 46'	44.94	60.99	77.46
D	REM. LAND		17° 19'	46.19	303.34	91.68
E			27° 57' 30"	66.22	266.02	129.81
F	REM. LAND		14° 51' 30"	34.69	266.02	68.99
G	ROAD		13° 06'	30.54	266.02	60.82
H	REM. LAND		76° 02'	19.54	25.00	33.18
I			89° 09' 30"	74.27	75.37	117.28
J	1	3	28° 54'	19.24	75.37	38.02
K	2	3	60° 15' 30"	43.74	75.37	79.26
L	1	1	101° 09'	25.00	20.55	36.28
M	5	2	78° 51'	25.00	30.41	41.85
N	1	2	90° 52'	25.00	24.62	39.04
O	10	2	89° 09' 30"	25.00	25.37	39.98
P	6	2	101° 07' 30"	25.00	20.56	36.29
Q	1	4	78° 52' 30"	25.00	30.39	41.84
R	REM. LAND		27° 57' 30"	53.77	216.02	105.41
S	REM. LAND		17° 19'	53.81	353.34	106.79

KNOW ALL MEN BY THESE PRESENTS, TO WIT:
THAT PARKVIEW DEVELOPMENT CORPORATION IS THE OWNER OF THE TRACT OF LAND SHOWN HEREON, BOUNDED BY CORNERS 1 THRU 29, INCLUSIVE, SUBDIVIDED INTO LOTS AND KNOWN AS MAP OF SECTION NO. 1, STONEBRIDGE ACRES.
THE SAID OWNER HEREBY CERTIFIES, THAT IT HAS SUBDIVIDED THIS LAND INTO LOTS AS SHOWN HEREON ENTIRELY WITH ITS OWN FREE WILL AND ACCORD AS REQUIRED BY SECTIONS 15-174 THRU 15-174.3 OF THE 1950 CODE OF VIRGINIA, AS AMENDED TO DATE.

THE SAID OWNER HEREBY DEDICATES TO AND VESTS IN 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, AND SAID COUNTY OR VIRGINIA DEPT. OF HIGHWAYS SHALL NOT BE REQUIRED TO CONSTRUCT ANY RETAINING WALL OR WALLS ALONG THE STREETS AND PROPERTY LINES THERE OF.

WITNESS THE SIGNATURES AND SEALS ON THIS 11 DAY OF May, 1967.

PARKVIEW DEVELOPMENT CORPORATION:

Henry I. Wright
HENRY I. WRIGHT, PRESIDENT

BRUCE J. PEDIGO, SECRETARY

CORPORATE SEAL

STATE OF VIRGINIA TO WIT:
OF ROANOKE
I, James L. Ballentine, A NOTARY PUBLIC IN AND FOR THE FORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT HENRY L. WRIGHT AND BRUCE J. PEDIGO, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED May 11, 1967, HAVE EACH PERSONALLY APPEARED BEFORE ME IN MY STATE AND COUNTY AND ACKNOWLEDGED THE SAME ON THIS 11 DAY OF May, 1967.
MY COMMISSION EXPIRES: November 2, 1968
James L. Ballentine
NOTARY PUBLIC

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS MAP WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED, ADMITTED TO RECORD AT 0 O'CLOCK, 11 M., ON THIS 11 DAY OF May, 1967.

TESTE: _____
CLERK

APPROVED: _____

G. L. Grubbs
TOWN MANAGER OF VINTON, VA. DATE _____

Minor P. Butler
VICE CHAIRMAN OF BOARD OF SUPERVISORS OF ROANOKE CO. DATE 4/28/67

James M. Parkman
SECY. OF ROANOKE CO. PLANNING COMM. DATE 4/28/67

I HEREBY CERTIFY THAT THIS PLAT OF SURVEY IS CORRECT.
T. P. Parker
VA. STATE CERT. ENGINEER

RESERVATIONS AND RESTRICTIONS

THE FOLLOWING SHALL BE COVENANTS RUNNING WITH THE TITLE TO THIS LAND SHOWN SUBDIVIDED HEREON FOR A PERIOD OF 25 YEARS FOLLOWING DATE OF RECORPORATION OF THIS MAP.

1. THE LOTS SHOWN HEREON ARE TO BE USED FOR RESIDENTIAL PURPOSES ONLY.
2. NO RESIDENCES SHALL BE ERECTED ON ANY LOT OR ANY PORTION OF LOTS WITH AN AVERAGE WIDTH OF LESS THAN 75 FEET.

3. NO RESIDENCE SHALL BE ERECTED ON ANY LOT HAVING LESS THAN 1650 SQ. FT. OF ENCLOSED HEATED FLOOR AREA OR 1550 SQ. FT. WITH CARPORT OR 1500 SQ. FT. OF ENCLOSED HEATED FLOOR AREA WITH ATTACHED GARAGE OR 1150 SQ. FT. ON FIRST FLOOR LEVEL FOR A TWO STORY HOUSE.

4. ALL RESIDENCE SHALL BE CONSTRUCTED OF BRICK OR BE BRICKED CASED UNLESS SPECIAL PERMISSION IS OBTAINED FROM THE OWNERS OF THIS SUBDIVISION TO ERECT A RESIDENCE OF OTHER MATERIAL.

5. NO TEMPORARY LIVING QUARTERS, SUCH AS BASEMENTS, TENTS, SHACK, TRAILERS, OR GARAGE SHALL BE ALLOWED.

6. NO RESIDENCE SHALL BE ERECTED WITH THE MAIN BODY CLOSER TO THE STREET LINE THAN THE BUILDING LINE SHOWN HEREON.

7. NO SWINE OR HOGS, CHICKENS, GOATS, CATTLE OR OTHER NUISANCE SHALL BE ALLOWED AND NOTHING SHALL BE DONE TO DISTURB THE PEACE, AND QUIETUDE OF THE NEIGHBORHOOD.

8. THE RIGHT IS RESERVED BY THE OWNER OF THIS SUBDIVISION TO CONSTRUCT WATER AND SEWER MAINS, AND TO REPAIR AND MAINTAIN SAME IN THE EASEMENTS AND STREETS SHOWN HEREON.

9. ALL LOTS ARE SUBJECT TO EASEMENTS AS SHOWN ON BODY OF MAP AS WELL AS NECESSARY GUYS AND ANCHORS FOR ELECTRIC AND TELEPHONE POLES.

10. IF THE OWNER OF THIS SUBDIVISION OR ANYONE CLAIMING UNDER THEM, SHALL VIOLATE OR ATTEMPT TO VIOLATE ANY OF THESE COVENANTS, IT SHALL BE LAWFUL FOR ANY PERSON OR PERSONS OWNING ANY REAL PROPERTY SITUATE IN THIS SUBDIVISION TO PROSECUTE ANY PROCEEDINGS AT LAW, OR INEQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT, AND EITHER TO PREVENT HIM OR THEM FROM DOING SO, OR TO RECOVER DAMAGES.