

BOUNDARY LINE CALCULATIONS									
CORS.	BEARING	DIST.	N.	S.	E.	W.			
1-2	N. 55° 12' 45" W.	125.00	71.32			102.66			
2-3	N. 34° 47' 15" E.	640.00		525.61	365.14				
3-4	N. 55° 12' 45" W.	40.00	22.86			32.86			
4-5	N. 34° 47' 15" E.	112.80		93.76		62.72			
5-6	N. 55° 12' 45" W.	200.00	164.25						
6-7	S. 75° 46' E.	128.16		31.51	124.23				
7-8	N. 13° 21' 30" E.	107.90	104.98			24.93			
8-9	S. 87° 19' 20" E.	430.46		20.11	429.99				
9-10	S. 34° 48' 20" W.	1632.04		1011.62		703.24			
10-11	N. 55° 12' 45" W.	179.81	99.73			143.67			
11-1	S. 34° 47' 15" W.	23.40		19.22		13.85			
TOTALS			1084.47	1084.46	1058.40	1058.39			

TOTAL AREA IN BOUNDARY = 8.877 ACRES

CURVE DATA					CHORD	
CURVE	ANGLE	RADIUS	TANGENT	ARC	BEARING	DIST.
A	90° 00'	20.00	20.00	31.42	S. 10° 12' 45" E.	28.28
B	90° 00'	20.00	20.00	31.42	S. 79° 47' 15" W.	28.28
C	258° 38'	40.00	—	197.32	N. 34° 47' 15" E.	50.00
LOT-12	12° 24'	40.00	4.35	8.66	N. 10° 06' 45" W.	8.64
LOT-11	85° 56' 40"	40.00	37.26	60.00	N. 59° 16' 05" W.	64.53
LOT-10	85° 56' 40"	40.00	37.26	60.00	S. 34° 47' 15" W.	64.53
LOT-9	85° 56' 40"	40.00	37.26	60.00	S. 6° 09' 28" E.	64.53
LOT-8	12° 24'	40.00	4.35	8.66	N. 79° 40' 15" E.	8.64
LOT-14	62° 07' 30"	200.00	41.40	81.65	S. 23° 06' 30" W.	81.09
LOT-13	182° 16'	200.00	8.95	17.89	S. 13° 07' 30" W.	17.88
E	94° 27'	40.00	43.23	65.94	S. 22° 57' 15" W.	68.72
F	67° 16' 15"	200.00	10.93	21.64	S. 83° 29' 28" E.	21.83
G	70° 07' 05"	250.00	53.79	105.94	N. 22° 38' 43" E.	105.17
LOT-11	192° 59'	250.00	44.05	87.19	N. 22° 47' 45" E.	86.75
LOT-12	47° 18' 05"	250.00	9.39	18.77	N. 12° 39' 13" E.	19.76
H	110° 23'	40.00	67.53	77.06	N. 2° 57' 15" E.	66.69
J	45° 13' 10"	250.00	9.20	18.41	N. 62° 32' 15" W.	18.41

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT REGION PROPERTIES, INC. IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, KNOWN AS SECTION N° 5 "PENN FOREST", BOUNDED AS SHOWN HEREON IN DETAIL BY OUTSIDE CORNERS 1 THRU 12, INCLUSIVE, WHICH COMPRISES A PORTION OF THE LAND CONVEYED TO SAID OWNER BY DEED FROM THE D.M. TAYLOR ESTATE RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY IN DEED BOOK 789 PAGE 314 AND WHICH LAND IS SUBJECT TO THE LIEN OF A CERTAIN DEED OF TRUST TO ALLEN W. STAPLES AND T.D. TAYLOR, TRUSTEES, SECURING FREDERICK ELWOOD TAYLOR AND RUTH E. SHEENAN, TRUSTEES OF THE D.M. TAYLOR ESTATE, AND RECORDED IN DEED BOOK 789 PAGE 320 IN THE AFORESAID CLERK'S OFFICE.

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 SECTION'S 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. THE SAID OWNER, WITH THE CONSENT OF THE UNDERSIGNED TRUSTEES, DOES, BY VIRTUE OF THE RECORDED OF THIS PLAT, DEDICATE IN FEE SIMPLE TO THE COUNTY OF ROANOKE ALL THE LAND EMBRACED WITHIN THE STREETS OF THIS SUBDIVISION AND ALL THE EASEMENTS ARE HEREBY DEDICATED FOR PUBLIC USE.

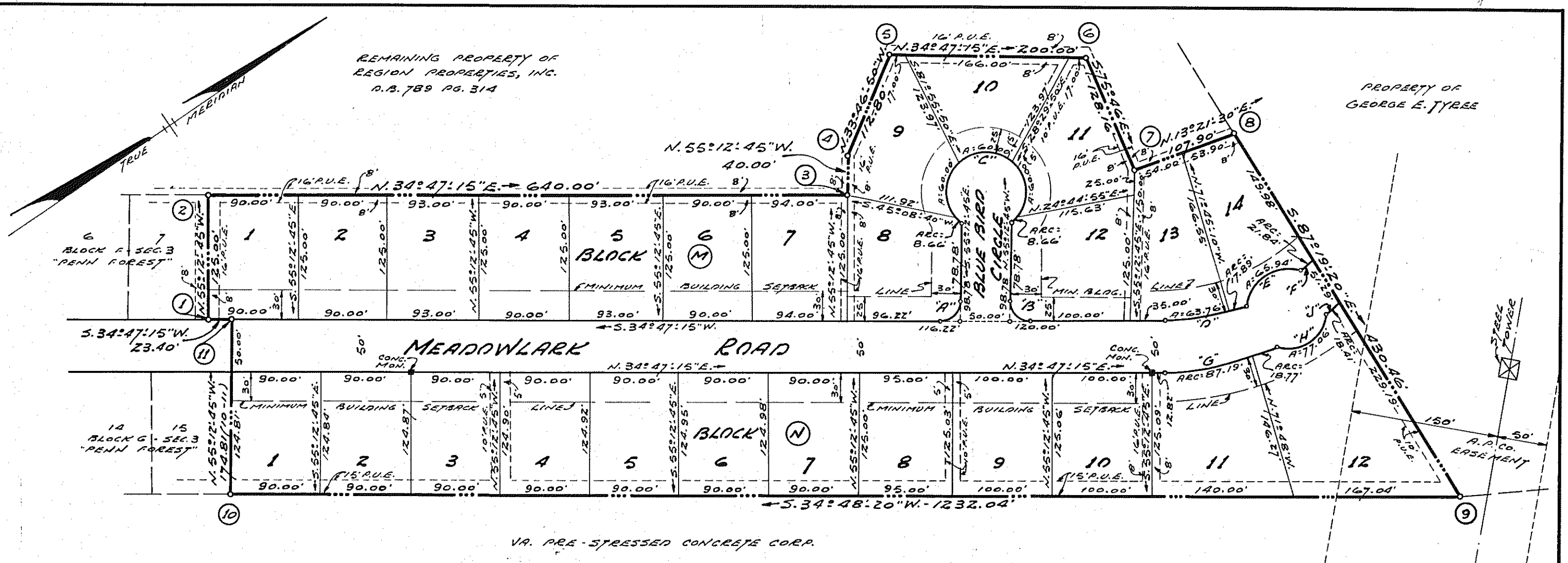
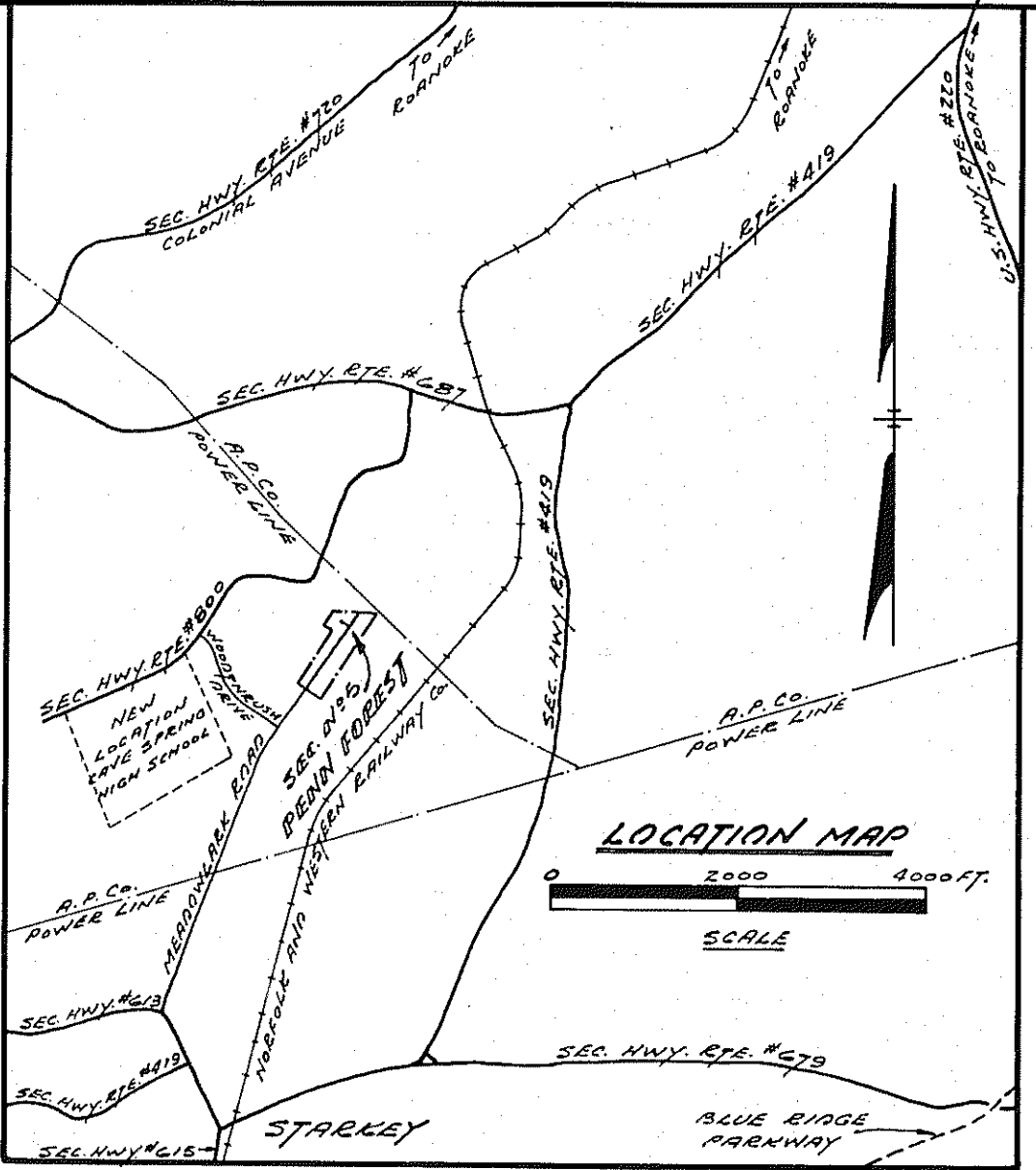
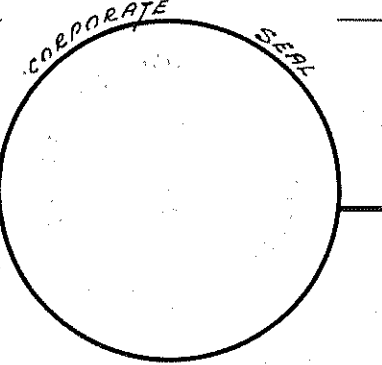
THE SAID OWNER DOES AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT AND SUBDIVISION AND THE ACCEPTANCE OF THE DEDICATION OF THE STREETS, SHOWN HEREON, BY THE BOARD OF SUPERVISORS OF ROANOKE COUNTY, ON ITS OWN BEHALF AND FOR AND ON ACCOUNT OF ITS HEIRS, SUCCESSORS, DEVISEES AND ASSIGNS, SPECIFICALLY RELEASES THE COUNTY AND THE VIRGINIA DEPARTMENT OF HIGHWAYS FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SUCH OWNER, ITS 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 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 THEREON.

IN WITNESS WHEREOF IS HEREBY PLACED THE SIGNATURE OF THE SAID CORPORATION BY M.L. STRAUSS, ITS PRESIDENT, WITH ITS CORPORATE SEAL HEREUNTO AFFIXED AND DULY ATTESTED BY HORACE G. KEALINI, ITS SECRETARY, AND THE SIGNATURE OF THE AFORESAID TRUSTEES, THIS THE 31 DAY OF JULY, 1967.

REGION PROPERTIES, INC.

BY: M.L. Strauss PRESIDENT
ATTEST: Horace G. Kealini SECRETARY

Allen W. Staples TRUSTEE
T.D. Taylor TRUSTEE



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 RECORDED 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 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 OTHER THAN PORCHES SHALL BE LOCATED NEARER TO THE FRONT OR SIDE STREET LINE THAN THE BUILDING LINE SHOWN ON THIS PLAT.
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 LIVABLE AREA IS LESS THAN 1450 SQ. FT. EXCLUSIVE OF PORCHES AND CARPOPTS.
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.
9. REGION PROPERTIES, 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 SETBACK LINE SHOWN ON THE AFORESAID PLAT OF SECTION N° 5 "PENN FOREST" EXCEPT THAT THE MINIMUM BUILDING SETBACK LINES MAY NOT BE REDUCED BELOW THE STANDARDS REQUIRED BY ROANOKE COUNTY AND THE CITY OF ROANOKE.

STATE OF VIRGINIA } TO WIT:
CITY OF ROANOKE }
I, Will Strauss, A NATURAL PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT M.L. STRAUSS AND HORACE G. KEALINI, PRESIDENT AND SECRETARY, RESPECTIVELY, OF REGION PROPERTIES, INC., AND ALLEN W. STAPLES AND T.D. TAYLOR, TRUSTEES, WHOSE NAMES AS SUCH ARE SIGNED TO THE FOREGOING WRITING, DATED JULY 31, 1967, HAS EACH PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON JULY 31, 1967.

WITNESSETH MY COMMISSION EXPIRES

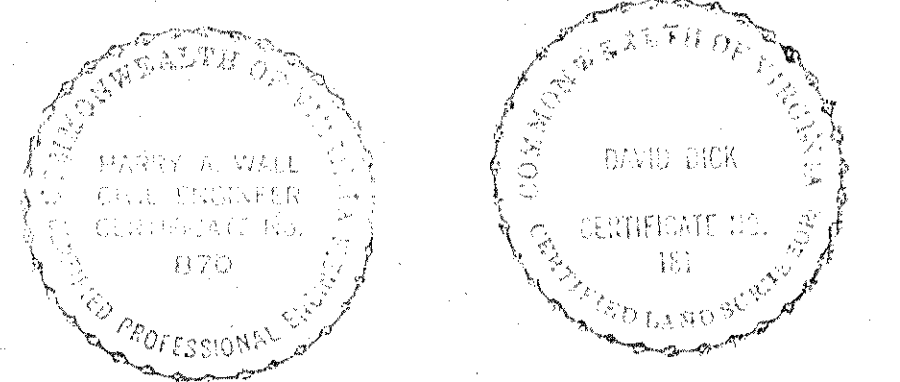
Buddy Bush Notary Public

JULY 10, 1967
I HEREBY CERTIFY THAT THIS PLAT OF SURVEY IS CORRECT.
David Dick
CERTIFIED CIVIL ENGINEER AND LAND SURVEYOR

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THEREON ANNEXED IS ADMITTED TO RECORD ON JULY 10, 1967, AT 10 O'CLOCK A.M.

TESTE: MISS N.C. LOGAN

BY: Will Strauss DEPUTY CLERK



- NOTES: THE SEGMENTS OF THE 80.0' DIAMETER TURN-AROUND OUTSIDE THE 50' WIDTH OF MEADOWLARK ROAD SHALL REVERT TO ADJOINING LOT OWNERS WHEN SAID ROAD IS EXTENDED.
- NOTE: D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
- NOTE: IRON PIPE PLACED AT ALL LOT CORNERS, P.C.'S AND P.T.'S UNLESS OTHERWISE NOTED.
- NOTE: WATER SUPPLY TO BE OWNED AND MAINTAINED BY THE PENN FOREST WATER CORP.
- NOTE: SEWER SYSTEM IS OWNED AND MAINTAINED BY THE ROANOKE SANITARY DISPOSAL CORP.
- NOTES: SEE PLANS AND PROFILES MADE BY DAVID DICK AND HARRY A. WALL, CIVIL ENGINEERS AND SURVEYORS DATED DEC. 12, 1966, AND APPROVED JAN. 9-25, 1967, AS PART OF SECTION N° 3 "PENN FOREST".

APPROVED:-

Will Strauss DATE: 7/18/67
CHIEFMAN, BOARD OF SUPERVISORS OF ROANOKE COUNTY

Paul M. Andrews DATE: 7/18/67
SECRETARY, ROANOKE COUNTY PLANNING COMMISSION

Dexter M. Smith DATE: 8/16/67
AGENT, ROANOKE CITY PLANNING COMMISSION

William F. Clark DATE: 8-16-67
CITY ENGINEER - ROANOKE, VIRGINIA

PLAT of
SECTION N° 5
PENN FOREST
PROPERTY OF
REGION PROPERTIES, INC.
ROANOKE CO., VIRGINIA
BY: DAVID DICK & HARRY A. WALL
CIVIL ENGINEERS & SURVEYORS
DATE: JULY 10, 1967 SCALE: 1"=100'