BOUNDARY LINE CALCULATIONS

CORS.	BEARING	DIST.	N.	S.	E.	W.
1 - 2	N.16°45'30"E.	206.00	196.29		59.11	
2 - 3	N.28°14'30"W.	28.28	24.91			13.38
3 - 4	N.73°14'30"W.	120.00	34.60			114.90
4 - 5	N.16°45'30"E.	225.00	215.44		64.88	
5 - 6	N.23°00'E.	98.43	90.59		38.62	
6 - 7	N.49°41'45"E.	285.34	184.67		217.61	
7 - 8	S.27°04'30"E.	16.00		13.36	6.83	
8 - 9	N.61°28'40"E.	176.16	83.64		153.90	
9 - 10	S.81°04'20"E.	66.30		10.29	65.50	
10 - 11	N.63°37'40"E.	152.41	67.70		136.55	
11 - 12	S.34°22'15"E.	207.00		252.38	174.78	
12 - 13	S.43°40'10"W.	442.00		299.78		277.58
13 - 14	N.73°14'30"W.	204.76	59.04			196.06
14 - 15	N.16°45'30"W.	464.48		444.75		133.93
15 - 1	N.73°14'30"W.	190.00	54.78			181.93
TOTALS			1011.51	1011.54	917.78	917.78

TOTAL AREA IN BOUNDARY = 8.355 ACRES

CURVE DATA

CURVE	ANGLE	RADIUS	TANGENT	ARC	CHORD BEARING	CHORD DIST.
A	90°00'	20.00	20.00	31.42	S.28°14'30"E.	28.28
B	90°00'	20.00	20.00	31.42	S.61°45'30"W.	28.28
C	51°50'	350.00	170.08	316.53	N.42°40'30"E.	305.84
LOT-4	20°56'	350.00	64.66	127.88	N.57°13'30"E.	127.17
LOT-5	23°04'	350.00	71.42	120.90	N.49°13'30"E.	119.96
LOT-6	7°50'	350.00	23.96	47.85	N.64°40'30"E.	47.81
D	61°50'	400.00	194.37	361.86	S.42°40'30"W.	349.65
LOT-1	1°02'	400.00	3.61	7.21	S.17°16'30"W.	7.21
LOT-2	14°28'	400.00	51.95	103.32	S.25°11'30"W.	103.04
LOT-3	15°23'	400.00	54.02	107.40	S.40°17'W.	107.07
LOT-4	14°57'	400.00	52.48	104.37	S.55°17'W.	104.07
LOT-5	5°40'	400.00	19.80	39.56	S.65°45'30"W.	39.54
E	108°07'	100.00	125.98	179.97	S.17°02'W.	156.65
F	94°04'	150.00	161.04	246.26	N.21°33'30"E.	219.53
LOT-6	20°12'	150.00	26.72	52.88	N.68°29'30"E.	52.61
LOT-7	36°26'	150.00	50.09	96.29	N.29°56'30"E.	95.03
LOT-8	36°26'	150.00	50.09	96.29	N. 7°00'30"W.	95.03

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT ELECTRIC DEVELOPERS, INCORPORATED, IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED AND KNOWN AS SECTION №3 "NORTH LAKES", BOUNDED AS SHOWN HEREON IN DETAIL BY OUTSIDE CORNERS 1 THRU 15 TO 1, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED OF EVEN DATE RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE CO., VA.

THE SAID OWNER CERTIFIES THAT THE SUBDIVISION OF THE LAND AS SHOWN HEREON INTO LOTS, BLOCKS AND STREETS IS ENTIRELY WITH ITS FREE WILL AND CONSENT AS REQUIRED UNDER SECTION 15-797 OF THE 1950 CODE OF THE COMMONWEALTH OF VIRGINIA. THE SAID OWNER DOES BY VIRTUE OF RECORDATION OF THIS PLAT DEDICATE IN FEE SIMPLE TO THE COUNTY OF ROANOKE ALL OF THE LAND EMBRACED WITHIN THE STREETS OF THE SUBDIVISION AND DEDICATES THE EASEMENTS SHOWN HEREON WITHIN THE BOUNDARY TO PUBLIC USE.

THE SAID OWNER DOES AS A CONDITION PRECEDENT TO THE APPROVAL OF THE PLAT AND SUBDIVISION AND ACCEPTANCE OF THE 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 HEIRS, SUCCESSORS, DEVISEES AND ASSIGNS, SPECIFICALLY RELEASES THE COUNTY OF ROANOKE 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 THE 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 STREETS AND PROPERTY LINES THEREOF.

IN WITNESS WHEREOF IS HEREBY PLACED THE SIGNATURE OF THE SAID CORPORATION BY MASON H. LITTERAL, ITS PRESIDENT, WITH ITS CORPORATE SEAL HEREUNTO AFFIXED AND DULY ATTESTED BY E.R. BURCHFIELD, ITS SECRETARY AND TREASURER, THIS THE ___ DAY OF _____, 1967.

ELECTRIC DEVELOPERS, INCORPORATED

BY: _____ PRESIDENT ATTEST: _____ SECRETARY & TREASURER

CORPORATE SEAL

RESERVATIONS & RESTRICTIONS

THE FOLLOWING RESERVATIONS AND RESTRICTIONS ARE MADE COVENANTS RUNNING WITH THE TITLE OF THE LAND SHOWN SUBDIVIDED HEREON, KNOWN AS SECTION №3 "NORTH LAKES", AND SHALL BE BINDING UPON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM FOR A PERIOD OF TWENTY-FIVE YEARS FROM THE DATE OF RECORDATION OF THIS MAP, AFTER WHICH TIME SAID COVENANTS SHALL AUTOMATICALLY BE EXTENDED FOR SUCCESSIVE PERIODS OF TEN 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.

1- ALL OF THE LOTS IN SECTION №3 "NORTH LAKES" AS SHOWN HEREON, SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY, AND NOT FOR COMMERCIAL PURPOSES, AND THE PROPERTY SHALL NOT BE USED FOR ANY PURPOSE THAT WILL CREATE A NUISANCE OR ANNOYANCE IN THE NEIGHBORHOOD.

2- NO RESIDENTIAL LOT SHALL BE SUBDIVIDED INTO BUILDING LOTS, EXCEPT THAT A LOT MAY BE DIVIDED AND ADDED TO ADJOINING LOTS, HOWEVER SHOULD SAID DIVISION OCCUR, THE WIDTH AT THE MINIMUM BUILDING SETBACK LINE AS SHOWN HEREON, OF THE LESSER LOT REMAINING AFTER THE DIVISION OF THE TWO LOTS, SHALL NOT BE LESS THAN 100 FEET AND NO DWELLING SHALL BE ERECTED NEARER THE STREET LINE THAN THE MINIMUM SETBACK LINE AS SHOWN HEREON.

3- 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.

4- NO LOT SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR RUBBISH, TRASH, GARBAGE, OR OTHER WASTE, EXCEPT IN SANITARY CONTAINERS.

5- NO HOUSE MAY BE ERECTED ON ANY LOT SHOWN HEREON WHOSE LIVABLE FLOOR AREA IS LESS THAN 1,800 SQUARE FEET INCLUDING OUTSIDE WALLS, INTERIOR PARTITION WALLS AND STAIR WELLS, EXCLUSIVE OF CARPORT, PORCHES, BREEZEWAY AND GARAGE, EXCEPT THAT SAID LIVING AREA OF SAID HOUSE SHALL HAVE NOT LESS THAN 1,600 SQUARE FEET INCLUDING OUTSIDE WALLS, INTERIOR PARTITION WALLS AND STAIR WELLS, WHERE THE AREA OF THE CARPORT, BREEZEWAY, PORCHES OR GARAGE IS EQUIVALENT TO OR MORE THAN 300 SQUARE FEET AND ATTACHED TO SAID HOUSE AT THE TIME OF CONSTRUCTION OF SAID HOUSE.

6- 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.

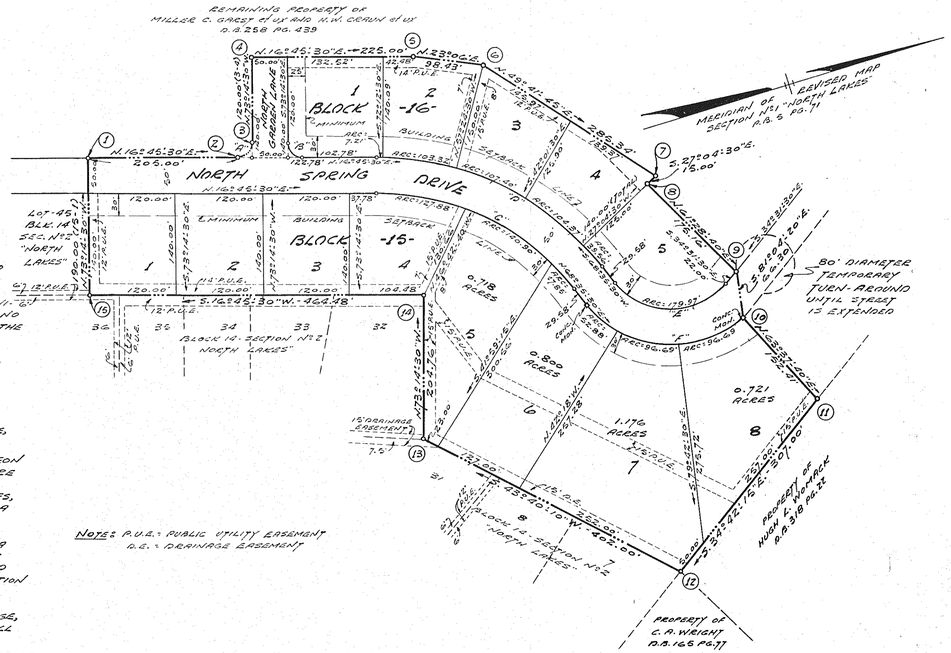
7- ENFORCEMENT OF THESE COVENANTS SHALL BE BY PROCEEDINGS AT LAW OR IN EQUITY AGAINST ANY PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANT, EITHER TO RESTRAIN VIOLATION OR TO RECOVER DAMAGES.

8- VIOLATION OR INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGEMENT OR COURT ORDER SHALL IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

9- NO FENCE OR HEDGE SHALL BE PERMITTED ON THE FRONT PORTION OF ANY LOT OR ON THE FRONT 35 FEET OF THE BUILDING 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.

10- THE LOTS ARE SUBJECT TO THE UTILITY EASEMENTS AS SHOWN HEREON AS WELL AS NECESSARY ANCHORS OR GUYS TO ELECTRIC OR TELEPHONE POLES.

ALSO IF THE TELEPHONE COMPANY OR ELECTRIC POWER COMPANY ELECTS TO PLACE CABLE, WIRES AND ASSOCIATE PLANT UNDERGROUND, IT WILL BE PROVIDED SPACE IN SAID UTILITY EASEMENTS AS SHOWN HEREON, AND THE RIGHT TO MAKE AND MAINTAIN BURIED SERVICE ENTRANCE TO ALL RESIDENCES IS HEREBY GRANTED.



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

NOTE: SEE PLANS AND PROFILES MADE BY DAVID DICK AND HARRY A. WALL, CIVIL ENGINEERS AND SURVEYORS, DATED SEPT. 22, 1967, AND APPROVED OCT. 12, 1967, AND OCT. 17, 1967.

SEPT. 25, 1967
I HEREBY CERTIFY THAT THIS PLAT OF SURVEY IS CORRECT.

_____ CERTIFIED CIVIL ENGINEERS & SURVEYORS

STATE OF VIRGINIA
CITY OF ROANOKE } TO WIT:

I, _____, A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT MASON H. LITTERAL AND E.R. BURCHFIELD, PRESIDENT AND SECRETARY & TREASURER OF ELECTRIC DEVELOPERS, INCORPORATED, RESPECTIVELY, WHOSE NAMES AS SUCH ARE SIGNED TO THE FOREGOING WRITING DATED _____, 1967, HAVE EACH PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON _____, 1967.

MY COMMISSION EXPIRES _____

_____ NOTARY PUBLIC

APPROVED:-

_____ DATED: 10/2/67
CHAIRMAN - BOARD OF SUPERVISORS OF ROANOKE COUNTY

_____ DATED: 9/28/67
SECRETARY - ROANOKE COUNTY PLANNING COMMISSION

_____ DATED: 10-17-67
AGENT - ROANOKE CITY PLANNING COMMISSION

_____ DATED: 10-16-67
CITY ENGINEER - ROANOKE, VIRGINIA

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED TO RECORD ON Oct. 23, 1967, AT 12:15 O'CLOCK P.M.

TESTE: MISS H.C. LOGAN

BY: _____ DEPUTY CLERK

PLAT of SECTION №3
NORTH LAKES
ROANOKE COUNTY, VIRGINIA

BY: DAVID DICK & HARRY A. WALL
CIVIL ENGINEERS & SURVEYORS

DATE: SEPT. 25, 1967 SCALE: 1" = 100'

JOB № 6307