

BOUNT	ARY - 10.513 AC		ES		
LINE 4-3 3-16	DARY - 10.513 AC BEARING N.8 º 00'W. N.11 º 00'W. N.79 º 49'-55"E. N.85 º 06'-45"E. S.5 º 53'-15"E. S.87 º 35'-45"W. S.5 º 53'-15"E. N.86 º 18'-15"W.	RES ± DISTANCE 206.40 782.36 21.08 484.89 552.03 25.05 496.22 409.23	COR. 4 3 16 17 18 19 20 21 4	COORDINATI NORTH -363.93 -159.54 608.43 612.15 653.46 104.34 103.29 -39301 -363.93	EAST 2329.31 2300.58 2151.30 2172.05 2655.18 2711.81 2686.79 2737.68 2329.31
			4	- 265,93	2529.31

		CURVE DATA					
					CHORD		
CURVE	ANGLE	TANGENT	RADIUS	ARC	BEARING	DISTANC	
Α	89200'-00"	29,48	30.00	46.86	S.50° 23'-15"E.	42.05	
В	99235-00"	\$5.49	30.00	52.14	S.43°54'-15"W	45,82	
C	80°25-00"	25.36	30.00	4-2.11	N.46°05-45"W.	38.73	
D	99:35-00"	35.49	30,00	52.14	S.43°54-15" W.	45.82	
E	85:33:15"	27.73	30.00	44,79	S. 52:06-37/2"E.	40.75	
-	94° 26-45"	32.42	30.00	49,44	N.37:53-23"E.	44.04	
, G	10:33-41"	5.96	64.53	11.89	N. 79: 49-55"E.	11.88	
Н	10 233-41"	114.53	114.53	21.11	N.79 49-55"E.	21.08	

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

STATE CERT. SURVEYOR

RESERVATIONS AND RESTRICTIONS

THE FOLLOWING RESERVATIONS AND RESTRICTIONS ARE TO RUN WITH THE TITLE TO THE LOTS SHOWN HEREON FOR A PERIOD OF 20 YEARS FROM THE DATE OF RECORDATION OF THIS MAP.

1. THE LOTS SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY

2. THE LOTS MAY NOT BE RESUBDIVIDED TO CREATE ADDITIONAL BUILDING LOTS; INDIVIDUAL LINES MAY BE ADJUSTED IF AN AVERAGE LOT WIDTH OF 70 FT. IS MAINTAINED.

3. NO DWELLING SHALL BE ERECTED OR PLACED ON ANY LOT OR PORTION OF LOTS WITH ITS MAIN BODY CLOSER TO THE STREET OR STREETS THAN THE MINIMUM BLOG. LINE SHOWN HEREON.

4. NO DWELLING SHALL BE ERECTED WHOSE AREA, BY OUTSIDE MEASURE, IS LESS THAN 1000 SQ. FT. EXCEPT THAT IF THE DWELLING HAS ATTACHED CARPORT OR GARAGE WITH 200 OR MORE SQ. FT. AREA, THE ENCLOSED HEATED FLOOR AREA, BY OUTSIDE MEASURE, MAY NOT BE LESS THAN 950 SQ.FT.

5. NO STRUCTURE OF A TEMPORARY NATURE SUCH AS A TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN, OR OTHER OUTBUILDING SHALL BE USED ON ANY LOTAS EITHER A TEMPORARY OR PERMANENT RESIDENCE.

6. NO FOWL, HOGS, GOATS, OR OTHER LIVESTOCK WILL BE ALLOWED ON ANY LOT NOR SHALL ANY LOT BE USED FOR ANY PURPOSE WHICH CREATES A NUISANCE OR ANNOYANCE IN THE NEIGHBORHOOD

7. LOTS ARE SUBJECT TO EASEMENTS FOR INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE AS WELL AS GUY ANCHORS, WHICH ARE RESERVED WHERE SHOWN HEREON.

8. NO FENCES SHALL BE PERMITTED ON ANY LOT EXTENDING IN FRONT OF HOUSES EXCEPT WITH WRITTEN PERMISSION OF ADJOINING OWNER OR OWNERS.

9. INVALIDATION OF ANY OF THESE COVENANTS BY JUDGEMENT OR COURT ORDER SHALL IN NO WISE AFFECT ANY OF THE OTHER RESERVATIONS OR RESTRICTIONS WHICH SHALL REMAIN IN FULL

10. ENFORCEMENT 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.

MOTE:

T. & E. E. = TELEPHONE & ELECTRIC EASEMENT.

D.E. = DRAINAGE EASEMENT.

T.C.E. = TEMPORARY CONSTRUCTION EASEMENT.

P.T.'S UNLESS OTHERWISE NOTED.

KNOW ALL MEN BY THESE PRESENTS

THAT VINTON DEVELOPMENT CORPORATION IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND HEREON SHOWN TO BE SUBDIVIDED KNOWN AS SECTION NO.6, PETTY ACRES, BOUNDED AS SHOWN HEREON BY OUTSIDE CORNERS (4) 3 (6) (7) (18) (9) (20) AND (21) AND THAT THE SAID LAND IS NOT SUBJECT TO ANY LIEN OR ENCUMBRANCE.

THE UNDERSIGNED OWNER AND PROPRIETOR CERTIFIES THAT THE SAID SUBDIVISION AS APPEARS ON THIS PLAT IS WITH THE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER OF THE SAME.

THE SAID OWNER AND PROPRIETOR HEREBY DEDICATES TO AND VESTS IN THE COUNTY OF ROANOKE, WHEREIN SAID LAND LIES, SUCH PORTIONS OF THE PREMISES PLATTED AS ARE ON THIS PLAT SET APART FOR STREETS, EASEMENTS, OR OTHER PUBLIC USE, OR FOR FUTURE STREET WIDENING, TOGETHER WITH THE 15 DE & STREET WORTH OF LINE BETWEEN CORNERS 16 13 TE 18, IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION ORDINANCE OF THE COUNTY OF ROANOKE, AS AMENDED, AND THE VIRGINIA LAND SUBDIVISION ACT.

THE UNDERSIGNED OWNER DOTH BY VIRTUE OF RECORDATION OF THIS PLAT AS A CONDITION PRECEDENT TO THE APPROVAL OF THE FINAL PLAT AND SUBDIVISION AND THE ACCEPTANCE OF THE DEDICATION OF THE STREETS SHOWN THEREON BY THE BOARD OF SUPERVISORS OF ROANOKE COUNTY, ON HIS OWN BEHALF AND FOR AND ON ACCOUNT OF HIS 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 OWNER, HIS 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 AND SAID COUNTY OR VIRGINIA DEPARTMENT OF HIGHWAYS SHALL NOT BE REQUIRED TO CONTRUCT ANY RETAINING WALL OR WALLS ALONG THE STREETS AND PROPERTY LINES THEREOF.

WITNESS THE SIGNATURES OF SAID CORPORATION BY W.E. CUNDIFF, ITS PRESIDENT, WITH ITS CORPORATE SEAL HEREUNTO AFFIXED AND DULY ATTESTED BY H.H. POLLARD, ITS SECRETARY, THIS 2 DAY OF OCTOBER, 1967

W.E. CUNDIFF PRESIDENT.

VINTON DEVELOPMENT CORPORATION

H.H. POLLAR

H.H. POLLAR

H.H. POLLARD, SECRETARY

STATE OF VIRGINIA

CITY OF ROANOKE TO WIT:

I, MARY LINDA M. SMILEY, A NOTARY PUBLIC IN AND FOR THE CITY OF ROANOKE, IN THE STATE OF VIRGINIA, DO HEREBY CERTIFY THAT W.E. CUNDIFF AND H.H. POLLARD, PRESIDENT AND SECRETARY, RESPECTIVELY, OF VINTON DEV-DEVELOPMENT CORPORATION, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED 2 October, 1967, HAVE EACH PERSONALLY APPEARED BEFORE ME IN MY CITY AND STATE AFORESAID AND ACKNOWLEDGED THE SAME.

GIVEN UNDER MY HAND THIS 2"DAY OF OCTOBER, 1967.

MY COMMISSION EXPIRES DECEMBER 13, 1968.

Mary Sinda M. Smiley

APPROVED:

SECRETARY OF ROAMONE COUNTY 10/2/67 PLANNING COMMISSION

William 7. Clark 12-13-67 CITY ENGINEER OF ROANOKE, VIRGINIA.

AGENT FOR CITY OF ROANOKE
PLANNING COMMISSION

IN THE CLERK'S OFFICE OF THE CIRCUIT
COURT FOR THE COUNTY OF ROANOKE, VA.,
THIS MAP IS PRESENTED ON Dec. 20, 1967
1967, AND WITH THE CERTIFICATES OF
DEDICATION AND ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD AT
11:15 O'CLOCK Q.M.
TESTE: N.C. LOGAN, CLERK
BY: May A Hallmonumental

DEPUTY CLERK

CAPTION LEGAL REFERENCE:

FOR CONVEYANCE TO VINTON DEVELOPMENT CORPORATION BY MILLER E. PETTY
AND HELEN B. PETTY SEE DEED DATED

OCT 2, 1967, OF RECORD IN DEED

BOOK - PAGE

MAP OF SECTION NO. 6
PETTY ACRES
PROPERTY OF

VINTON DEVELOPMENT CORPORATION
ROANOKE COUNTY, VIRGINIA.

STATE CERT. ENGRS.
ROANOKE, VIRGINIA.

DATE: OCT. 2, 1967

SCALE: 1"=100'.