

BOUNDARY LINE CALCULATIONS						
COES.	BEARING	DIST.	N.	S.	E.	W.
1-2	N. 66° 38' 30" E.	136.00	53.92		124.85	
2-3	S. 79° 39' E.	80.00		69.52	39.58	
3-4	N. 54° 02' 30" E.	50.00	29.35		40.48	
4-5	N. 50° 27' E.	178.67	113.70		137.69	
5-6	S. 36° 56' E.	50.23		40.16	30.17	
6-7	S. 59° 58' E.	165.00		82.58	142.85	
7-8	S. 62° 50' 34" E.	160.00		96.64	127.52	
8-9	S. 38° 48' 24" E.	82.46		64.26	51.68	
9-10	S. 63° 02' 30" E.	199.58		90.48	177.89	
10-11	S. 20° 57' 30" W.	130.20		121.59		46.57
11-12	S. 14° 21' 26" W.	127.83		123.84		31.70
12-13	N. 69° 00' W.	539.84	193.46		503.98	
13-14	N. 54° 57' 40" W.	210.66	120.94		172.47	
14-15	N. 39° 56' W.	104.26	79.94		66.92	
15-1	N. 27° 36' W.	110.31	97.77		51.08	
TOTALS			689.08	689.07	872.71	872.72

CURVE DATA				CHORD	
CUVEE	ANGLE	RADIUS	TANGENT	ARC	BEARING
A	48° 30' 30"	365.00	153.59	290.76	346° 10' 45" E.
LOT-14	12° 35'	365.00	40.24	80.16	52° 39' 12" E.
LOT-13	11° 48'	365.00	37.72	75.17	51° 15' 30" E.
LOT-12	11° 48'	365.00	37.72	75.17	51° 15' 30" E.
LOT-11	9° 27' 30"	365.00	30.19	60.26	54° 16' 15" E.
B	33° 03' 30"	315.00	93.49	181.75	N. 62° 28' 15" W.
LOT-2	15° 46' 30"	315.00	43.64	86.73	N. 61° 06' 45" W.
LOT-1	17° 17'	315.00	47.87	95.02	N. 44° 35' W.
C	70° 31' 40"	25.00	17.68	30.77	S. 75° 44' 10" W.
D	25° 31' 40"	50.00	218.63	N. 19° 15' 50" W.	81.65
LOT-7	54° 46'	50.00	25.90	47.79	N. 83° 37' E.
LOT-6	94° 33'	50.00	54.14	82.51	N. 8° 57' 30" E.
LOT-5	101° 12' 40"	50.00	60.88	88.33	N. 88° 56' 20" W.

TOTAL AREA IN BOUNDARY = 5.870 ACRES

RESTRICTIONS

- THE FOLLOWING 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 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 STRUCTURES 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 SQUARE FEET EXCLUSIVE OF PORCHES AND CARPOETS.
 - 7-NO GARAGE 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., ITS SUCCESSORS OR ASSIGNS, RESERVE THE RIGHT TO WAIVE OR MODIFY ANY OF THE COVENANTS AND RESTRICTIONS HEREINAFORE IMPOSED FOR THE PURPOSE OF PERMITTING ANY LOAN PLACED UPON ANY LOT IN SAID SUBDIVISION TO BECOME A FIRST LIEN THEREON, AND RESERVES TO ITSELF, ITS SUCCESSORS OR ASSIGNS, THE RIGHT TO RELOCATE, CHANGE OR MODIFY ANY MINIMUM BUILDING SETBACK LINE SHOWN ON THE AFORESAID PLAT OR THE RECORDED AGREEMENT IMPOSING RESTRICTIONS ON SECTION N° 7 "PENN FOREST".

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° 7 "PENN FOREST", BOUNDED AS SHOWN HEREON IN DETAIL BY OUTSIDE CORNERS 1 THRU 15 TO 1, INCLUSIVE, WHICH COMPRISES A PORTION OF THE LAND CONVEYED TO SAID OWNER BY DEED FROM THE M. M. TAYLOR ESTATE RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA 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 T. 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 SECTIONS 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 RECORDATION OF THIS PLAT, DEDICATE IN FEE SIMPLE TO THE COUNTY OF ROANOKE ALL OF THE LAND EMBRACED WITHIN THE STREETS OF THIS SUBDIVISION AND ALL THE EASEMENTS ARE HEREBY DEDICATED FOR PUBLIC USE.

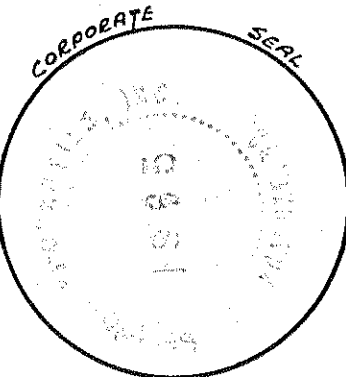
THE SAID OWNER DOES AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT AND SUBDIVISION AND THE ACCEPTANCE OF THE DEDICATION OF THE STREETS, SHOWN HEREON, BY THE BOARD OF SUPERVISORS OF ROANOKE CO., ON ITS OWN BEHALF AND FOR AND ON ACCOUNT OF ITS HEIRS, SUCCESSORS, DEVISEES AND ASSIGNS, SPECIFICALLY 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 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 STREETS AND PROPERTY LINES THEREOF.

IN WITNESS WHEREOF IS HEREBY PLACED THE SIGNATURE OF THE SAID CORPORATION BY M. L. STAUSS, ITS PRESIDENT, WITH ITS CORPORATE SEAL HEREUNTO AFFIXED AND DULY ATTESTED BY HORACE G. FRALIN, ITS SECRETARY, AND THE SIGNATURE OF THE AFORESAID TRUSTEES, THIS THE 24th DAY OF NOVEMBER, 1969.

REGION PROPERTIES, INC.

BY: M. L. Stauress
PRESIDENT

ATTEST: Horace G. Fralin
SECRETARY



Allen W. Staples
TRUSTEE

T. D. Taylor
TRUSTEE

STATE OF VIRGINIA } TO WIT:
CITY OF ROANOKE }
I, Michael Nichols, A
NOTARY PUBLIC IN AND FOR THE AFORESAID CITY
AND STATE DO HEREBY CERTIFY THAT M. L. STAUSS
AND HORACE G. FRALIN, 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 NOV 24, 1969, HAS
EACH PERSONALLY APPEARED BEFORE ME IN MY
AFORESAID CITY AND STATE AND ACKNOWLEDGED
THE SAME ON NOV 24, 1969.

MY COMMISSION EXPIRES

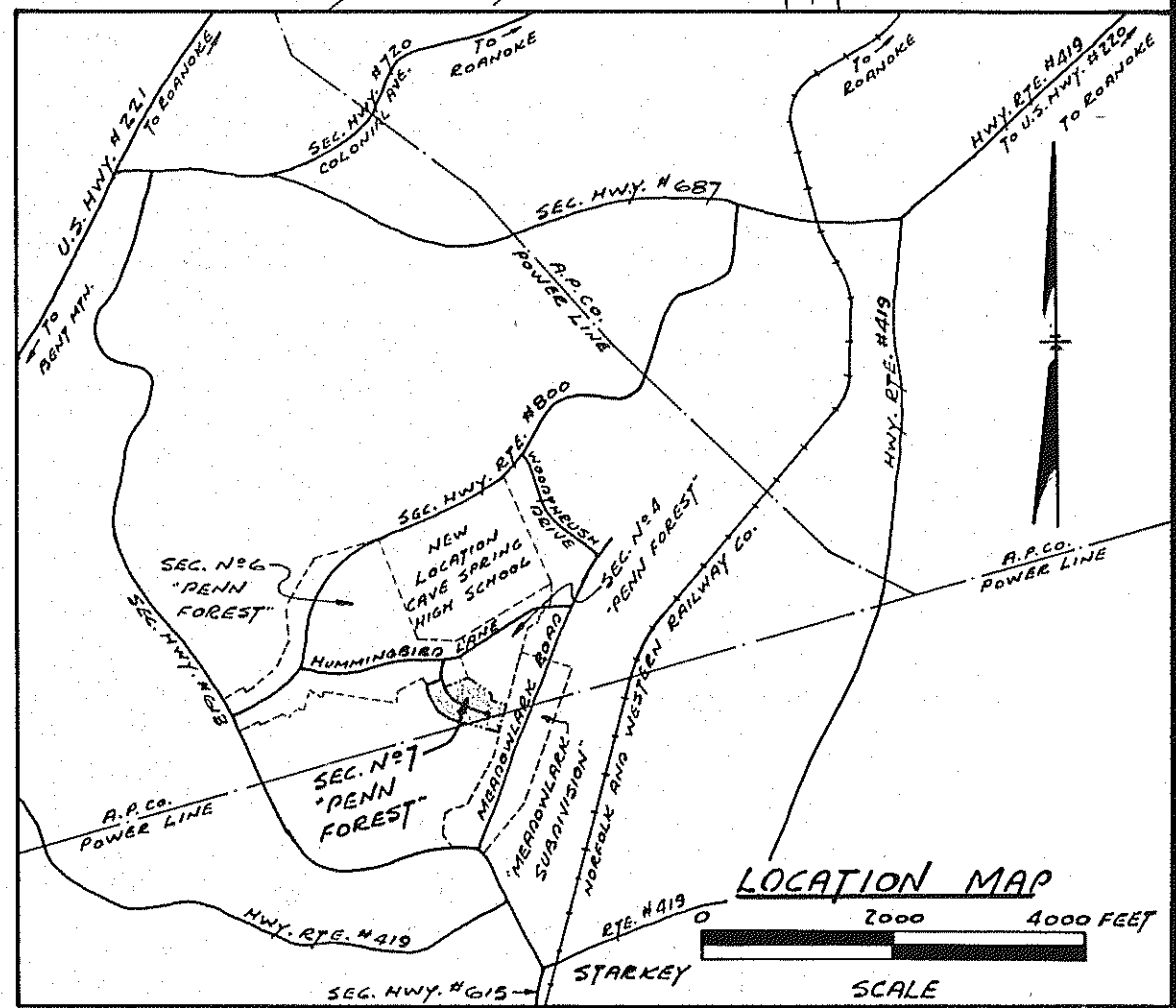
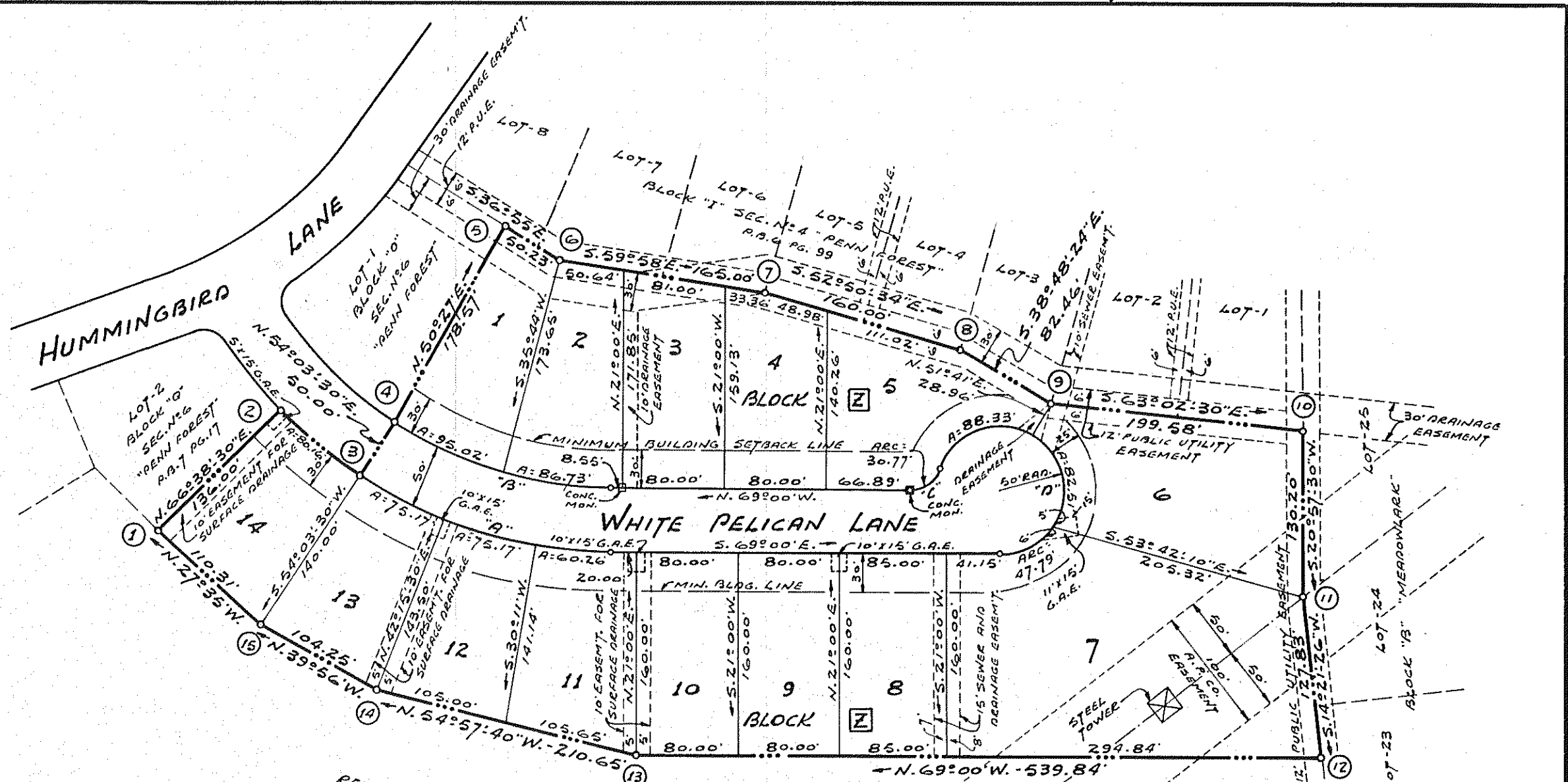
Michael Nichols
NOTARY PUBLIC

NOV. 24, 1969
I HEREBY CERTIFY THAT THIS
PLAT OF SURVEY IS CORRECT.

Elizabeth Stokes
CERTIFIED ENGINEER & 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 NOVEMBER 17, 1969, AT 11:00 O'CLOCK A.M.

TESTES ELIZABETH STOKES
BY: Theresa B. Lankford
DEPUTY CLERK



APPROVED:-

Charles H. Osterhout DATE: 11-24-69
CHAIRMAN - BOARD OF SUPERVISORS OF ROANOKE COUNTY

Paul M. ... DATE: 11-25-69
SECRETARY - ROANOKE COUNTY PLANNING COMMISSION

Richard J. Hamill DATE: 12-12-69
AGENT - ROANOKE CITY PLANNING COMMISSION

Sam H. McQueen DATE: 12 Dec., 1969
CITY ENGINEER - ROANOKE, VIRGINIA

PLAT
of
SECTION N° 7
PENN FOREST
PROPERTY OF
REGION PROPERTIES, INC.
ROANOKE COUNTY, VIRGINIA
BY: DAVID RICK AND HARVEY A. WALL
CIVIL ENGINEERS AND SURVEYORS
DATE: NOV. 24, 1969
SCALE: 1"=100'
Job N° 8045