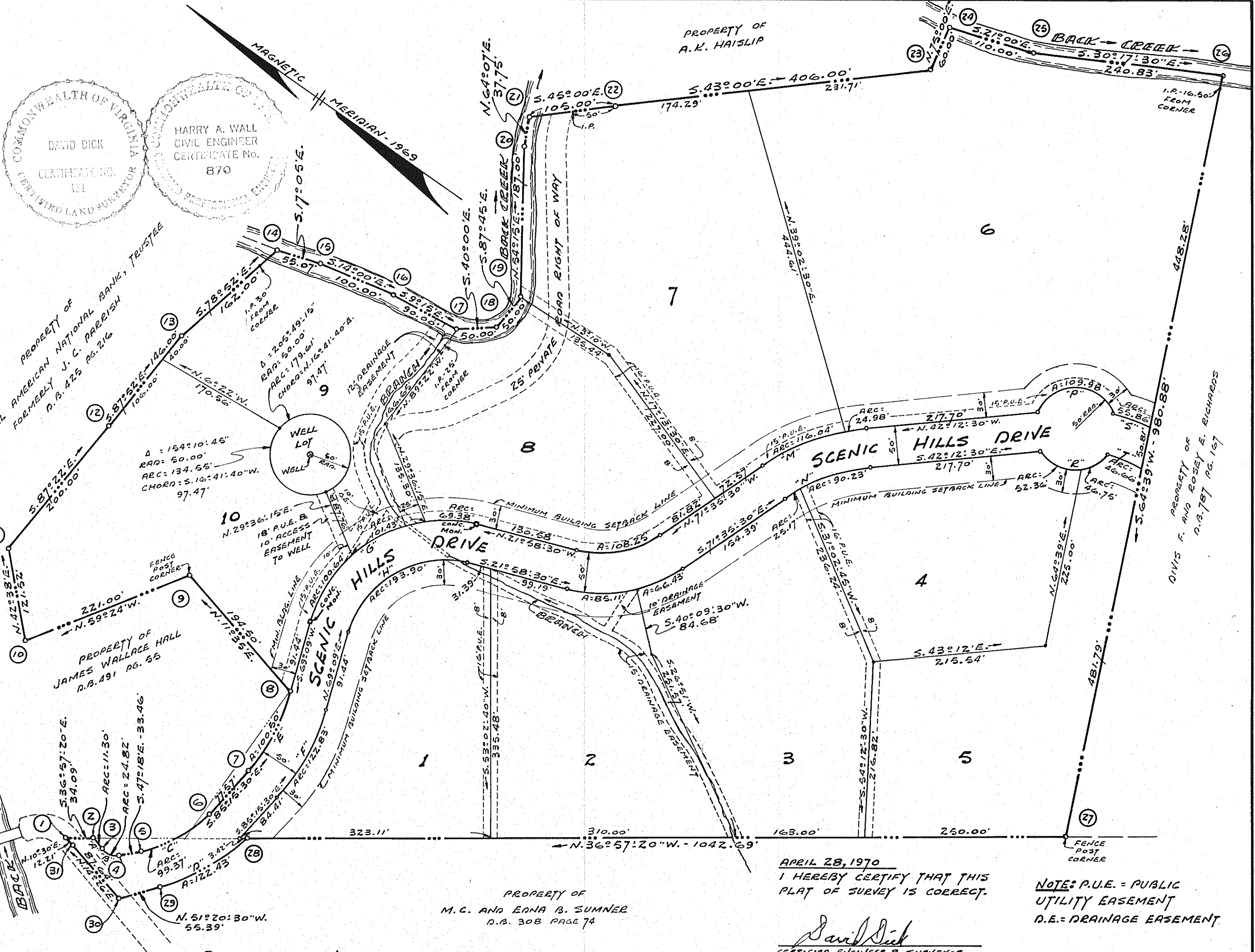


BOUNDARY LINE CALCULATIONS						
CORRS.	BEARING	DIST.	N.	S.	E.	W.
1-2	S. 36° 57' 20" E.	34.09		27.24	20.50	
2-3	S. 8° 17' W.	11.30		11.18		1.63
3-4	S. 18° 51' 40" E.	23.81		22.53	7.70	
4-5	S. 47° 18' E.	33.46		22.69	24.59	
5-6	S. 66° 16' 45" E.	97.57		29.25	89.33	
6-7	S. 85° 15' 30" E.	77.57		6.41	77.30	
7-8	N. 81° 56' 45" E.	99.67	13.96		98.69	
8-9	N. 11° 35' E.	194.60	190.54		39.05	
9-10	N. 59° 24' W.	221.00	112.50			190.22
10-11	N. 42° 38' E.	121.52	89.40		82.31	
11-12	S. 87° 22' E.	200.00		9.19	199.79	
12-13	S. 87° 52' E.	146.00		5.43	145.90	
13-14	S. 78° 52' E.	162.00		31.28	158.95	
14-15	S. 17° 05' E.	55.07		52.64	16.18	
15-16	S. 14° 00' E.	100.00		97.03	24.19	
16-17	S. 9° 15' E.	90.00		88.83	14.47	
17-18	S. 40° 00' E.	50.00		38.50	32.14	
18-19	S. 87° 45' E.	50.00		1.96	49.96	
19-20	N. 54° 15' E.	187.00	109.25		151.76	
20-21	N. 64° 07' E.	37.75	16.48		33.95	
21-22	S. 45° 00' E.	105.00		74.26	74.25	
22-23	S. 43° 00' E.	406.00		296.93	276.89	
23-24	N. 75° 00' E.	60.00	15.53		57.96	
24-25	S. 21° 00' E.	110.00		102.69	39.42	
25-26	S. 30° 17' 30" E.	240.83		207.95	121.48	
26-27	S. 64° 39' W.	980.88		419.96		886.43
27-28	N. 36° 57' 20" W.	1042.69	833.22			626.86
28-29	N. 68° 52' 40" W.	120.52	43.43			112.42
29-30	N. 51° 20' 30" W.	55.39	34.60			43.25
30-31	N. 14° 26' E.	87.64	84.87		21.84	
31-1	N. 10° 30' E.	12.21	12.01		2.23	
TOTALS			1555.79	1555.74	1860.84	1860.81

CURVE	ANGLE	RADIUS	TANGENT	ARC	BEARING	DIST.
A	23° 55' 20"	250.00	6.65	11.30	N. 8° 17' E.	11.30
B	64° 53'	25.00	13.64	24.82	N. 18° 51' 40" W.	23.81
C	37° 57' 30"	150.00	51.69	99.37	N. 66° 16' 45" W.	97.57
D	35° 04' 20"	200.00	63.20	122.43	S. 68° 52' 40" E.	120.52
E	25° 35' 30"	225.00	51.10	100.50	S. 81° 56' 45" W.	99.67
F	25° 35' 30"	275.00	62.46	122.83	N. 81° 56' 45" W.	121.81
G	88° 52' 30"	175.00	171.60	271.45	N. 66° 24' 45" W.	245.05
LOT-8	22° 43'	175.00	32.15	69.38	N. 33° 20' W.	68.93
LOT-9	33° 12' 30"	175.00	52.18	101.43	N. 61° 17' 45" W.	100.01
LOT-10	33° 57'	175.00	51.75	100.64	S. 85° 37' 30" W.	99.24
H	88° 52' 30"	125.00	122.57	193.90	S. 66° 24' 45" E.	175.05
K	49° 37'	125.00	57.78	108.25	N. 46° 47' W.	104.89
L	49° 37'	175.00	80.89	151.54	S. 46° 47' E.	146.85
LOT-2	27° 52'	175.00	43.42	89.11	S. 32° 54' 30" E.	84.28
LOT-3	21° 45'	175.00	33.62	66.43	S. 60° 43' E.	66.03
M	29° 23'	275.00	72.10	141.03	N. 56° 54' W.	139.49
LOT-6	51° 12' 20"	275.00	12.50	24.98	N. 44° 14' 48" W.	24.98
LOT-7	24° 10' 40"	275.00	68.30	116.04	N. 59° 30' 10" W.	115.19
N	29° 23'	225.00	68.92	115.40	S. 56° 54' E.	114.13
LOT-3	27° 52'	225.00	43.42	89.11	S. 68° 23' 15" E.	25.15
LOT-4	21° 45'	225.00	33.62	66.43	S. 61° 41' 45" E.	89.63
P	121° 04' 50"	50.00	98.20	109.98	N. 39° 11' 13" W.	89.11
R	133° 34' 35"	50.00	76.37	99.11	S. 38° 59' 50" W.	83.67
LOT-4	60° 00' 00"	50.00	28.87	52.36	S. 12° 12' 30" E.	50.00
LOT-5	53° 34' 35"	50.00	25.24	46.75	S. 68° 59' 48" E.	45.07
S	102° 13' 30"	225.00	28.08	55.86	N. 23° 22' 45" W.	55.72
T	15° 14' 40"	175.00	23.47	46.66	S. 21° 16' 40" E.	46.53

TOTAL AREA IN
BOUNDARY = 24.641 ACRES



KNOW ALL MEN BY THESE PRESENTS, TO WIT:
THAT RICHARD W. SLOAN, HIS WIFE, ARE THE FEE SIMPLE OWNERS AND PROPRIETORS OF THE LAND SHOWN HEREON SUBDIVIDED, KNOWN AS "SCENIC HILLS", BOUNDED AS SHOWN HEREON IN DETAIL BY OUTSIDE CORNERS 1 THRU 31 TO 1, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNERS BY DEED FROM LOUIS FODOR AND ANNA FODOR, DATED APRIL 9, 1969, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, IN DEED BOOK 874 PAGE 63, AND BY DEED FROM MARION C. SUMNER AND EDNA B. SUMNER, DATED APRIL 9, 1969, RECORDED IN SAID CLERK'S OFFICE IN DEED BOOK 874 PAGE 56, AND ALSO BY DEED FROM JAMES WALLACE HALL AND MARY ALDIS HALL, DATED JULY 14, 1969, RECORDED IN SAID CLERK'S OFFICE IN DEED BOOK 891 PAGE 407, AND WHICH LAND IS SUBJECT TO A CERTAIN DEED OF TRUST TO HOLMAN WILLIS, JR. AND NATHAN H. KEY, TRUSTEES, SECURING MOUNTAIN TRUST BANK, RECORDED IN SAID CLERK'S OFFICE IN DEED BOOK 874 PAGE 58, AND A CERTAIN DEED OF TRUST TO REGINALD E. MANLEY AND WILLIAM J. LEMON, TRUSTEES, SECURING CAMERON - BROWN COMPANY, RECORDED IN SAID CLERK'S OFFICE IN DEED BOOK 874 PAGE 61.

THE SAID OWNERS CERTIFY THAT THEY HAVE SUBDIVIDED THIS LAND, AS SHOWN HEREON, ENTIRELY WITH THEIR OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH THEIR OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH SECTIONS 15.1-1-485 THROUGH 15.1-1-486 OF THE VIRGINIA CODE OF 1960, AS AMENDED TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE COUNTY OF ROANOKE "LAND SUBDIVISION ORDINANCES". THE SAID OWNERS WITH THE CONSENT OF THE UNDESIGNED TRUSTEES, DO, 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 OWNERS DO 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 THEIR OWN BEHALF AND FOR AND ON ACCOUNT OF THEIR HEIRS, SUCCESSORS, DEVISEES AND ASSIGNS, SPECIFICALLY RELEASE THE COUNTY AND THE VIRGINIA DEPARTMENT OF HIGHWAYS FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SUCH OWNERS, THEIR 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 THEREOF.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS THE 28TH DAY OF APRIL, 1970.

Richard W. Sloan
OWNER
Rosalie C. Sloan
OWNER
Nathan H. Key
TRUSTEE
Holman Willis, Jr.
TRUSTEE
Reginald E. Manley
TRUSTEE
MOUNTAIN TRUST BANK, BENEFICIARY
BY: [Signature]
VICE PRESIDENT
ATTEST: [Signature]
VICE PRESIDENT

STATE OF VIRGINIA
CITY OF ROANOKE
NOTARY PUBLIC IN AND FOR THE ABOVE SAID CITY AND STATE DO HEREBY CERTIFY THAT RICHARD W. SLOAN & ROSALIE C. SLOAN, HIS WIFE, OWNERS, REGINALD E. MANLEY, HOLMAN WILLIS, JR., AND NATHAN H. KEY, TRUSTEES, EUGENE W. WEST AND R. ADDISON WINSTON, VICE PRESIDENT AND ASSISTANT VICE PRESIDENT, RESPECTIVELY, OF MOUNTAIN TRUST BANK, WHOSE NAMES ARE SIGNED TO THE FOREGOING, WEITING DATED APRIL 28, 1970, HAS EACH PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON MAY 12, 1970.
JUL 20 1971
MY COMMISSION EXPIRES
Edith B. Olinger
NOTARY PUBLIC

RESTRICTIONS
THE FOLLOWING RESTRICTIONS SHALL BE COVENANTS RUNNING WITH THE TITLE TO THIS LAND FOR A PERIOD OF 25 YEARS FROM THE DATE OF RECORDED OF THIS PLAT.

1. UNLESS OTHERWISE INDICATED HEREON, THESE LOTS SHALL NOT BE USED OR OCCUPIED FOR OTHER THAN SINGLE FAMILY RESIDENTIAL PURPOSES AND NO BUILDING SHALL BE ERECTED THEREON EXCEPT A RESIDENCE AND PRIVATE GARAGE, AND SERVANT QUARTERS FOR USE IN CONNECTION WITH THE RESIDENCE. A STABLE FOR NO MORE THAN FOUR HORSES MAY BE BUILT ON ANY LOT EXCEPT LOT 4, PROVIDED THAT IT IS PLACED ON THE REAR PORTION OF THE LOT AND NO NEARER THAN 30 FEET TO ANY LOT LINE.
2. NO COWS, PIGS, SWINE, FOWL OR PIGEONS SHALL BE KEPT ON THE PREMISES, NOR SHALL ANY OTHER ANIMAL OR PETS BE KEPT UPON THE PREMISES WHICH OCCASIONS OBNOXIOUS ODORS, OR ARE DANGEROUS TO THE HEALTH OR WELFARE OF OTHER RESIDENTS OF "SCENIC HILLS" AND NO NUISANCE SHALL BE MAINTAINED OR PERMITTED ON SAID PROPERTY.
3. NO STRUCTURE OF A TEMPORARY CHARACTER, TRAILER, BASEMENT, TENT, SHACK, GARAGE, OR BARN, OR OTHER OUTBUILDINGS SHALL BE USED ON ANY LOT AT ANY TIME AS A RESIDENCE, EITHER TEMPORARILY OR PERMANENTLY.
4. NO BUILDING SHALL BE ERECTED, PLACED OR ALTERED ON ANY LOT UNTIL THE PROPOSED BUILDING, CONSTRUCTION PLANS AND SPECIFICATIONS AND A PLAN SHOWING THE LOCATION OF THE STRUCTURE HAVE BEEN APPROVED IN WRITING BY THE SAID RICHARD W. SLOAN AND ROSALIE C. SLOAN, OR SUCH PERSONS AS THEY MAY DESIGNATE FOR THAT PURPOSE, AS TO QUALITY OF WORKMANSHIP AND MATERIALS, HARMONY OF EXTERNAL DESIGN WITH EXISTING STRUCTURES, AND AS TO LOCATION WITH RESPECT TO TOPOGRAPHY AND FINISH GRADE ELEVATION. NO FENCE OR WALL SHALL BE ERECTED, PLACED OR ALTERED ON ANY LOT NEARER TO ANY STREET THAN THE MINIMUM BUILDING SETBACK LINE UNLESS SIMILARLY APPROVED. ALL ELECTRIC AND PHONE SERVICES SHALL BE RUN BELOW GROUND.
5. NO RESIDENCE SHALL BE ERECTED ON ANY LOT SHOWN HEREON WITH LESS LIVABLE AREA OF FLOOR SPACE, EXCLUSIVE OF GARAGE, PORCHES AND BASEMENT ROOMS, THAN THE FOLLOWING: ONE FLOOR PLAN, 2000 SQ. FT.; SPLIT-LEVEL PLAN, 2000 SQ. FT. ON THE TWO MAIN LEVELS; AND TWO-STOREY PLAN, 2400 SQ. FT., BUT BOTH FLOORS MUST BE ABOVE GROUND LEVEL.
6. ALL DRIVEWAYS SHALL RECEIVE BLACKTOP FINISH WITHIN NINE MONTHS FROM THE DATE THE CONSTRUCTION OF SUCH DRIVEWAY IS COMMENCED.
7. ALL FUEL STORAGE TANKS, TANKS AND GARAGE RECEPTACLES SHALL BE LOCATED 30 FEET TO BE VISIBLE FROM THE STREET.
8. NO LOT EXCEPT LOT 6 SHOWN HEREON MAY BE RESUBDIVIDED EXCEPT THAT A LOT MAY BE

DIVIDED AND ADDED TO ADJOINING LOTS.
9. INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGMENT OR COURT ORDER SHALL IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT; AND ENFORCEMENT THEREOF 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.

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THEREOF ANNEXED IS ADMITTED TO RECORD ON APRIL 28, 1970, AT 10:00 O'CLOCK P.M.
TESTE: ELIZABETH STOKES
BY: [Signature]
DEPUTY CLERK
PLAT OF SCENIC HILLS
PROPERTY OF RICHARD W. SLOAN
SITUATE ON SOUTH SIDE OF BACK CREEK - EAST OF U.S. HWY. #221
ROANOKE CO., VIRGINIA
BY: DAVID DICK AND HARRY A. WALL
CIVIL ENGINEERS AND SURVEYORS
DATE: APRIL 28, 1970
SCALE: 1" = 100'