

CURVE DATA					CHORD	
CURVE	ANGLE	RADIUS	TANGENT	ARC	BEARING	DIST.
A-1	06°41'28"	1710.24	99.98	199.73	S12°11'37"E	199.61
A-2	00°20'28"	1710.24	5.09	10.18	S15°42'35"E	10.18
A TOTAL	07°01'56"	1710.24	105.09	209.91	S12°21'51"E	209.78
B-2	90°00'00"	23.00	23.00	36.13	S60°52'49"E	32.53
C-2	14°32'57"	250.00	31.91	63.48	N81°23'39"E	63.31
C-3	16°02'34"	250.00	35.23	70.00	S83°18'35"E	69.77
C-4	16°02'34"	250.00	35.23	70.00	S67°16'01"E	69.77
C-5	16°02'34"	250.00	35.23	70.00	S51°13'21"E	69.77
C-6	03°26'16"	250.00	7.50	15.00	S41°29'02"E	15.00
C TOTAL	66°06'55"	250.00	162.71	288.48	S72°49'22"E	272.74
D-1	90°00'00"	23.00	23.00	36.13	N29°07'11"E	32.53
E-1	30°35'31"	200.00	54.70	106.79	N89°24'57"E	105.52
E-2	35°31'24"	200.00	64.07	124.00	S57°31'36"E	122.02
E TOTAL	66°06'55"	200.00	130.17	230.79	S72°49'22"E	218.19
F-3	28°42'10"	250.00	63.96	125.24	S54°06'59"E	123.93
G-7	18°52'04"	200.00	33.23	65.86	S49°11'56"E	65.56
G-8	17°11'20"	200.00	30.23	60.00	S67°13'38"E	59.78
G TOTAL	36°03'24"	200.00	65.09	125.86	S57°47'36"E	123.79
H-10	16°02'34"	250.00	35.23	70.00	S67°48'01"E	69.77
H-11	09°34'38"	250.00	20.94	41.79	S54°59'25"E	41.74
H TOTAL	25°37'12"	250.00	56.84	111.79	S63°00'42"E	110.86
J-1	25°37'12"	200.00	45.48	89.43	S63°00'42"E	88.69
K-5	08°08'13"	250.00	17.78	35.50	S54°16'12"E	35.47
K-6	19°18'56"	250.00	42.54	84.28	S67°59'47"E	83.88
K TOTAL	27°27'09"	250.00	61.07	119.78	S63°55'40"E	118.64
L-15	27°27'09"	200.00	48.85	95.83	S63°55'40"E	94.91
M-9	17°11'20"	50.00	7.56	15.00	S86°14'55"E	14.94
M-10	85°53'10"	50.00	46.53	74.95	N42°12'50"E	68.13
M-18	147°27'14"	50.00	171.29	128.67	N74°27'22"W	95.99
M TOTAL	250°31'44"	50.00	70.71	218.62	N22°55'07"W	81.65
N-18	70°31'44"	25.00	17.68	30.77	S67°04'53"W	28.87

**RESERVATIONS AND RESTRICTIONS**  
THE FOLLOWING RESERVATIONS AND RESTRICTIONS ARE MADE COVENANTS RUNNING WITH THE TITLE OF THE LAND SHOWN HEREON, THE SUBDIVISION KNOWN AS MILLER HIGHLANDS, FOR A PERIOD OF TWENTY-FIVE (25) YEARS FROM THE DATE OF RECORDATION OF THIS MAP.

- ALL OF THE LOTS IN MILLER HIGHLANDS SHALL BE FOR SINGLE FAMILY RESIDENTIAL PURPOSES ONLY AND FOR NO OTHER USE WHATSOEVER, PARTICULARLY FOR ANY USE THAT WOULD CREATE A NUISANCE OR ANNOYANCE IN THE NEIGHBORHOOD, NOR SHALL ANY OF THE PROPERTY SHOWN HEREON BE USED FOR ANY COMMERCIAL PURPOSE.
- NONE OF THE LOTS SHOWN HEREON MAY BE RE-SUBDIVIDED FOR THE PURPOSE OF CREATING ADDITIONAL BUILDING LOTS, NOR MAY ANY OF THE LOTS BE CONVEYED OR BOUNDARIES CHANGED TO CREATE ADDITIONAL STREETS OR ROADS. HOWEVER, LOT LINES MAY BE ADJUSTED BETWEEN LOTS AND LOTS MAY BE DIVIDED AND ADDED TO ADJOINING LOTS.
- ONLY ONE RESIDENCE SHALL BE ERRECTED ON EACH LOT NO STRUCTURE OF A TEMPORARY NATURE, SUCH AS A TRAILER, TENT, SHACK, GARAGE, BARN, BASEMENT OR OTHER OUTBUILDING SHALL BE USED ON ANY LOT AT ANY TIME, FOR RESIDENTIAL PURPOSES.
- EASEMENTS FOR INSTALLATION AND MAINTENANCE OF UTILITIES ARE RESERVED AS SHOWN ON THIS PLAT, AND MINIMUM BUILDING SETBACK LINES ARE AS SHOWN.
- NO FOWL, HOGS, GOATS, OR LIVESTOCK OF ANY NATURE MAY BE RAISED OR KEPT ON THE PROPERTY SHOWN ON THIS MAP.
- ONE STORY DWELLINGS, CONSTRUCTED ON THE LOTS OF THIS SUBDIVISION, SHALL HAVE A MINIMUM OF 1,100 SQUARE FEET OF LIVABLE AREA, NOT INCLUDING PORCHES, CARPORTS AND BASEMENTS; MULTIPLE STORY DWELLINGS SHALL HAVE A FIRST FLOOR LIVABLE AREA OF A MINIMUM OF 650 SQUARE FEET WHICH SHALL NOT INCLUDE PORCHES AND CARPORTS.
- EACH DWELLING, ERRECTED ON EACH LOT IN THIS SUBDIVISION, SHALL COST AT LEAST \$17,000.00, BASED UPON THE COST OF LABOR AND MATERIALS AND THE VALUE OF THE DOLLAR AS OF DECEMBER 31, 1971.
- ALL RETAINING WALLS SHALL BE CONSTRUCTED OF FORMED AND POURED CONCRETE, BRICK OR ROCK MASONRY.
- NONE OF THE PROPERTY, SHOWN ON THIS MAP SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR RUBBISH, TRASH, GARBAGE, OR ANY OTHER WASTE.
- ALL BUILDING FOUNDATION WALLS SHALL BE BRICK FACED TO GRADE.
- THE VIOLATION OR INVALIDATION OF ANY ONE OR MORE OF THESE COVENANTS BY JUDGEMENT OR COURT ORDER SHALL IN NO WISE AFFECT THE VALIDITY OF ANY OF THE OTHER PROVISIONS.

**LEGEND**

D.E. = DRAINAGE EASEMENT  
G.A.E. = GUY ANCHOR EASEMENT, 5' WIDE X 15' LONG, ON EACH APPLICABLE LOT, UNLESS DIMENSIONED OTHERWISE.  
M.B.L. = MINIMUM BUILDING LINE

**KNOW ALL MEN BY THESE PRESENTS: TO WIT.**

THAT ALVIN L. MILLER AND VIRGINIA P. MILLER, HIS WIFE, ARE THE FEE SIMPLE OWNERS AND PROPRIETORS OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, KNOWN AS MILLER HIGHLANDS, BOUNDED BY OUTSIDE CORNERS 1 THRU 9, INCLUSIVE WHICH COMPRISES ALL THE LAND CONVEYED TO SAID OWNERS BY DEED FROM THE ROBERT L. MILLER ESTATE HEIRS DATED APRIL 29, 1972, RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY VIRGINIA IN DEED BOOK 945 PAGE 100, AND THAT SAID LAND IS NOT SUBJECT TO ANY LIEN OR ENCUMBRANCE.

THE UNDERSIGNED 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 THE PROVISIONS OF THE SUBDIVISION ORDINANCE OF THE COUNTY OF ROANOKE, VIRGINIA AND THE VIRGINIA LAND SUBDIVISION ACT AS AMENDED TO DATE.

THE UNDERSIGNED OWNERS DO, 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 OF THE EASEMENTS ARE HEREBY DEDICATED FOR PUBLIC USE.

THE UNDERSIGNED OWNERS DO, AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT AND SUBDIVISION AND 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 OF ROANOKE 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 SAID COUNTY OR THE 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 THE SAID COUNTY OR THE VIRGINIA DEPARTMENT OF HIGHWAYS AND SAID COUNTY OR THE VIRGINIA DEPARTMENT OF HIGHWAYS SHALL NOT BE REQUIRED TO CONSTRUCT ANY RETAINING WALL OR WALLS ALONG THE STREETS AND PROPERTY LINES THEREOF OR MAINTAIN ANY EASEMENTS SHOWN HEREON.

WITNESS THE SIGNATURES AND SEALS OF SAID OWNERS HEREUNTO AFFIXED THIS 7TH DAY OF JUNE 1972.

*Alvin L. Miller* (SEAL)  
ALVIN L. MILLER

*Virginia P. Miller* (SEAL)  
VIRGINIA P. MILLER

STATE OF VIRGINIA }  
CITY OF ROANOKE } TO WIT:

I, SAMUEL H. GILL, A NOTARY PUBLIC IN AND FOR THE CITY OF ROANOKE, IN THE STATE OF VIRGINIA, DO HEREBY CERTIFY THAT ALVIN L. MILLER AND VIRGINIA P. MILLER, HUSBAND AND WIFE, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED: JUNE 7, 1972, HAVE EACH PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON JUNE 7, 1972.

FEB. 23, 1976  
MY COMMISSION EXPIRES

APPROVED:

*William H. Stokes*  
CHAIRMAN - BOARD OF SUPERVISORS OF ROANOKE COUNTY

*James C. Davis, Jr.*  
SECRETARY - ROANOKE COUNTY PLANNING COMMISSION

*Lothar W. Marmelstein*  
AGENT - ROANOKE CITY PLANNING COMMISSION

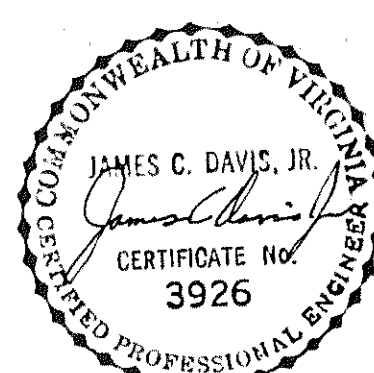
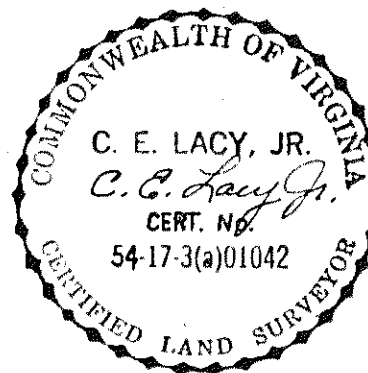
*Sam H. Muthers*  
CITY ENGINEER - ROANOKE, VIRGINIA

IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED TO RECORD ON JUNE 13, 1972 AT 11:00 O'CLOCK A.M.

TESTE: ELIZABETH STOKES

BY: *Hubert G. Lankford*  
DEPUTY CLERK

BOUNDARY LINE SURVEY AND LOT STAKEOUT  
BY C.E. LACY JR., SURVEYOR.



MAP OF  
**MILLER HIGHLANDS**  
PROPERTY OF  
ALVIN L. MILLER AND VIRGINIA P. MILLER  
**ROANOKE COUNTY, VIRGINIA**

BY: JAMES C. DAVIS JR. AND C.E. LACY JR.  
CIVIL ENGINEER SURVEYOR

DATE: JUNE 5, 1972 SCALE: 1"=100'