

BOUNDARY LINE CALCULATIONS						
CORS.	BEARING	DIST.	N.	S.	E.	W.
1-2	N.18°43'30"E.	347.67	329.27		111.61	
2-3	S.72°03'E.	580.16		178.80	551.92	
3-4	S.12°15'46"W.	287.97		281.40		61.16
4-1	N.77°44'14"W.	616.44	130.93			602.37
TOTALS			460.20	460.20	663.53	663.53

TOTAL AREA IN BOUNDARY = 4.353 ACRES

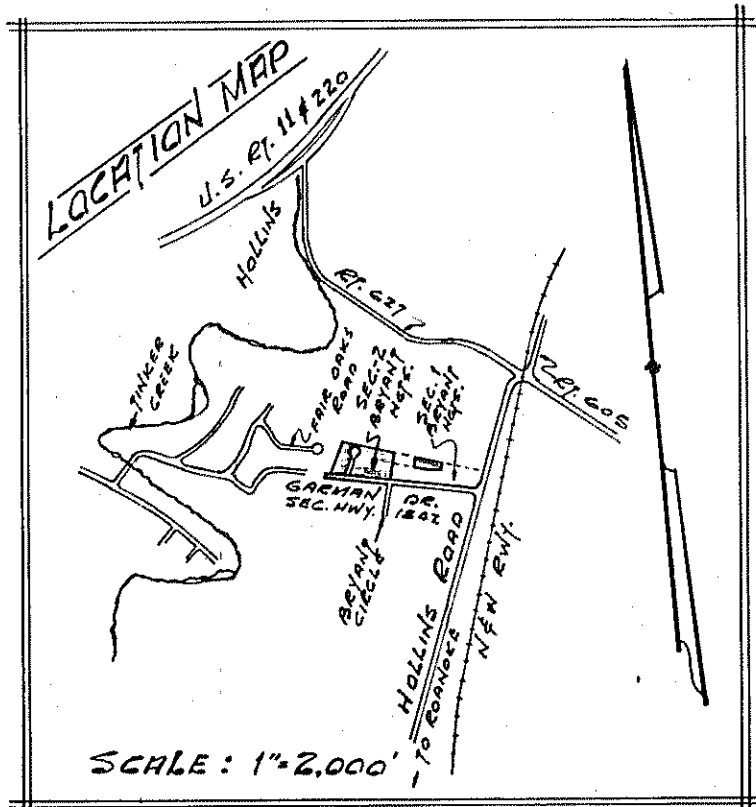
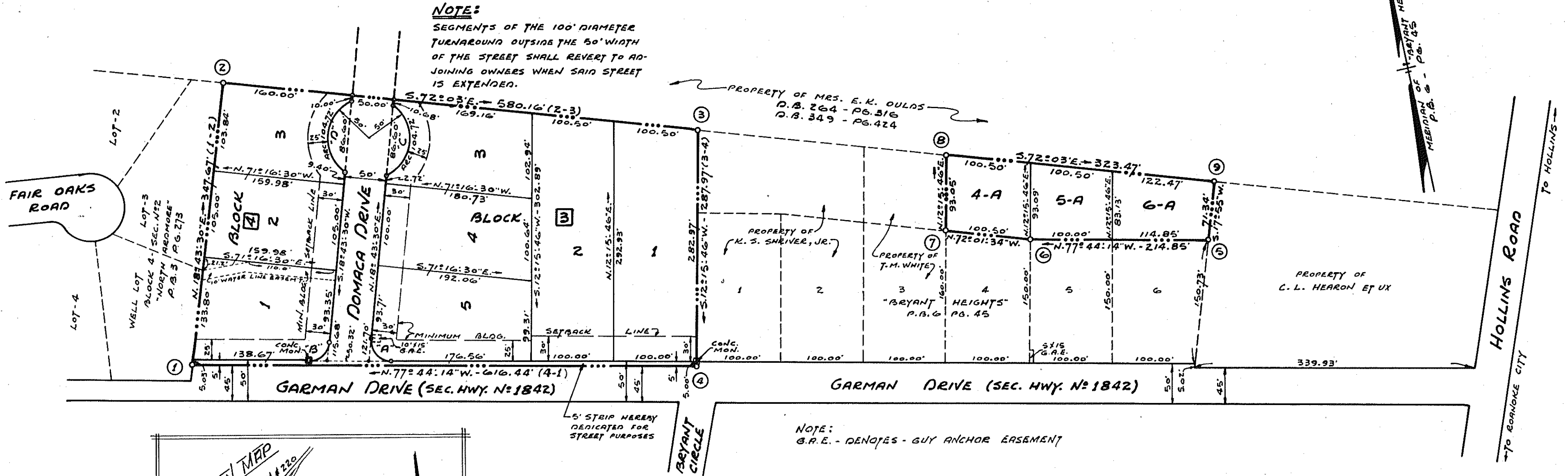
BOUNDARY LINE CALCULATIONS						
CORS.	BEARING	DIST.	N.	S.	E.	W.
5-6	N.77°44'14"W.	214.85	195.63			209.95
6-7	N.72°01'34"W.	100.50	31.01			95.60
7-8	N.12°15'46"E.	93.05		90.93	19.76	
8-9	S.72°03'E.	323.47		99.69	307.73	
9-5	S.17°55'W.	71.34		67.88		21.95
TOTALS			167.57	167.57	327.49	327.50

TOTAL AREA IN BOUNDARY = 0.626 ACRES

CURVE DATA				CHORD		
CURVE	ANGLE	RADIUS	TANGENT	ARC	BEARING	DIST.
A	90°17'44"	25.00	27.99	42.09	N.25°01'22"W.	37.39
B	88°35'10"	25.00	22.33	36.45	S.60°29'58"W.	35.31
C	120°00'	50.00	86.60	104.72	N.18°43'30"E.	86.60
D	120°00'	50.00	86.60	104.72	S.18°43'30"W.	86.60

RESTRICTIONS

- THE FOLLOWING RESTRICTIONS ARE MADE COVENANTS RUNNING WITH THE TITLE TO THE LOTS SHOWN HEREON FOR A PERIOD OF THIRTY (30) YEARS FROM THE DATE OF RECORDATION OF THIS PLAT.
- ALL LOTS SHOWN ON THIS PLAT SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY AND NO STRUCTURE SHALL BE ERECTED ON ANY LOT OTHER THAN ONE ONE-FAMILY DWELLING AND NECESSARY OUTBUILDINGS.
 - NO PART OF ANY BUILDING OTHER THAN OPEN PORCHES, STEPS OR EAVES, SHALL BE LOCATED ON ANY LOT NEARER TO THE FRONT LOT LINE OR NEARER TO THE SIDE STREET THAN THE MINIMUM BUILDING SETBACK LINES SHOWN ON THIS PLAT.
 - NO DWELLING COSTING LESS THAN \$20,000.00, AS CALCULATED UPON THE COST OF LABOR AND MATERIALS PREVAILING ON THE DATE OF RECORDATION OF THIS PLAT, SHALL BE PERMITTED ON ANY LOT. NOR SHALL ANY RESIDENCE BE PERMITTED ON ANY LOT WHOSE LIVABLE FLOOR SPACE HAS AN AREA OF LESS THAN 1500 SQUARE FEET.
 - NO TRAILER, BASEMENT, SHACK OR GARAGE, BARN OR OTHER OUTBUILDING, ERECTED ON ANY LOT, SHALL BE USED AT ANY TIME AS A RESIDENCE, TEMPORARILY OR PERMANENTLY, NOR SHALL ANY RESIDENCE OF A TEMPORARY CHARACTER BE PERMITTED.
 - NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND SHALL BE RAISED, BRED OR KEPT ON ANY LOT, EXCEPT THAT DOGS, CATS OR OTHER HOUSEHOLD PETS MAY BE KEPT, PROVIDED THAT THEY ARE NOT KEPT, BRED OR MAINTAINED FOR ANY COMMERCIAL PURPOSE.
 - NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
 - EASEMENTS FOR INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES ARE RESERVED AS SHOWN HEREON. WITHIN THESE EASEMENTS, NO STRUCTURE, PLANTING OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY DAMAGE OR INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF UTILITIES, SEWERS AND DRAINS. THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS IN IT SHALL BE MAINTAINED CONTINUOUSLY BY THE OWNER OF THE LOT, EXCEPT FOR THOSE IMPROVEMENTS FOR WHICH A PUBLIC AUTHORITY OR UTILITY COMPANY IS RESPONSIBLE.
 - IF THE PARTIES HERETO, OR ANY OF THEM, OR THEIR HEIRS OR ASSIGNS, SHALL VIOLATE OR ATTEMPT TO VIOLATE ANY OF THE COVENANTS HEREIN, IT SHALL BE LAWFUL FOR ANY OTHER PERSON OR PERSONS OWNING ANY REAL PROPERTY SITUATE IN SAID DEVELOPMENT OR SUBDIVISION TO PROSECUTE ANY PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT AND EITHER TO PREVENT HIM OR THEM FROM SO DOING OR TO RECOVER DAMAGES OR OTHER DUES FOR SUCH VIOLATION.
 - 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.
 - NO UNLICENSED AUTOMOBILE OR TRAILER MAY REMAIN ON ANY LOT FOR MORE THAN 30 DAYS.
 - NO LOT SHOWN HEREON MAY BE RESUBDIVIDED WITHOUT WRITTEN PERMISSION OF WILLIAM O. CUTCHELD EXCEPT THAT A LOT MAY BE DIVIDED AND ADDED TO ADJOINING LOTS.
 - THE FOLLOWING IS APPLICABLE TO THE CONSTRUCTION OF ANY RESIDENCE, PRIVATE GARAGE, OR SERVANTS' QUARTERS: NO EXPOSED CONCRETE, CINDER OR CONCRETE MASONRY FOUNDATIONS SHALL EXTEND ABOVE FINISH GRADES WHEN SUCH GRADES ARE VISIBLE FROM THE STREET OR STREETS ADJOINING THE PROPERTY LINES.



KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT WILLIAM O. CUTCHELD AND VIRGINIA O. CUTCHELD, HIS WIFE, ARE THE OWNERS OF THE LAND SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 1 THRU 4 TO 1, INCLUSIVE, AND 5 THRU 9 TO 5, INCLUSIVE, WHICH COMPRISES PART OF THE LAND CONVEYED TO SAID OWNERS BY DEED DATED SEPTEMBER 28, 1964, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, IN DEED BOOK 753 PAGE 74.

THE SAID OWNERS CERTIFY THAT THE STREETS, OR THE PORTIONS THEREOF, EMBRACED WITHIN THE BOUNDARY OF THE SUBDIVISION ARE HEREBY DEDICATE IN FEE SIMPLE TO THE COUNTY OF ROANOKE.

THE UNDERSIGNED OWNERS DO AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT AND SUBDIVISION AND ACCEPTANCE OF THE STREETS, OR PORTIONS THEREOF, AS 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 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 STREET AND PROPERTY LINES THEREOF.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON AUGUST 9, 1972.

W.O. Cutcheld (SEAL)
OWNER
Virginia O. Cutcheld (SEAL)
OWNER

STATE OF VIRGINIA } TO WIT:
CITY OF ROANOKE }

I, JAMES W. MUTTER, A NOTARY PUBLIC IN AND FOR THE AFORE SAID CITY AND STATE DO HEREBY CERTIFY THAT WILLIAM O. CUTCHELD AND VIRGINIA O. CUTCHELD, OWNERS, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED AUGUST 9, 1972, HAVE EACH PERSONALLY APPEARED BEFORE ME IN MY AFORE SAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON AUGUST 9, 1972.

AUG. 9, 1972
MY COMMISSION EXPIRES

James W. Mutter
NOTARY PUBLIC

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR ROANOKE COUNTY, VIRGINIA, THIS PLAT IS PRESENTED ON AUGUST 9, 1972, AND WITH THE CERTIFICATES OF ACKNOWLEDGEMENT AND DEDICATION THEREBY ANNEXED IS ADMITTED TO RECORD AT 3:30 O'CLOCK P.M.

TESTE: ELIZABETH STOKES

BY: Elizabeth Stokes
DEPUTY CLERK

AUG. 9, 1972

I HEREBY CERTIFY THAT THIS PLAT OF SURVEY IS CORRECT

David Dick
CERTIFIED ENGINEER & SURVEYOR

APPROVED:-

VICE - CHAIRMAN - BOARD OF SUPERVISORS OF ROANOKE COUNTY
DATE: AUGUST 21, 1972

SECRETARY - ROANOKE COUNTY PLANNING COMMISSION
DATE: Aug. 21, 1972

AGENT - ROANOKE CITY PLANNING COMMISSION
DATE: 29 Aug 1972

CITY ENGINEER - ROANOKE, VIRGINIA
DATE: 29 Aug 1972

PLAT
of
SECTION N:2
BRYANT HEIGHTS
PROPERTY OF
WILLIAM O. CUTCHELD ETUX
ROANOKE CO., VIRGINIA
BY: DAVID DICK & ASSOCIATES
ENGINEERS & SURVEYORS
DATE: AUG. 9, 1972
SCALE: 1"=100'