

CURVE DATA				CHORD			
CURVE	ANGLE	RADIUS	TANGENT	ARC	BEARING	DIST.	
A	25°25'55"	605.00	136.52	268.54	S. 55°26'47.5" W.	268.54	
LOT-1	25°25'55"	605.00	136.52	268.54	S. 55°26'47.5" W.	268.54	
STREET	91°14'20"	605.00	48.88	97.55	S. 55°32'55" W.	97.55	
LOT-2	65°45'55"	605.00	36.55	73.02	S. 48°28'20" W.	72.98	
LOT-3	25°17'	605.00	12.06	24.11	S. 43°52'20" W.	24.11	
B	95°05'44"	25.00	27.33	41.49	N. 71°17'17" W.	36.89	
C	75°40'	25.00	19.42	33.02	S. 14°05'48" W.	30.67	
D	90°00'	25.00	25.00	39.27	S. 68°44'12" E.	35.36	
E	90°00'	25.00	25.00	39.27	S. 21°15'48" W.	35.36	
F	97°00'48"	230.00	18.73	36.18	N. 61°45'24" E.	36.14	
G	97°00'48"	230.00	22.07	44.05	S. 61°45'24" W.	44.00	
H	51°12'	225.00	107.80	201.00	N. 31°39" E.	194.44	
LOT-6	25°15'30"	225.00	50.41	99.19	N. 18°40'45" E.	98.39	
LOT-5	25°15'30"	225.00	51.82	101.87	N. 44°16'45" E.	101.00	
K	52°11'40"	275.00	134.70	250.52	S. 31°09'10" W.	241.94	
LOT-14	47°03'40"	275.00	9.75	19.49	S. 55°13'10" W.	19.49	
LOT-13	16°15'	275.00	39.26	78.00	S. 45°03'50" W.	77.73	
LOT-12	16°15'	275.00	39.26	78.00	S. 28°48'50" W.	77.73	
LOT-11	15°38'	275.00	37.75	75.03	S. 12°52'20" W.	74.80	
L	299°42'50"	50.00	261.55	N. 89°25'25" W.	50.22		
LOT-10	84°08'	50.00	45.13	73.42	S. 18°22' W.	67.00	
LOT-9	61°19'40"	50.00	29.66	53.52	S. 54°21'50" E.	51.00	
LOT-8	61°19'40"	50.00	29.66	53.52	N. 64°18'30" E.	51.00	
LOT-7	70°54'10"	50.00	35.60	61.87	N. 1°48'25" W.	58.00	
LOT-6	22°01'20"	50.00	9.73	19.22	N. 48°16'10" W.	19.10	
M	129°42'	50.00	106.50	113.18	N. 5°38'10" E.	90.62	
N	5°55'10"	275.00	14.22	28.41	N. 6°47'55" W.	28.40	
P	3°26'	275.00	8.24	16.48	N. 16°49'30" E.	16.48	

BOUNDARY LINE CALCULATIONS							
CORS.	BEARING	DIST.	N.	S.	E.	W.	
1-2	S. 66°59'45" W.	268.27		104.84		246.94	
2-3	S. 44°51'20" W.	44.85		31.79		31.63	
3-4	S. 42°43'50" W.	76.00		55.83		31.57	
4-5	N. 47°16'10" W.	52.78	35.81			38.77	
5-6	S. 66°59'45" W.	308.66		120.62		284.11	
6-7	S. 52°00' W.	15.00		9.23		11.82	
7-8	N. 65°16'30" W.	216.33	90.48			196.50	
8-9	N. 16°49'30" E.	16.48	15.77			4.77	
9-10	N. 5°38'10" E.	90.62	90.68			8.89	
10-11	N. 61°45'24" W.	28.40	28.20			3.36	
11-12	N. 9°45'20" W.	52.90	52.14			8.96	
12-13	N. 46°54'20" E.	52.90	376.81				
13-14	N. 62°13'10" E.	311.20	352.55				
14-1	S. 23°04'50" E.	530.21	487.77	267.86			
TOTALS			810.08	816.88	873.64	873.64	

TOTAL AREA IN BOUNDARY = 8.465 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 EASEMENTS 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 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 CARPORTS.
 - 7.-NO GARAGES 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.-UNIVERSAL HOUSING CORPORATION, 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°11 "PENN FOREST."

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT UNIVERSAL HOUSING CORP. IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, KNOWN AS SECTION N°11, "PENN FOREST", BOUNDED AS SHOWN HEREON IN DETAIL BY OUTSIDE CORNERS 1 THRU 14 TO BE INCLUSIVE, WHICH COMPRISES ALL THE LAND CONVEYED TO SAID OWNER BY DEEDS FROM REGION PROPERTIES, INC., RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY IN DEED BOOK 972 PAGE 816 AND DEED BOOK 976 PAGE 414, AND ALL THE LAND CONVEYED TO SAID OWNER BY DEED FROM THE COUNTY OF ROANOKE, VIRGINIA, RECORDED IN D.B. 973 PG. 743 IN THE AFORESAID CLERK'S OFFICE, AND ALL THE LAND CONVEYED TO SAID OWNER BY LESLIE B. STEAUSS AND STEVEN S. STEAUSS, RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 960 PG. 685 AND WHICH LAND IS SUBJECT TO THE LEIN OF A CERTAIN DEED OF TRUST TO W.H. FRALIN, TRUSTEE, SECURING A.T. LOYO, LEINHOLDER, AND RECORDED IN DEED BOOK 960 PAGE 687 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 UNDER-SIGNED TRUSTEE AND LEINHOLDER, DOES, BY VIRTUE OF THE RECORDATION 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 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 COUNTY, 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 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 DEPT. 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 IS HEREBY PLACED THE SIGNATURE OF THE SAID CORPORATION BY GEORGE W. GILLS, JR., ITS PRESIDENT, WITH ITS CORPORATE SEAL HEREUNTO AFFIXED AND DULY ATTESTED BY SYBIL C. ANDREWS, ITS SECRETARY, AND THE SIGNATURE OF THE AFORESAID LEINHOLDER AND TRUSTEE, THIS THE 23 DAY OF JULY, 1973.

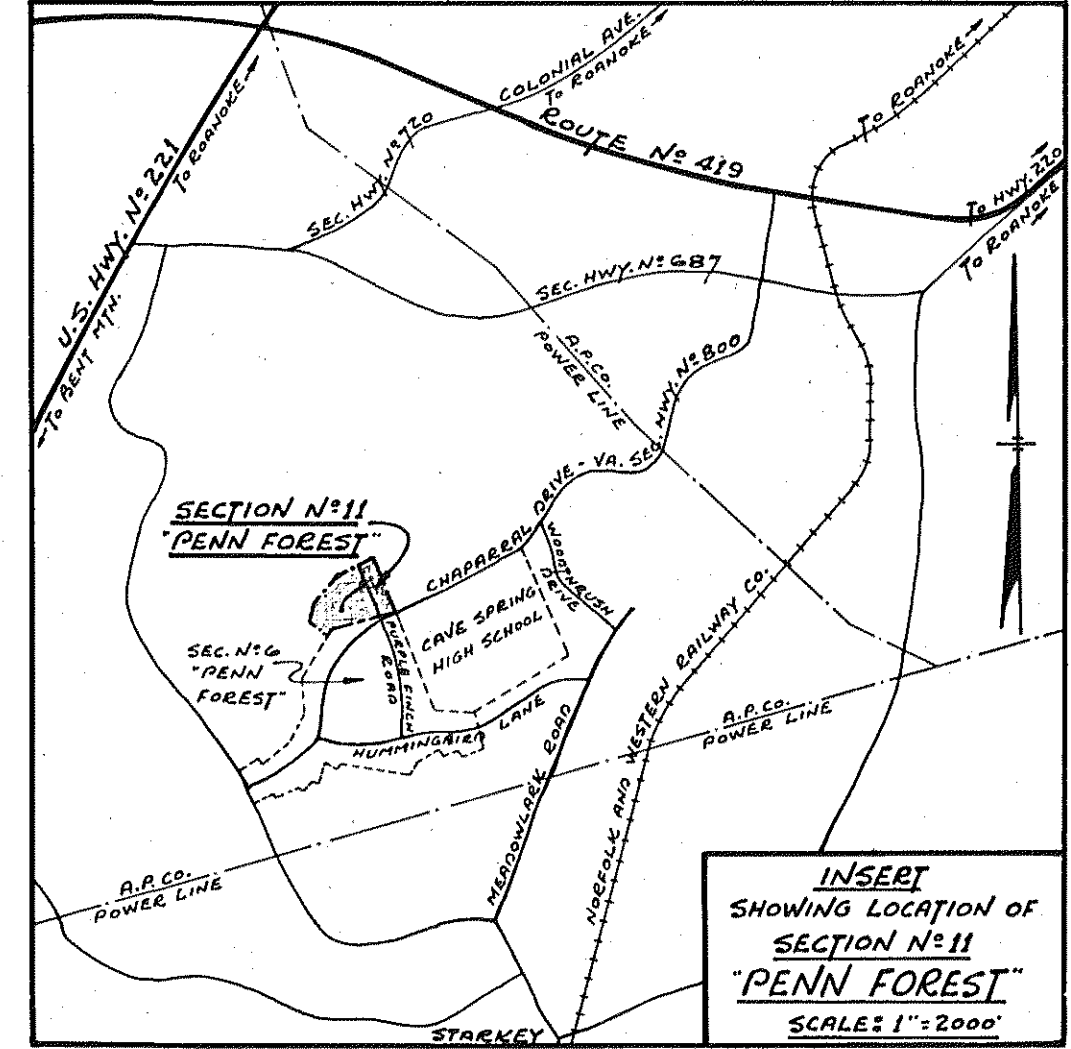
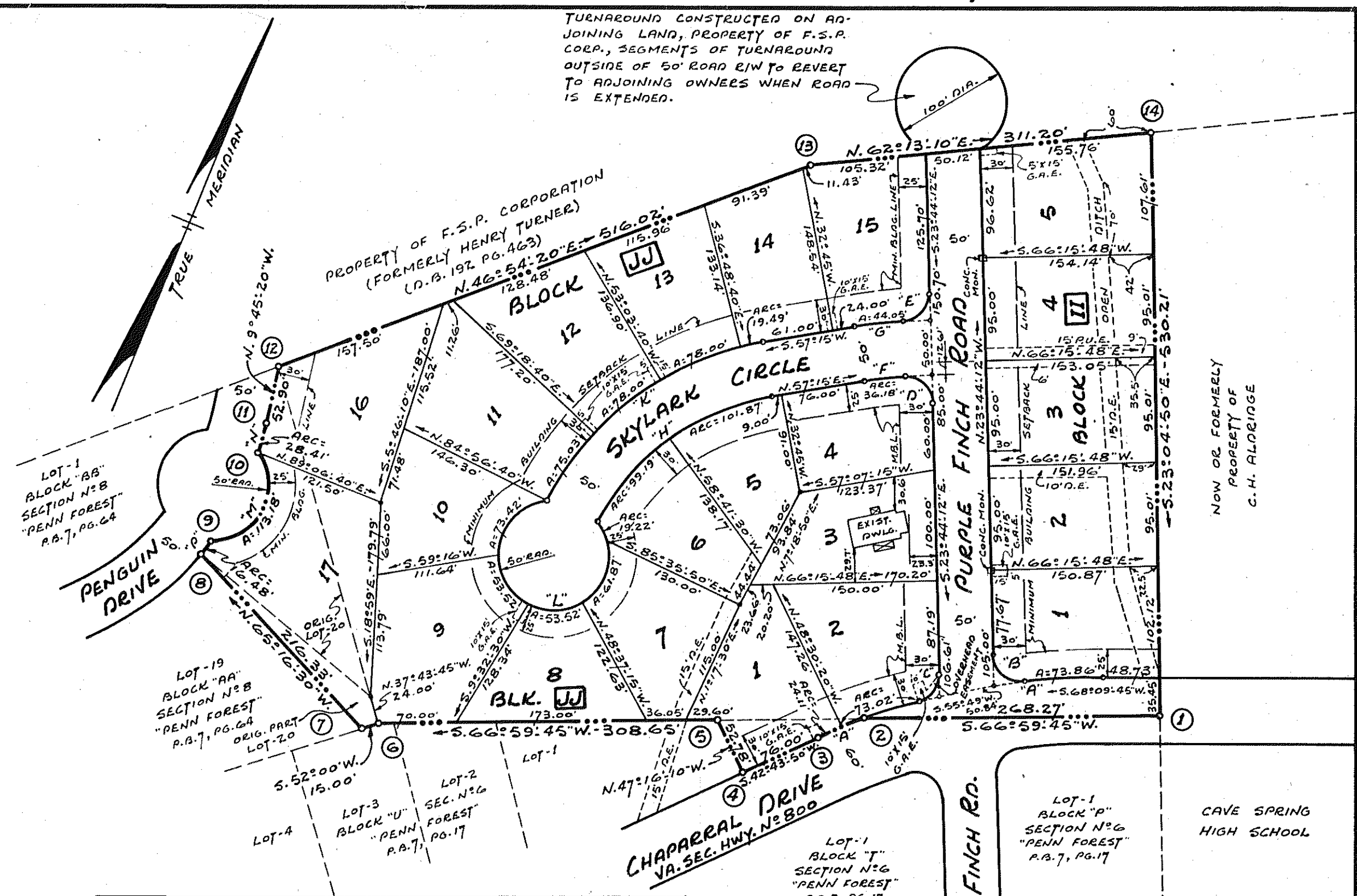
BY: George W. Gills, Jr. PRESIDENT

ATTEST: Sybil C. Andrews SECRETARY

A.T. Loyo LEINHOLDER

W.H. Fralin TRUSTEE

James W. Mutter NOTARY PUBLIC



COMMONWEALTH OF VIRGINIA
DAVID DICK
CIVIL ENGINEER
CERTIFICATE NO. 946
REGISTERED PROFESSIONAL ENGINEER

COMMONWEALTH OF VIRGINIA
DAVID DICK
CIVIL ENGINEER
CERTIFICATE NO. 181
REGISTERED LAND SURVEYOR

APPROVED:~

Lothar Muehlstein DATE: 8/6/73
SECRETARY - ROANOKE COUNTY PLANNING COMMISSION

Charles D. Luthal DATE: 8/8/73
CITY ENGINEER - ROANOKE, VIRGINIA

JULY 16, 1973
I HEREBY CERTIFY THAT THIS PLAT OF SURVEY IS CORRECT.

David Dick
CERT. ENGR. AND SURVEYOR

STATE OF VIRGINIA)
CITY OF ROANOKE) TO WIT:

I, JAMES W. MUTTER,
A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT GEORGE W. GILLS, JR. & SYBIL C. ANDREWS, PRESIDENT & SECRETARY, RESPECTIVELY, OF UNIVERSAL HOUSING CORP., A.T. LOYO, LEINHOLDER, AND W.H. FRALIN, TRUSTEE, WHOSE NAMES AS SUCH ARE SIGNED TO THE FOREGOING WRITING DATED JULY 23, 1973, HAS EACH PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON JULY 23, 1973.

DEC. 4, 1973
MY COMMISSION EXPIRES

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT FOR ROANOKE COUNTY, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGEMENT AND DEDICATION THERE-TO ANNEXED IS ADMITTED TO RECORD ON July 16, 1973, AT 2:45 O'CLOCK P.M.

TESTE: ELIZABETH STOKES

BY: Elizabeth Stokes DEPUTY CLERK

PLAT
of
SECTION N°11
PENN FOREST
PROPERTY OF
UNIVERSAL HOUSING CORP.
ROANOKE CO., VIRGINIA

DATE: JULY 16, 1973 SCALE: 1"=100'

BY: David Dick and Associates
ENGINEERS AND SURVEYORS

JOB N° 9324