

CURVE DATA					CHORD	
CURVE	ANGLE	RADIUS	TANGENT	ARC	BEARING	DIST.
A	109°25'36"	25.00	35.33	47.75	N. 56°02'45" W.	40.81
B	184°00'	150.00	—	481.71	S. 18°45'30" E.	299.82
Boundary						
LOT-15	60°29'	150.00	87.45	158.34	S. 78°59' E.	151.09
LOT-14	11°49'	150.00	108.62	188.02	S. 12°50' E.	175.95
LOT-13	60°10'	150.00	101.21	131.34	S. 48°09'30" W.	121.18
C	184°00'	200.00	—	642.88	N. 18°45'30" W.	399.76
C						
LOT-9	0°57'	200.00	1.66	3.31	N. 72°46' E.	3.31
LOT-8	24°04'	200.00	42.63	84.01	N. 60°15'30" E.	83.39
LOT-7	24°04'	200.00	42.63	84.01	N. 30°11'30" E.	83.39
LOT-6	24°04'	200.00	42.63	84.01	N. 12°07'30" E.	83.39
LOT-5	24°04'	200.00	42.63	84.01	N. 11°56'30" W.	83.39
LOT-4	24°04'	200.00	42.63	84.01	N. 30°00'30" W.	83.39
LOT-3	24°04'	200.00	42.63	84.01	N. 60°04'30" W.	83.39
LOT-2	24°04'	200.00	42.63	84.01	N. 84°08'30" W.	83.39
LOT-1	14°35'	200.00	25.59	50.90	S. 76°32' W.	50.77
D	300°00'	50.00	—	261.80	N. 16°45'30" W.	50.00
D						
LOT-12	41°59'30"	50.00	19.19	36.65	N. 67°45'15" W.	35.83
LOT-11	89°23'	50.00	39.46	78.00	S. 46°33'30" W.	70.33
LOT-10	93°58'	50.00	63.59	82.00	S. 46°07' E.	73.12
LOT-9	74°39'30"	50.00	38.13	65.15	N. 50°34'15" E.	60.64

BOUNDARY LINE CALCULATIONS						
COES.	BEARING	DIST.	N.	S.	E.	W.
1-2	S. 69°14'30" W.	76.45		27.10		71.49
2-3	N. 1°20' W.	199.41	199.36			4.64
3-4	N. 79°40' E.	223.91	40.16		220.28	
4-5	S. 53°34'40" E.	111.22		66.03	89.49	
5-6	S. 41°12'50" E.	446.67		336.01	294.30	
6-7	S. 18°52' W.	191.91		181.55		62.22
7-8	S. 85°22' W.	153.54		12.22		153.05
8-9	S. 15°12' E.	48.74		47.03	12.79	
9-10	S. 87°54' W.	510.04		18.69		609.70
10-11	N. 51°40' W.	37.00	22.95			29.02
11-12	N. 11°10'20" W.	207.05	203.13			40.12
12-13	N. 70°37'30" E.	201.56	66.87		190.15	
13-14	N. 82°29' E.	100.00	13.08		99.14	
14-15	N. 12°32' W.	148.00	144.47			32.12
15-1	S. 70°00'30" W.	4.01		1.37		3.77
TOTALS			690.07	690.00	906.15	906.13

TOTAL AREA IN BOUNDARY: 7.437 ACRES

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

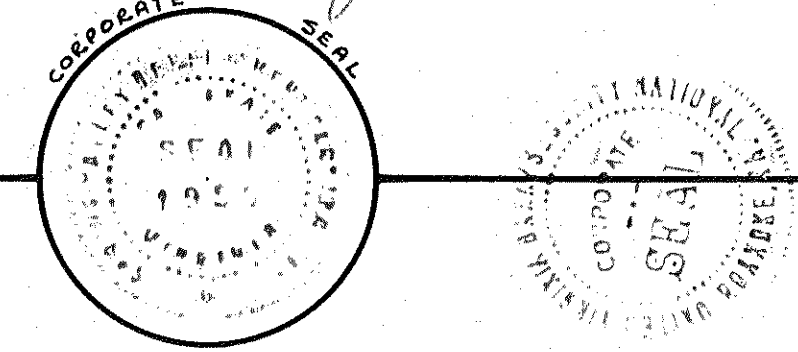
THAT SPRING VALLEY DEVELOPMENT CORPORATION IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, KNOWN AS SECTION N°3 "SPRING VALLEY HIGHLANDS", BOUNDED AS SHOWN HEREON IN DETAIL BY OUTSIDE CORNERS 1 THRU 13 TO 1, INCLUSIVE, WHICH COMPRISES PORTIONS OF THE LANDS CONVEYED TO SAID OWNER BY DEEDS FROM JAMES P. WOODS, JR., ET AL, HEIRS OF JAMES P. WOODS, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY IN DEED BOOK 708 PAGE 23, DEED BOOK 587 PAGE 483, DEED BOOK 681 PAGE 5 AND DEED BOOK 732 PAGE 399 AND WHICH LAND IS SUBJECT TO THE LEIN OF A CERTAIN DEED OF TRUST TO J.D. LOGAN III AND JOSEPH L. BANKS, TRUSTEES, SECURING THE UNITED VIRGINIA BANK - SECURITY NATIONAL, RECORDED IN DEED BOOK 972 PAGE 38 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 RECOGNITION 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 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 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 11th DAY OF OCTOBER, 1973.

SPRING VALLEY DEVELOPMENT CORPORATION
 BY: [Signature] PRESIDENT
 BY: [Signature] ASSISTANT VICE PRESIDENT
 ATTEST: [Signature] SECRETARY
 BY: [Signature] CASHIER
 TRUSTEE [Signature] TRUSTEE [Signature]



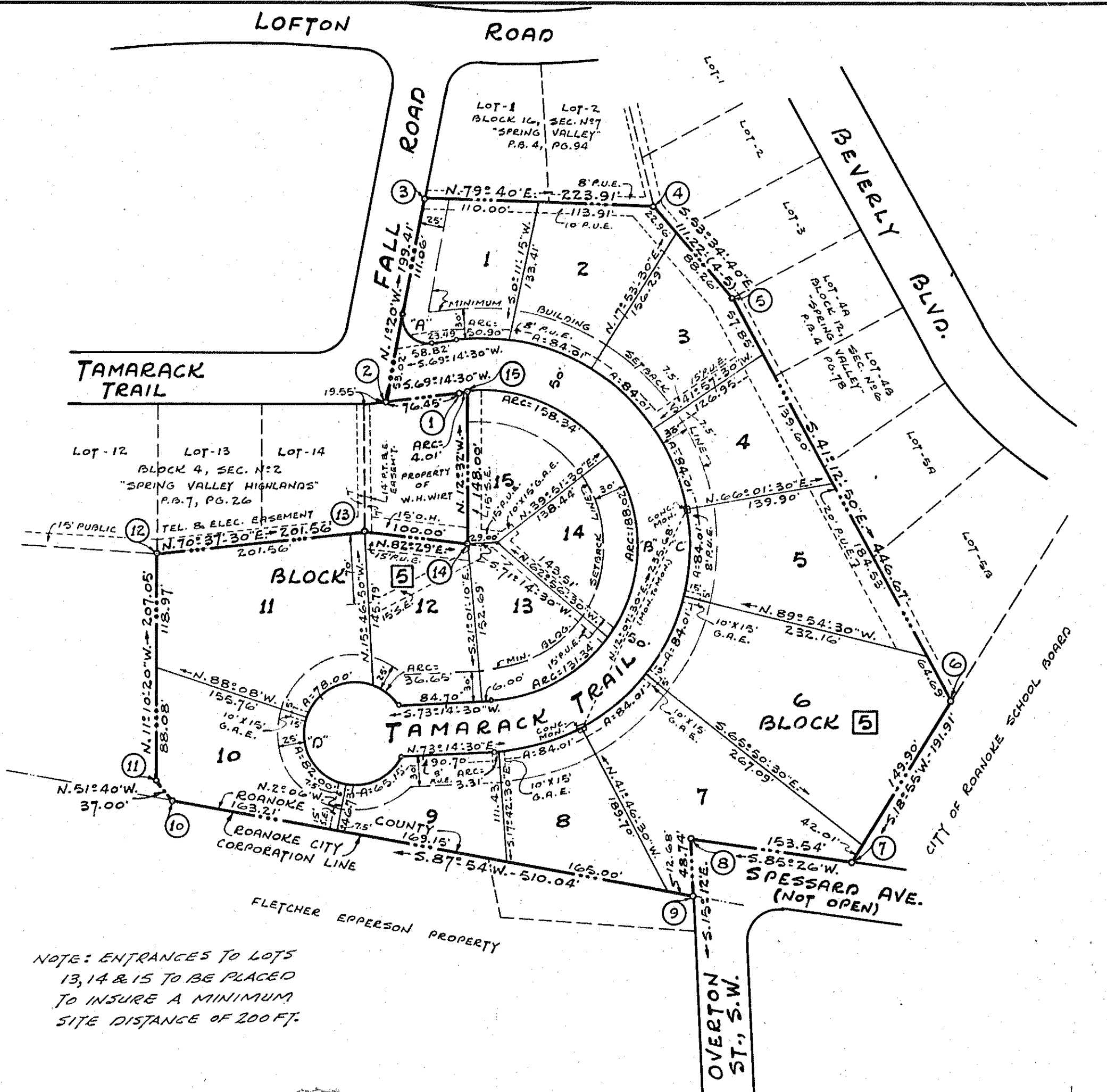
RESTRICTIONS

THE FOLLOWING RESTRICTIONS ARE MADE COVENANTS RUNNING WITH THE TITLE TO THE LAND SHOWN HEREON AND BINDING ON ALL PARTIES OWNING THE SAME FOR A PERIOD OF 25 YEARS FROM THE DATE OF RECOGNITION OF THIS PLAT. THE SUBDIVIDER RESERVES THE RIGHT TO WAIVE, RELEASE OR MODIFY THE FOREGOING RESTRICTIONS.

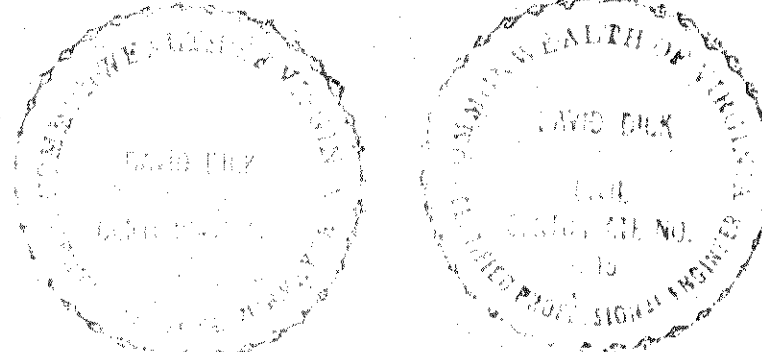
1. LOTS SHOWN HEREON ARE FOR RESIDENTIAL PURPOSES ONLY.
2. NO PART OF ANY BUILDING OTHER THAN PORCHES SHALL BE LOCATED NEARER TO THE FRONT OR SIDE STREET THAN THE MINIMUM BUILDING LINE SHOWN HEREON.
3. NO FOWL, HOGS, GOATS OR OTHER NOXIOUS ANIMALS SHALL BE PERMITTED ON LOTS SHOWN HEREON.
4. NO FENCE OR HEDGE SHALL BE PERMITTED ON ANY PORTION OF ANY LOT BETWEEN THE BUILDING LINE AND THE FRONT STREET OR ON THE FRONT 40 FEET OF THE DIVIDING LINE BETWEEN ANY LOTS.
5. NO RESIDENCE SHALL BE CONSTRUCTED CONTAINING LESS THAN TWO COMPLETE BATHS.
6. NO HOUSE SHALL BE CONSTRUCTED ON ANY LOT HAVING AN ENCLOSED LIVABLE AREA (OUTSIDE MEASURE) OF LESS THAN 1600 SQUARE FEET FOR A ONE FLOOR HOUSE OR OF LESS THAN A TOTAL ENCLOSED LIVABLE AREA OF LESS THAN 1800 SQUARE FEET FOR OTHER THAN A ONE FLOOR LEVEL HOUSE, WHICH IS SUBJECT TO THE FURTHER REQUIREMENTS THAT FOR A 1 1/2 STORY, BI-LEVEL OR TWO STORY HOUSE AT LEAST A MINIMUM OF 900 SQUARE FEET MUST BE ON THE FIRST FLOOR AND FURTHER, FOR A SPLIT LEVEL HOME, AT LEAST 1400 SQUARE FEET MUST BE INCLUDED WITH THE UPPER LEVELS.
7. NO GARAGE SHALL BE USED AS LIVING QUARTERS EXCEPT THE SPACE ABOVE SAME IF ATTACHED TO THE MAIN BODY OF RESIDENCE. NOR SHALL ANY TEMPORARY LIVING QUARTERS OF ANY NATURE BE PERMITTED.
8. EASEMENTS ARE RESERVED FOR THE DRAINAGE OF SURFACE WATER, FOR SANITARY SEWERS AND OTHER PUBLIC UTILITIES AS SHOWN HEREON AND THE FINISHED GRADE OF EACH LOT SHALL BE MAINTAINED WITH THE OUTSIDE LOT LINES AS THE LOWEST POINTS INSOFAR AS POSSIBLE. EASEMENTS ARE ALSO RESERVED ALONG EACH DIVISION LINE BETWEEN ALL OF THE LOTS SHOWN HEREON FOR THE DRAINAGE OF THE SURFACE WATER FROM THE SAME.
9. THE FOLLOWING EXTERIOR MATERIALS ARE PROHIBITED FROM USE ON THE EXTERIOR OF ANY DWELLING CONSTRUCTED ON ANY LOTS OR PORTION OF LOTS SHOWN HEREON: PERMA-STONE, ASPHALT SHINGLES, GERMAN SIDING, ASPHALT SIDING, INSULROCK OR LIKE MATERIALS.
10. NO HOUSES WILL BE PERMITTED TO CONNECT TO SANITARY SEWER UNTIL SEWER CONNECTION IS APPROVED BY WATER CONTROL BOARD.

STATE OF VIRGINIA) TO WIT:
 CITY OF ROANOKE)
 I, Charles E. Jackson, A NOTARY PUBLIC
 IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT RICHARD E. QUICK AND ANITA K. QUICK, PRESIDENT AND SECRETARY RESPECTIVELY, OF SPRING VALLEY DEVELOPMENT CORPORATION, OWNERS, J.D. LOGAN III AND JOSEPH L. BANKS, TRUSTEES, AND CLARK OWEN AND TERRY L. COOK, ASSISTANT VICE-PRESIDENT AND CASHIER, RESPECTIVELY, OF THE UNITED VIRGINIA BANK - SECURITY NATIONAL, WHOSE NAMES AS SUCH ARE SIGNED TO THE FOREGOING WRITING DATED JULY 30, 1973, HAVE EACH PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON October 11, 1973.

January 23, 1977
 MY COMMISSION EXPIRES
Charles E. Jackson
 NOTARY PUBLIC



NOTE: ENTRANCES TO LOTS 13, 14 & 15 TO BE PLACED TO INSURE A MINIMUM SITE DISTANCE OF 200 FT.



JULY 30, 1973
 I HEREBY CERTIFY THAT THIS PLAT OF SURVEY IS CORRECT.

[Signature]
 CERTIFIED ENGINEER AND 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 Oct 29, 1973, AT 3:00 O'CLOCK P.M.

TESTE: ELIZABETH STOKES

[Signature]
 DEPUTY CLERK

NOTE:
 P.U.E. = PUBLIC UTILITY EASEMENT
 P.T. & E. = PUBLIC TELEPHONE AND ELECTRIC EASEMENT
 O.H. = DENOTES EASEMENT FOR OVERHANGING ELECTRIC LINES
 S.E. = SANITARY SEWER EASEMENT

APPROVED:~

[Signature] DATE: 10-18-73
 SECRETARY - ROANOKE COUNTY PLANNING COMMISSION
[Signature] DATE: 10-26-73
 AGENT - ROANOKE CITY PLANNING COMMISSION
[Signature] DATE: 10-26-73
 CITY ENGINEER - ROANOKE, VIRGINIA

PLAT
 of
 SECTION N°3
 SPRING VALLEY HIGHLANDS
 PROPERTY OF
 SPRING VALLEY DEVELOPMENT CORPORATION
 ROANOKE CO., VIRGINIA
 BY: DAVID DICK & ASSOCIATES
 ENGINEERS & SURVEYORS
 DATE: JULY 30, 1973 SCALE: 1"=100'