

BOUNDARY LINE CALCULATIONS

CORS.	BEARING	DIST.	N.	S.	E.	W.
1-2	N. 33° 34' 20" E.	96.69	79.64		52.86	
2-3	N. 0° 18' 20" W.	46.83	46.83			0.24
3-4	N. 10° 12' 00" W.	164.72	162.12			29.17
4-5	N. 0° 12' 00" W.	106.13	106.13			0.37
5-6	N. 28° 34' 00" E.	88.39	77.63		42.27	
6-7	N. 54° 15' 20" E.	69.31	40.49		56.25	
7-8	N. 74° 09' 30" E.	120.40	32.87		115.83	
8-9	N. 48° 26' 20" E.	72.64	48.19		54.35	
9-10	N. 5° 45' 30" E.	40.92	40.71		4.11	
10-11	N. 56° 34' 00" W.	56.62	31.20			47.26
11-12	S. 79° 42' 30" E.	156.00		27.87	153.49	
12-13	S. 56° 12' 30" E.	220.70		125.93	181.25	
13-14	S. 89° 32' 30" E.	308.70		2.47	308.69	
14-15	S. 17° 22' 30" E.	186.50		177.04	55.39	
15-16	S. 9° 42' 30" E.	479.00		472.14	80.77	
16-17	S. 72° 00' 10" W.	190.33		58.81		181.02
17-18	S. 22° 46' 00" E.	144.17		132.95	55.75	
18-19	N. 74° 17' 30" W.	197.00	53.34			189.64
19-20	N. 59° 22' 30" W.	155.40	79.16			133.72
20-21	N. 32° 26' 20" W.	309.60	261.20			166.03
21-22	N. 49° 42' 30" W.	87.60	56.58			66.74
22-23	S. 83° 02' 30" W.	71.20		8.63		70.68
23-1	S. 68° 24' 20" W.	297.00		109.29		276.16
TOTALS			1115.09	1115.13	1161.01	1161.02

TOTAL AREA IN BOUNDARY = 13.463 ACRES

CURVE DATA

CURVE	ANGLE	RADIUS	TANGENT	ARC	BEARING	DIST.
A	47° 27'	150.00	65.93	124.23	N. 13° 31' 30" E.	120.71
B	91° 38'	25.00	25.12	39.98	N. 56° 01' W.	35.86
C	88° 22'	25.00	24.30	38.56	N. 33° 59' E.	34.85
D	20° 22'	245.00	44.01	87.09	S. 88° 21' W.	86.63
LOT-5	20° 02'	245.00	43.27	85.66	S. 88° 31' W.	85.23
WELL LOT	0° 20'	245.00	0.71	1.43	S. 78° 20' W.	1.43
E	20° 22'	195.00	35.03	69.32	N. 88° 21' E.	68.95
F	170° 40'	175.00	2143.84	521.27	N. 3° 52' E.	348.84
LOT-12	14° 04' 40"	175.00	21.61	43.00	N. 82° 09' 40" E.	42.89
LOT-11	32° 05' 10"	175.00	50.32	98.00	N. 59° 04' 46" E.	96.72
LOT-10	52° 33' 10"	175.00	86.40	160.51	N. 16° 45' 35" E.	154.95
LOT-9	67° 19' 30"	175.00	95.66	175.09	N. 38° 10' 45" W.	167.88
LOT-8	14° 37' 30"	175.00	22.46	44.67	N. 74° 09' 15" W.	44.55
G	170° 40'	125.00	1531.31	372.34	S. 3° 52' W.	249.17
LOT-17	85° 52' 10"	125.00	116.30	187.34	S. 28° 31' 55" E.	170.29
LOT-16	84° 47' 50"	125.00	114.14	185.00	S. 46° 48' 05" W.	168.57
H	45° 06'	35.00	14.53	27.55	N. 68° 15' W.	26.84
K	45° 06'	35.00	14.53	27.55	N. 66° 39' E.	26.84
L	270° 12'	50.00		235.79	S. 0° 48' E.	70.59
LOT-15	52° 09'	50.00	24.47	45.51	N. 71° 46' 30" W.	43.96
LOT-14	114° 35' 30"	50.00	77.87	100.00	S. 24° 51' 15" W.	84.15
LOT-13	103° 27' 30"	50.00	63.38	90.28	S. 84° 10' 15" E.	78.51
M	84° 12' 50"	165.00	149.13	242.52	N. 31° 54' 25" E.	221.27
LOT-4	38° 11' 50"	165.00	57.13	110.00	N. 8° 53' 55" E.	107.97
LOT-3	46° 01'	165.00	70.07	132.52	N. 51° 00' 20" E.	128.99
N	106° 54' 30"	85.00	114.68	158.60	N. 20° 33' 35" E.	136.57
LOT-2	28° 18' 40"	85.00	21.44	42.00	N. 59° 51' 30" E.	41.57
LOT-1	78° 35' 50"	85.00	69.57	116.60	N. 6° 24' 15" E.	107.67

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT METHOM DEVELOPMENT CORPORATION IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, KNOWN AS "SUGARLOAF HEIGHTS", BOUNDED BY OUTSIDE CORNERS 1 THRU 23 TO 1, INCLUSIVE, WHICH COMPRISES ALL THE LAND CONVEYED TO SAID OWNER BY DEED FROM JAMES P. HART, JR., SPECIAL COMMISSIONER, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY IN DEED BOOK 975 PAGE 175 AND WHICH LAND IS SUBJECT TO THE LEIN OF A CERTAIN DEED OF TRUST TO J. P. HART, JR., AND CLARK OWEN, JR., TRUSTEES, SECURING THE UNITED VIRGINIA BANK - SECURITY NATIONAL, AND RECORDED IN DEED BOOK 975 PAGE 177 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 VA. 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 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 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 27TH DAY OF DECEMBER, 1973.

METHOM DEVELOPMENT CORPORATION

UNITED VIRGINIA BANK-SECURITY NATIONAL

BY: *James P. Hart, Jr.*
PRESIDENT

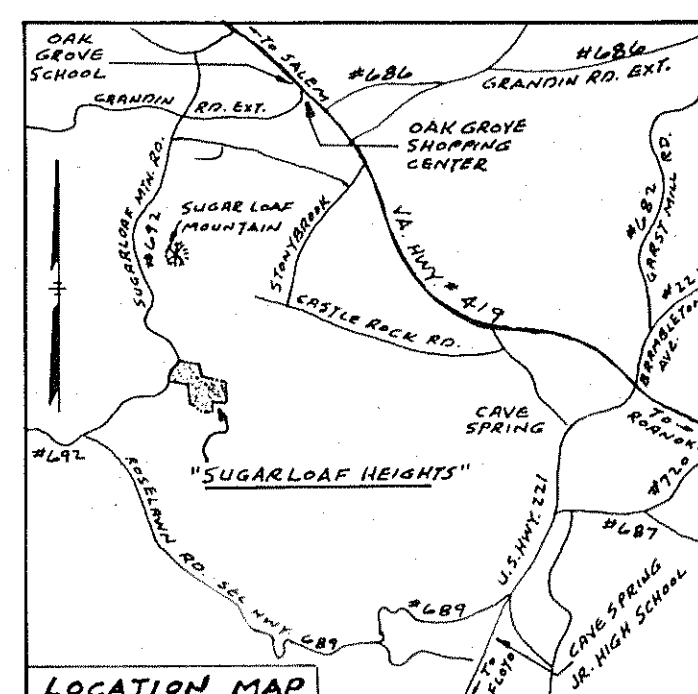
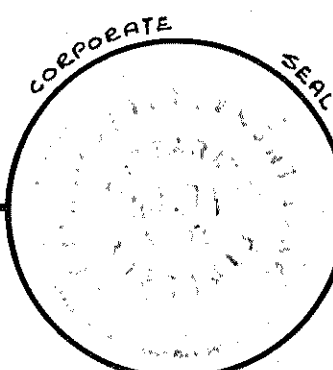
BY: *James P. Hart, Jr.*
PRESIDENT

ATTEST: *William F. McCall*
SECRETARY

BY: *William F. McCall*
SECRETARY

James P. Hart, Jr.
TRUSTEE

James P. Hart, Jr.
TRUSTEE



RESTRICTIONS

THE FOLLOWING RESTRICTIONS ARE MADE COVENANTS RUNNING WITH THE TITLE TO THE LOTS SHOWN HEREON FOR A PERIOD OF THIRTY YEARS FROM THE DATE OF RECORDATION OF THIS MAP

1.- NO STRUCTURE SHALL BE ERECTED ON ANY LOT SHOWN HEREON OTHER THAN PRIVATE DWELLINGS WITH NECESSARY OUTBUILDINGS NOR SHALL MORE THAN ONE DWELLING BE ERECTED ON ANY ONE LOT SHOWN HEREON.

2.- NO PART OF ANY BUILDING SHALL BE LOCATED NEARER TO THE STREET LINE THAN THE MINIMUM BUILDING LINES AS SHOWN HEREON EXCEPTING UNENCLOSED PORCHES.

3.- NO DWELLING SHALL BE ERECTED ON ANY LOTS SHOWN HEREON HAVING A MINIMUM ENCLOSED LIVABLE FLOOR AREA LESS THAN THE FOLLOWING: FOR A SINGLE STORY RESIDENCE OR MAIN FLOOR OF A SPLIT LEVEL RESIDENCE OF LESS THAN 1600 SQUARE FEET, THIS AREA SHALL BE INCREASED BY 25% FOR 1 1/2 OR 2 STORY RESIDENCE, THE FOLLOWING FLOOR AREA SHALL NOT BE INCLUDED IN TABULATION OF THE AFORESAID FLOOR AREAS BREEZEWAYS, UNATTACHED BUILDINGS, PORCHES, SEMI-DETACHED BUILDINGS ERECTED IN CONNECTION WITH A RESIDENCE, UNFINISHED BASEMENT AREAS, GARAGES OR FINISHED BASEMENT AREAS WHEN THE DEPTH OF THE FLOOR LEVEL IS TWO FEET OR MORE BELOW THE FINISHED GRADE.

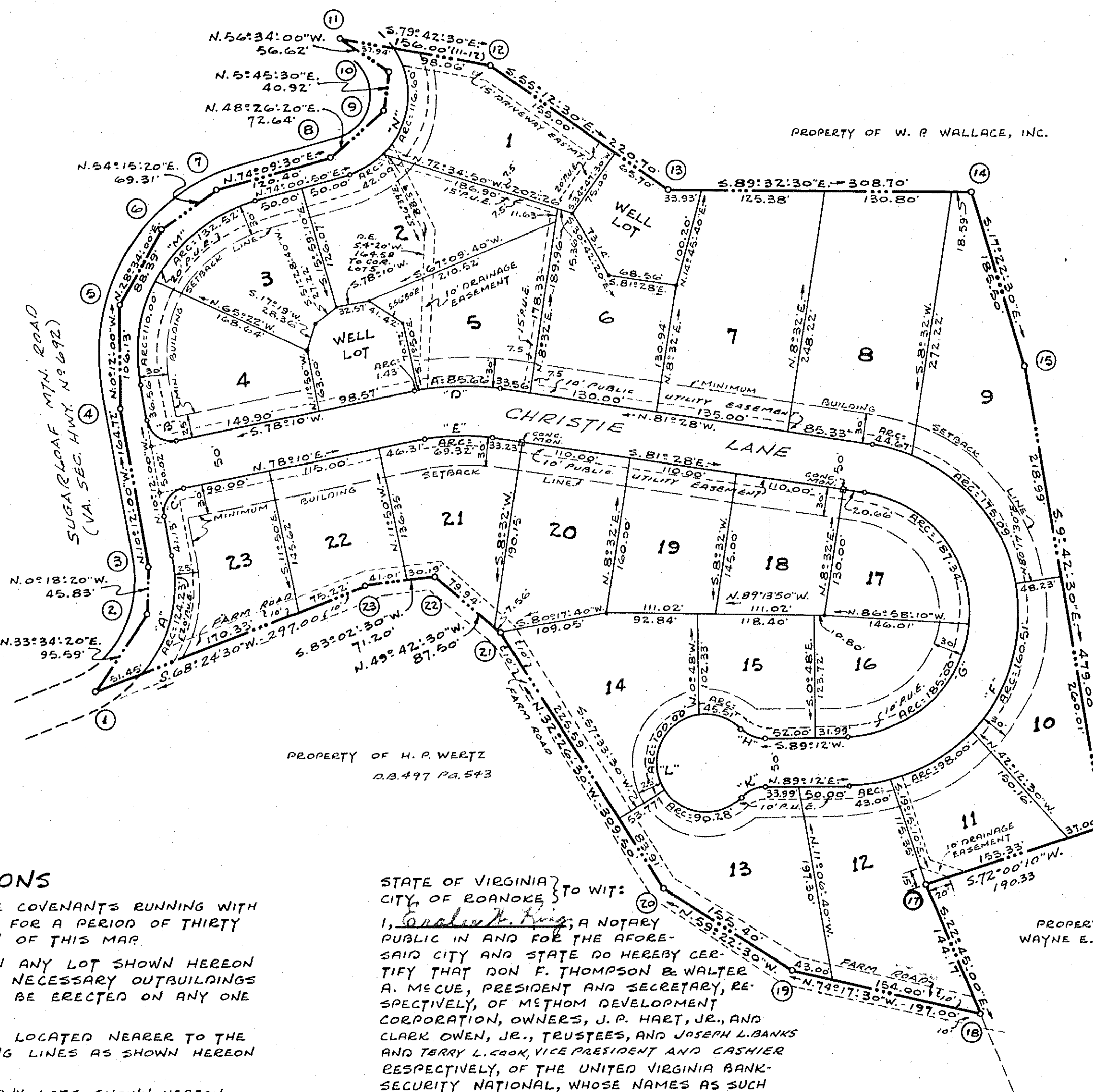
4.- NO TRAILER, BASEMENT, SHACK OR GARAGE, BARN OR OTHER OUT-BUILDINGS SHALL BE USED AT ANY TIME AS A RESIDENCE, EITHER TEMPORARILY OR PERMANENTLY NOR SHALL ANY RESIDENCE OF A TEMPORARY CHARACTER BE PERMITTED.

5.- THE LOTS SHOWN HEREON ARE SUBJECT TO THE UTILITY AND DRAINAGE EASEMENTS AS SHOWN AND ALSO THE NECESSARY ANCHORS OR GUYS TO ELECTRIC OR TELEPHONE POLES.

6.- NO SWINE OR HOGS SHALL BE KEPT ON ANY LOT SHOWN HEREON.

7.- NO BUILDING SHALL BE ERECTED ON ANY LOT UNTIL THE CONSTRUCTION PLANS AND A PLAN SHOWING THE LOCATION OF THE STRUCTURE HAVE BEEN APPROVED BY THE DEVELOPER, METHOM DEVELOPMENT CORPORATION, AS TO QUALITY OF MATERIALS, HARMONY OF EXTERNAL DESIGN WITH EXISTING STRUCTURES AND AS TO LOCATION WITH RESPECT TO TOPOGRAPHY. UNLESS SAID DEVELOPER APPROVES OR DISAPPROVES WITHIN THIRTY DAYS AFTER PLANS HAVE BEEN SUBMITTED TO HIM, OR IN ANY EVENT, IF NO SUIT TO ENJOIN THE CONSTRUCTION HAS BEEN COMMENCED PRIOR TO THE COMPLETION THEREOF, APPROVAL WILL NOT BE REQUIRED, AND THIS COVENANT SHALL BE DEEMED TO HAVE BEEN FULLY COMPLIED WITH.

8.- IT SHALL BE LAWFUL FOR ANY PERSON OR PERSONS OWNING ANY REAL PROPERTY IN THIS SUBDIVISION TO PROSECUTE AT LAW OR IN EQUITY AGAINST ANY PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY OF THESE COVENANTS AND EITHER TO PREVENT HIM OR THEM FROM SO DOING OR TO RECOVER DAMAGES, BUT THE PARTY IMPOSING THESE RESTRICTIONS DOES HEREBY RESERVE THE RIGHT TO WAIVE, MODIFY OR RELEASE THE SAME.



STATE OF VIRGINIA
CITY OF ROANOKE

TO WIT:
I, *Charles H. King*, A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT DON F. THOMPSON & WALTER A. MCGUE, PRESIDENT AND SECRETARY, RESPECTIVELY, OF METHOM DEVELOPMENT CORPORATION, OWNERS, J. P. HART, JR., AND CLARK OWEN, JR., TRUSTEES, AND JOSEPH L. BANKS AND TERRY L. COOK, VICE PRESIDENT AND CASHIER RESPECTIVELY, OF THE UNITED VIRGINIA BANK-SECURITY NATIONAL, WHOSE NAMES AS SUCH ARE SIGNED TO THE FOREGOING WRITING DATED *November 30, 1973*, 1973, HAS EACH PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON *November 30, 1973*.

Charles H. King
NOTARY PUBLIC

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

Charles H. King
CERTIFIED ENGINEER AND SURVEYOR

APPROVED:-

William F. McCall DATE: 12-10-73
SECRETARY - ROANOKE COUNTY PLANNING COMMISSION

William F. McCall DATE: 18 Dec. 1973
AGENT - ROANOKE CITY PLANNING COMMISSION

Charles H. King DATE: 18 Dec. 1973
CITY ENGINEER - ROANOKE, VIRGINIA

PLAT
of

SUGARLOAF HEIGHTS

PROPERTY OF
METHOM DEVELOPMENT CORPORATION
ROANOKE CO., VIRGINIA

BY: *David Dick & Associates*
ENGINEERS & SURVEYORS

DATE: NOV. 30, 1973

SCALE: 1"=100'