

CURVE DATA					CHORD	
CURVE	ANGLE	RADIUS	TANGENT	ARC	BEARING	DIST.
A	64°45'13"	848.51	50.07	100.02	S. 68°04'40"W	99.96
B	12°37'47"	1605.33	171.65	353.86	S. 71°00'57.5"W	353.15
LOT-3	2°09'12"	1605.33	30.17	60.33	S. 65°46'40"W	60.33
LOT-2	5°09'19"	1605.33	72.27	144.44	S. 69°25'55.5"W	144.39
STREET	3°55'52"	1605.33	55.09	110.14	S. 73°38'31"W	110.12
LOT-1	1°23'24"	1605.33	19.47	38.95	S. 76°38'09"W	38.94
C	74°12'48"	25.00	18.91	32.38	S. 38°50'03"W	30.17
D	120°56'46"	25.00	44.12	62.77	N. 47°31'32"W	43.50
E	47°41'21"	245.00	108.29	203.92	S. 25°34'19.5"W	198.09
F	36°28'39"	195.00	64.26	124.15	N. 31°10'40.5"E	122.06
G	99°01'10"	195.00	228.39	337.00	S. 0°05'35"E	296.60
LOT-5	7°56'	195.00	13.52	27.00	S. 45°38'10"E	26.98
LOT-4	42°01'02"	195.00	74.89	143.00	S. 20°39'39"E	139.82
LOT-3	41°43'24"	195.00	74.31	142.00	S. 21°12'34"W	138.88
LOT-2	7°20'44"	195.00	12.52	25.00	S. 45°44'38"W	24.98
H	99°01'10"	245.00	286.95	428.41	N. 0°05'35"W	372.65
LOT-4	17°32'22"	245.00	37.89	75.00	N. 40°38'49"E	74.71
LOT-5	18°42'32"	245.00	40.36	80.00	N. 22°31'22"E	79.65
LOT-6	19°52'42"	245.00	42.93	85.00	N. 3°31'45"E	84.57
LOT-7	19°52'42"	245.00	42.93	85.00	N. 16°38'57"W	84.57
LOT-8	19°52'42"	245.00	42.93	85.00	N. 36°11'39"W	84.57
LOT-9	3°08'10"	245.00	6.71	13.41	N. 48°02'05"W	13.41
K	90°00'	25.00	25.00	39.27	N. 85°23'50"E	35.36
L	90°00'	25.00	25.00	39.27	N. 4°36'10"W	35.36
M	23°46'10"	245.00	51.56	101.64	S. 52°16'55"W	100.91
LOT-12	12°57'34"	245.00	47.53	93.90	S. 53°11'13"W	93.33
LOT-11	12°48'36"	245.00	3.87	7.74	S. 41°18'08"W	7.74
N	23°46'10"	195.00	41.04	80.90	N. 52°16'55"E	80.32
P	45°06'	35.00	14.53	27.55	S. 62°56'50"W	26.84
R	45°06'	35.00	14.53	27.55	N. 17°50'50"E	26.84
S	27°01'12"	50.00	—	235.79	S. 49°36'10"E	70.59
LOT-9	45°06'06"	50.00	20.76	39.36	S. 62°56'47"W	38.35
LOT-8	72°53'50"	50.00	36.93	63.61	S. 3°56'49"W	59.41
LOT-7	77°42'58"	50.00	40.28	67.82	S. 71°21'35"E	62.74
LOT-6	74°29'06"	50.00	38.01	65.00	N. 32°32'23"E	60.52

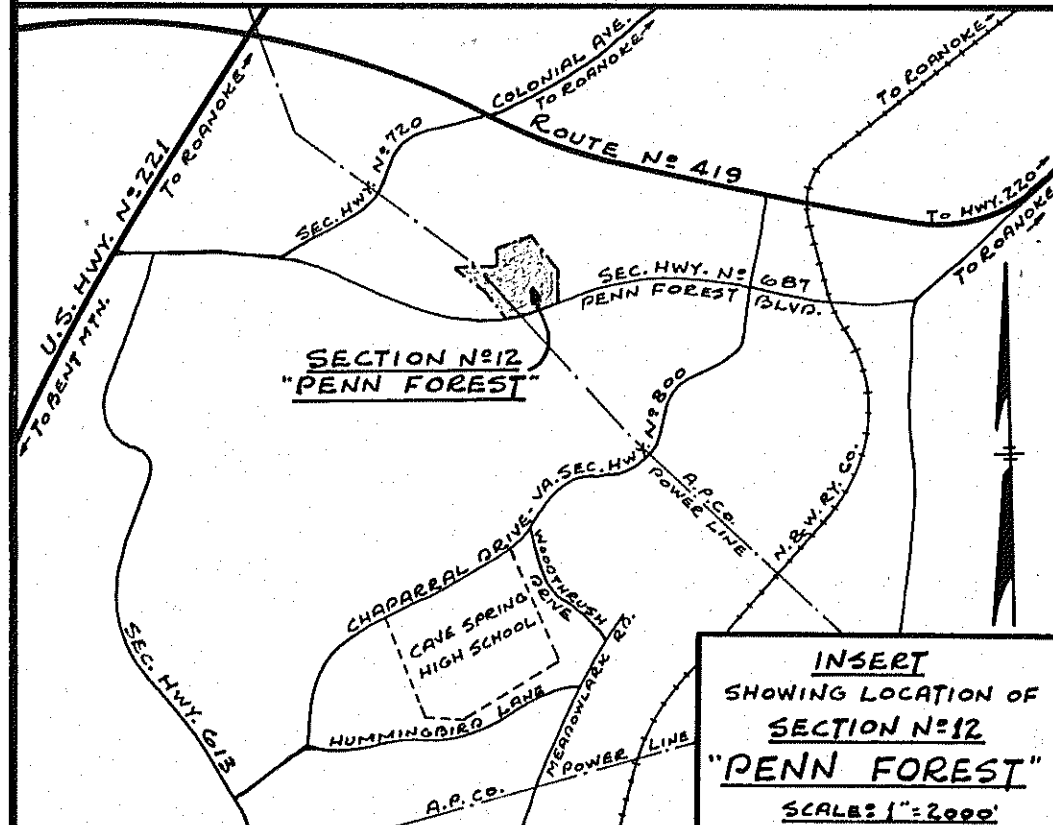
BOUNDARY LINE CALCULATIONS							
COR.	BEARING	DIST.	N.	S.	E.	W.	
1-2	N. 37°33'40"W	415.88	329.67			253.52	
2-3	N. 48°52'50"W	337.99	222.27			254.62	
3-4	N. 71°43'50"E	427.14	133.90		405.61		
4-5	N. 18°05'00"W	129.40	123.01		40.17		
5-6	N. 62°07'00"E	327.88	153.34		289.81		
6-7	S. 39°56'10"E	199.39		152.88	128.00		
7-8	S. 35°30'00"E	180.39		146.86	104.75		
8-9	S. 34°46'00"E	189.96		156.05	108.32		
9-10	S. 12°04'30"E	301.94		295.26	63.16		
10-11	S. 68°04'40"W	99.96		37.32		92.73	
11-12	S. 64°42'04"W	137.91		58.93		124.68	
12-1	S. 71°00'57.5"W	353.15		114.88		333.94	
TOTALS			962.19	962.18	1099.65	1099.66	

TOTAL AREA IN BOUNDARY = 12.562 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 VIOLATIONS OF THE SAME ARE SUBORDINATED TO ANY LOAN NOW OR HEREFTER PLACED ON ANY LOT IN THIS SUBDIVISION.
9. FRALIN & WALDRON, INC., 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°12 "PENN FOREST" EXCEPT THAT THE MINIMUM BUILDING SETBACK LINES MAY NOT BE REDUCED BELOW THE STANDARDS REQUIRED BY ROANOKE COUNTY AND THE CITY OF ROANOKE.



KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT FRALIN & WALDRON, INC., IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, KNOWN AS SECTION N°12 "PENN FOREST", BOUNDED AS SHOWN HEREON IN DETAIL BY OUTSIDE CORNERS 1 THRU 12 TO 1, INCLUSIVE, WHICH COMPREHENDS A PORTION OF THE LAND CONVEYED TO SAID OWNER BY DEED FROM J. MERCE HARRIS AND MARLENE E. HARRIS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, IN DEED BOOK 728 PAGE 127.

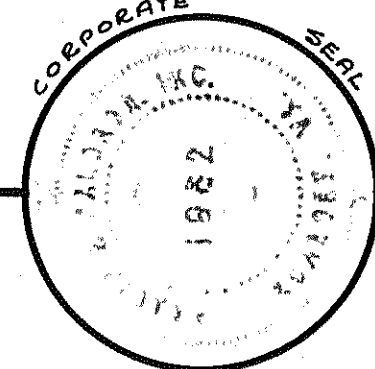
THE SAID OWNER CERTIFIES THAT IT HAS SUBDIVIDED THIS LAND, AS SHOWN HEREON, ENTIRELY WITH ITS OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH SECTIONS 15-119 THROUGH 15-194.3 OF THE VIRGINIA CODE OF 1950, AS AMENDED TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE COUNTY OF ROANOKE "LAND SUBDIVISION ORDINANCES". THE SAID OWNER 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 OF 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 IS HEREBY PLACED THE SIGNATURE OF THE SAID CORPORATION BY ELBERT H. WALDRON, ITS PRESIDENT, WITH ITS CORPORATE SEAL HEREUNTO AFFIXED AND DULY ATTESTED BY HORACE G. FRALIN, ITS SECRETARY AND TREASURER, THIS THE 21st DAY OF APRIL, 1974.

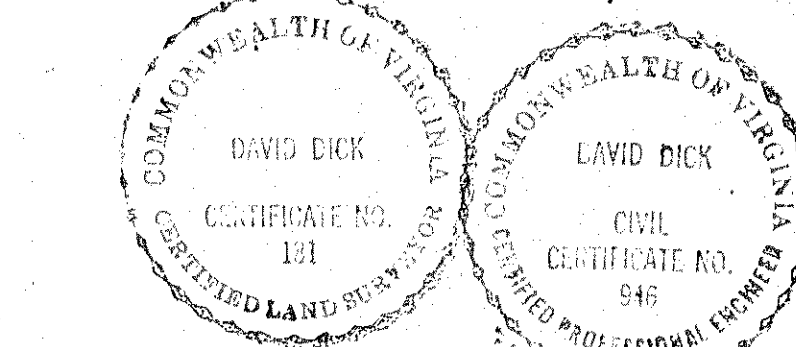
FRALIN AND WALDRON, INC.

BY: *Elbert H. Waldron*
PRESIDENT



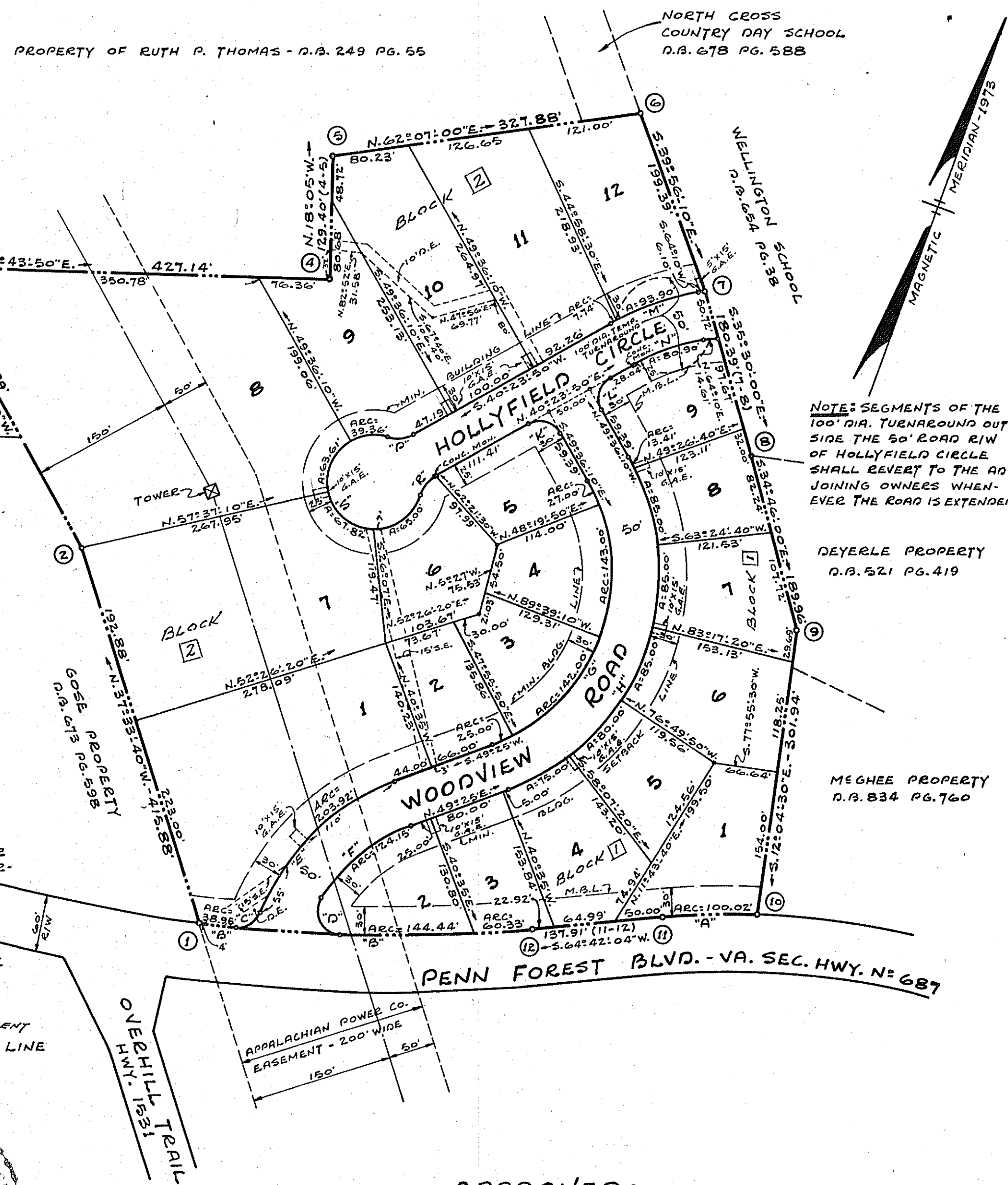
ATTEST: *Horace G. Fralin*
SECRETARY & TREASURER

LEGEND - G.A.E. = GUY ANCHOR EASEMENT
M.B.L. = MINIMUM BUILDING SETBACK LINE
S.E. = SEWER EASEMENT
D.E. = DRAINAGE EASEMENT



STATE OF VIRGINIA)
CITY OF ROANOKE) TO WIT:
I, CYNTHIA S. BROOKS, A
NOTARY PUBLIC IN AND FOR THE AFORESAID
CITY AND STATE DO HEREBY CERTIFY THAT
ELBERT H. WALDRON AND HORACE G. FRALIN,
PRESIDENT AND SECRETARY & TREASURER,
RESPECTIVELY, OF FRALIN & WALDRON, INC.,
WHOSE NAMES AS SUCH ARE SIGNED TO THE
FOREGOING WRITING DATED APRIL 21, 1974,
HAS EACH PERSONALLY APPEARED BEFORE
ME IN MY AFORESAID CITY AND STATE AND
ACKNOWLEDGED THE SAME ON APRIL 21, 1974.
Feb. 7, 1977
MY COMMISSION EXPIRES

Cynthia S. Brooks
NOTARY PUBLIC



APPROVED:~

David Dick DATE: 4-18-74
SECRETARY - ROANOKE COUNTY PLANNING COMMISSION

Lothar M. Muelstein DATE: 5-9-74
AGENT - ROANOKE CITY PLANNING COMMISSION

Charles S. Smith DATE: 5-9-74
CITY ENGINEER - ROANOKE, VIRGINIA

MAR. 14, 1974
I HEREBY CERTIFY THAT THIS
PLAT OF SURVEY IS CORRECT.

David Dick
CERTIFIED ENGINEER AND SURVEYOR

IN THE CLERK'S OFFICE OF THE
CIRCUIT COURT OF ROANOKE COUNTY,
VIRGINIA, THIS PLAT WITH THE CER-
TIFICATE OF ACKNOWLEDGEMENT
THEREON ANNEXED IS ADMITTED TO
RECORD ON APRIL 14, 1974, AT
10:00 O'CLOCK A.M.

TESTE: ELIZABETH STOKES

BY: *Claudine D. Miller*
DEPUTY CLERK

PLAT
of
SECTION N°12
PENN FOREST
PROPERTY OF
FRALIN & WALDRON, INC.
ROANOKE CO., VIRGINIA
DATE: MAR. 14, 1974 SCALE: 1"=100'