

BOUNDARY LINE CALCULATIONS						
CORS.	BEARING	DIST.	N.	S.	E.	W.
1-2	N. 11° 54' 10" W.	286.49	280.33			59.09
2-3	N. 8° 32' 00" E.	172.60	170.69		25.61	
3-4	S. 54° 53' 40" E.	339.92		195.48	278.09	
4-5	S. 16° 59' 12" W.	371.52		355.31		108.54
5-6	S. 72° 00' 10" W.	37.00		11.43		35.19
6-1	N. 42° 12' 30" W.	150.16	111.22			100.88
TOTALS			562.24	562.22	303.70	303.70

CURVE DATA				CHORD			
CURVE	ANGLE	RADIUS	TANGENT	ARC	BEARING	DIST.	
A	109° 52' 40"	175.00	249.36	335.60	N. 11° 54' 10" W.	286.49	
LOT-10B	27° 10' 30"	175.00	42.30	83.00	N. 29° 26' 55" E.	82.23	
LOT-10A	27° 10' 30"	175.00	42.30	83.00	N. 2° 16' 25" E.	82.23	
LOT-9B	27° 10' 30"	175.00	42.30	83.00	N. 24° 54' 05" W.	82.23	
LOT-9A	28° 21' 10"	175.00	44.21	86.60	N. 52° 39' 55" W.	85.72	

TOTAL AREA IN BOUNDARY = 1.957 AC.

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 RE-SUBDIVISION OF LOTS 9 & 10 "SUGARLOAF HEIGHTS" AND ADJOINING PROPERTY, BOUNDED AS SHOWN HEREON IN DETAIL BY OUTSIDE CORNERS 1 THRU 6 TO 1, INCLUSIVE, WHICH COMPRISES ALL OF LOT 10 AND PART OF LOT 9 "SUGARLOAF HEIGHTS" SUBDIVISION RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VA., IN PLAT BOOK 8 PAGE 57 AND WHICH LAND IS SUBJECT TO THE LEIN OF A CERTAIN DEED OF TRUST TO JOHN M. WILSON, JR. AND HARRY M. WHITESIDE, JR., TRUSTEES, SECURING THE FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION AND RECORDED IN DEED BOOK 987 PAGE 454 IN THE AFORESAID CLERK'S OFFICE AND ALSO COMPRISES PART OF THE LAND CONVEYED TO SAID OWNER BY DEED FROM W.P. WALLACE, INC., RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1008 PG. 351.

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 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 RECORDECTION OF THIS HEREBY DEDICATES ALL THE EASEMENTS SHOWN HEREON FOR PUBLIC USE.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS THE 30th DAY OF MAY, 1975.

METHOM DEVELOPMENT CORPORATION FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION

BY: Small J. Morrison
PRESIDENT

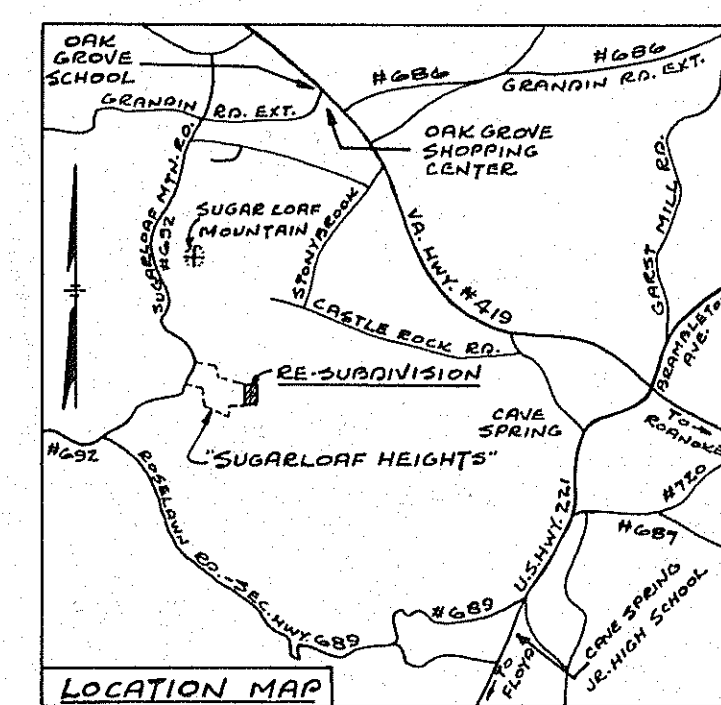
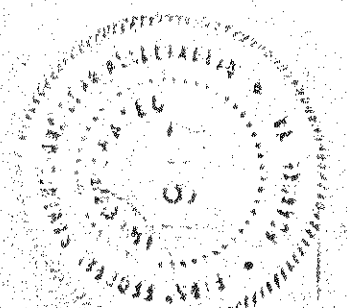
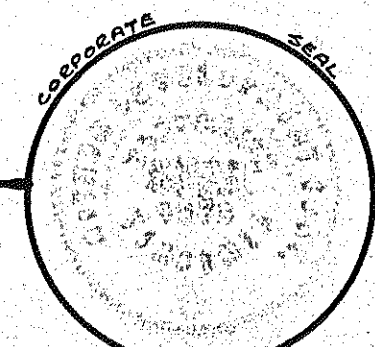
BY: Harry M. Whiteside, Jr.
TRUSTEE

ATTEST: Walter A. McCreary
SECRETARY

BY: R. K. Antelison
SECRETARY

John M. Wilson, Jr.
TRUSTEE

Harry M. Whiteside, 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 RECORDECTION OF THIS PLAT.

- 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 UN-ENCLOSED 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 OUTBUILDINGS 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 RE-LEASE THE SAME.

STATE OF VIRGINIA }
CITY OF ROANOKE } TO WIT:

I, Jeanne T. Pratt, A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT DON F. THOMPSON & WALTER A. MECUE, PRESIDENT AND SECRETARY, RESPECTIVELY, OF METHOM DEVELOPMENT CORPORATION, OWNERS, JOHN M. WILSON, JR. AND HARRY M. WHITESIDE, JR., TRUSTEES, AND HARRY M. WHITESIDE, JR. AND R. H. HUTCHESON, PRESIDENT AND SECRETARY RESPECTIVELY, OF THE FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, WHOSE NAMES AS SUCH ARE SIGNED TO THE FOREGOING WRITING DATED MAY 30, 1975, HAS EACH PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON MAY 30, 1975.

Jeanne T. Pratt
NOTARY PUBLIC
MY COMMISSION EXPIRES

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 MAY 30, 1975, AT 2:30 O'CLOCK P.M.

TESTE: ELIZABETH STOKES

BY: Elizabeth Stokes
DEPUTY CLERK

MAY 27, 1975
I HEREBY CERTIFY THAT THIS PLAT OF SURVEY IS CORRECT.

David Dick
CERTIFIED ENGINEER AND SURVEYOR

APPROVED:-
W. J. Super
SECRETARY - ROANOKE COUNTY PLANNING COMMISSION
DATE: 6/5/75

Lothar Mummel
AGENT - ROANOKE CITY PLANNING COMMISSION
DATE: June 19, '75

Calvin J. Fearn
CITY ENGINEER - ROANOKE, VIRGINIA
DATE: JUNE 19, '75

PLAT
of
RE-SUBDIVISION OF LOT 10 & PART OF LOT 9
"SUGARLOAF HEIGHTS" & ADJOINING 0.954 AC. PARCEL
PROPERTY OF
METHOM DEVELOPMENT CORPORATION
ROANOKE CO., VIRGINIA
BY: DAVID DICK & ASSOCIATES
ENGINEERS & SURVEYORS
DATE: MAY 27, 1975 SCALE: 1" = 50'

Cave Spring District