



BOUNDARY LINE DATA

COR.	BEARING	DIST.	N.	S.	E.	W.
1-2	N. 62° 13' W.	325.83	151.88			288.27
2-3	N. 61° 57' W.	83.50	39.26			73.69
3-4	N. 28° 00' E.	1081.16	954.61		507.57	
4-5	S. 62° 00' E.	79.46		37.30	70.16	
5-6	N. 58° 00' E.	49.07	26.00		41.61	
6-7	S. 62° 00' E.	108.00		50.70	95.36	
7-8	S. 28° 00' W.	72.50		64.01		34.04
8-9	S. 62° 00' E.	202.33		94.99	178.65	
9-10	S. 28° 00' W.	22.94		20.25		10.77
10-11	N. 62° 00' W.	5.00	2.35			4.41
11-1	S. 28° 00' W.	1027.06		906.84		482.17
TOTALS		1174.10	1174.09	893.35		893.35

TOTAL AREA IN BOUNDARY = 10.139 ACRES

CURVE DATA

CURVE	ANGLE	RADIUS	TANGENT	ARC	BEARING	DIST.
A	89° 47'	25.00	24.91	39.17	N. 72° 53' 30" E.	35.29
B	90° 13'	25.00	25.09	39.36	N. 17° 06' 30" W.	35.42

RESTRICTIONS

- THE FOLLOWING SHALL BE COVENANTS RUNNING WITH THE TITLE TO THE LAND SHOWN SUBDIVIDED HEREON FOR A PERIOD OF 25 YEARS FROM DATE OF RECORDATION OF THIS MAP.
- LOTS SHOWN HEREON ARE FOR RESIDENTIAL PURPOSES ONLY.
 - NO HORSES, COWS, PIGS, SWINE OR FOWL SHALL BE KEPT ON THE PREMISES, NOR SHALL ANY OTHER ANIMAL OR PET BE KEPT UPON THE PREMISES WHICH OCCASIONS OBNOXIOUS ODORS, OR ARE DANGEROUS TO THE HEALTH OR WELFARE OF OTHER RESIDENTS OF DEER RUN ESTATES.
 - NO STRUCTURE OF A TEMPORARY CHARACTER, TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN OR OTHER OUT BUILDING SHALL BE USED AS A RESIDENCE EITHER TEMPORARILY OR PERMANENTLY.
 - THE FOLLOWING ARE APPLICABLE TO THE CONSTRUCTION OF ANY RESIDENCE OR PRIVATE GARAGE. (A) IMITATION STONE OR BRICK, CINDER OR CONCRETE MASONRY BLOCK, CONCRETE, STUCCO, ASBESTOS SHINGLES, COMPOSITION SHINGLES OR STAINED PLYWOOD SHALL NOT BE USED AS AN EXTERIOR WALL FINISH. (B) NO EXPOSED CONCRETE, CINDER OR CONCRETE MASONRY FOUNDATIONS SHALL EXTEND ABOVE FINISHED GRADES WHEN VISIBLE FROM THE STREET.
 - ALL DRIVEWAYS SHALL RECEIVE BLACKTOP FINISH OR BE CONSTRUCTED OF CONCRETE.
 - NO SINGLE STORY RESIDENCE SHALL BE CONSTRUCTED ON ANY LOTS WHICH HAVE LESS THAN 1350 SQ. FT. OF LIVABLE FLOOR SPACE, AND NO TWO STORY OR ONE AND ONE HALF STORY RESIDENCE SHALL HAVE LESS THAN 1700 SQ. FT. OF LIVABLE FLOOR SPACE. THE FOLLOWING FLOOR AREAS SHALL NOT BE INCLUDED IN THE TABULATION OF THE AFORESAID FLOOR AREAS: BREEZEWAYS, UNATTACHED BUILDINGS, PORCHES, SEMI-DETACHED BUILDING OR UNFINISHED BASEMENT AREAS.
 - NO WIRE FENCES SHALL BE ERECTED IN THE FRONT YARD OF ANY RESIDENCE FROM THE BACK LINE OF THE HOUSE TO THE STREET LINE IN FRONT OF THE HOUSE.

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT WILLIAM E. AND DOROTHY F. GATES, HIS WIFE, ARE THE FEE SIMPLE OWNERS AND PROPRIETORS OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, KNOWN AS PLAT OF SECTION NO 1 DEER RUN ESTATES BOUNDED BY OUTSIDE CORNERS 1 THRU 11 TO 1, INCLUSIVE, WHICH COMPRISES PART OF THE LAND CONVEYED TO SAID OWNERS BY DEED FROM BESSIE JAMISON BOWER RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, IN DEED BOOK 1035 PAGE 743, AND WHICH LAND IS SUBJECT TO THE LIEN OF A CERTAIN DEED OF TRUST TO DERWOOD H. RUSHER, TRUSTEE, SECURING BESSIE JAMISON BOWER, BENEFICIARY, RECORDED IN DEED BOOK 1035 PAGE 747 IN THE AFORESAID CLERKS OFFICE.

THE SAID OWNERS CERTIFY THAT THEY HAVE SUBDIVIDED THIS LAND, AS SHOWN HEREON, ENTIRELY WITH THEIR OWN FREE WILL AND CONSENT 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 OWNERS WITH CONSENT OF THE UNDERSIGNED TRUSTEE DO, BY VIRTUE OF THE RECORDATION OF THIS PLAT, DEDICATE IN FEE SIMPLE TO THE COUNTY OF ROANOKE ALL THE LAND EMERGED WITHIN THE STREETS OF THIS SUBDIVISION, AND ALL THE EASEMENTS ARE HEREBY DEDICATED FOR PUBLIC USE.

THE SAID OWNERS DO AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT AND SUBDIVISION AND 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 OF ROANOKE AND THE VIRGINIA DEPARTMENT OF HIGHWAYS FROM ANY AND ALL CLAIM AND CLAIMS FOR DAMAGES WHICH SUCH OWNERS, THEIR HEIRS, SUCCESSORS, DEVISEES, AND ASSIGNS MAY OR MIGHT HAVE AGAINST THE COUNTY OR DEPARTMENT OF HIGHWAYS BY REASON OF ESTABLISHING PROPER GRADE LINES ON AND ALONG SUCH STREETS AS SHOWN ON THIS PLAT (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. SAID COUNTY OR VIRGINIA DEPARTMENT OF HIGHWAYS SHALL NOT BE REQUIRED TO CONSTRUCT ANY RETAINING WALLS OR WALLS ALONG STREETS OR PROPERTY LINES THEREOF, OR MAINTAIN ANY EASEMENT SHOWN.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS, THIS THE 10 DAY OF April, 1976

William E. Gates OWNER
Dorothy F. Gates OWNER
Derwood H. Rusher TRUSTEE

MARCH 10, 1976
 I HEREBY CERTIFY THAT THIS PLAT OF SURVEY IS CORRECT.
Elizabeth Stokes
 CERTIFIED LAND SURVEYOR

IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THEREON ANNEXED IS ADMITTED TO RECORD ON March 10, 1976, AT 11:00 O'CLOCK A.M.
 TESTE: ELIZABETH STOKES
 BY: Elizabeth Stokes DEPUTY CLERK

STATE OF VIRGINIA }
 CITY OF ROANOKE } TO WIT:
 I, Elizabeth Stokes, A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT WILLIAM E. GATES AND DOROTHY F. GATES, OWNERS, AND DERWOOD H. RUSHER, TRUSTEE, WHOSE NAMES AS SUCH ARE SIGNED TO THE FOREGOING WRITING DATED March 10, 1976, HAS EACH APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON March 10, 1976.
Elizabeth Stokes MY COMMISSION EXPIRES 1-1-1978 NOTARY PUBLIC

APPROVED:

William E. Gates DATE: 3/22/76
 SECRETARY - ROANOKE COUNTY PLANNING COMMISSION
Lorayne M. Mendenhall DATE: 3/25/76
 AGENT - CITY OF ROANOKE PLANNING COMMISSION
Thomas J. Biedy DATE: 3/24/76
 CITY ENGINEER - ROANOKE VIRGINIA

PLAT
 OF
 SECTION NO 1
 DEER RUN ESTATES
 PROPERTY OF
 WILLIAM E. & DOROTHY F. GATES
 ROANOKE COUNTY VIRGINIA
 CATAWBA MAGISTERIAL DISTRICT
 BY: DAVID DICK & ASSOCIATES
 ENGINEERS & SURVEYORS
 DATE: MARCH 10, 1976 SCALE: 1"=100'