



- 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 STOOPS 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, WALL, HEDGE, OR SHRUB PLANTING SHALL EXTEND MORE THAN 10 FEET FROM THE FRONT LOT CORNERS ALONG THE FRONT LOT LINE AND/OR THE SIDE LOT LINE, OR BE MORE THAN 3 FEET IN HEIGHT. A HEDGE, FENCE OR WALL MAY BE ERECTED ALONG SIDE LINES OF ANY LOT BEGINNING AT THE REAR OF THE HOUSE AND EXTENDING TO THE REAR LINES OF LOT AND ALONG THE REAR LOT LINE OF ANY LOT HIGHER THAN 3 FEET FOR THE PURPOSE OF GIVING PRIVACY TO THE REAR PORTION OF EACH LOT. ON ANY CORNER LOT, NO FENCE SHALL BE PLACED IN THE REAR OF ANY LOT ADJOINING ANY STREET LINE UNLESS THE FENCE IS LOCATED BEHIND THE STREET SIDE BUILDING SET BACK LINE AS SHOWN ON THE RECORDED PLAT OF SECTION NO. 14, PENN FOREST.
 6. NO RESIDENCE SHALL BE CONSTRUCTED ON ANY LOT OR PORTIONS OF LOTS WHOSE LIVABLE AREA IS LESS THAN 1,450 SQUARE FEET EXCLUSIVE OF PORCHES AND CARPORTS.
 7. NO GARAGES OR MANUFACTURED TRAILERS, EITHER SINGLE OR DOUBLE WIDE SHALL BE USED AS LIVING QUARTERS NOR SHALL ANY TEMPORARY LIVING QUARTERS OF ANY NATURE BE PERMITTED.
 8. FRALIN & WALDRON, INC., ITS SUCCESSORS OR ASSIGNS RESERVE THE RIGHT TO RELEASE, WAIVE OR MODIFY ANY OF THE COVENANTS AND RESTRICTIONS HEREINABOVE IMPOSED, 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 NO. 14 PENN FOREST.

NOTE: THIS PROPERTY WAS FORMERLY TRACT "A" IN PENN FOREST, SECTION 1, RECORDED IN P.B. 5 PG. 82.

APPROVED:

Robert W. Hooper
SECRETARY - ROANOKE COUNTY PLANNING COMMISSION
5-24-78
DATE

Winston Lee
For AGENT - ROANOKE CITY PLANNING COMMISSION
8-9-78
DATE

Thomas J. Brady
CITY ENGINEER - ROANOKE, VIRGINIA
8-9-78
DATE

PLAT OF
SECTION NO. 14
PENN FOREST
SITUATED IN THE
CAVE SPRING MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA
PROPERTY OF:
FRALIN & WALDRON, INC.
SCALE: 1" = 50' DATE: 20MAR. 1978

BUFORD T. LUMSDEN & ASSOCIATE, P.C.
CERTIFIED LAND SURVEYORS
ROANOKE, VIRGINIA

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 NO. 14, "PENN FOREST" SUBDIVISION, BOUNDED AS SHOWN HEREON IN DETAIL BY OUTSIDE CORNERS 1 THRU 9 TO 1, INCLUSIVE, WHICH COMPRISES A PORTION OF THE LAND CONVEYED TO SAID OWNER BY DEED FROM THE FRANKLIN INVESTORS, INC., RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY IN DEED BOOK 794, PAGE 258.

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 DOES, BY VIRTUE OF THE RECORDATION OF THIS PLAT, HEREBY DEDICATE ALL THE EASEMENTS FOR PUBLIC USE.

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, THIS THE 14TH DAY OF APRIL, 1978.

FRALIN & WALDRON, INC.
BY: *Elbert H. Waldron* PRESIDENT
ATTEST: *Horace G. Fralin* SECRETARY

STATE OF VIRGINIA
CITY OF ROANOKE
TO WIT:
I, *Constance S. Brooks*, A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY & STATE DO HEREBY CERTIFY THAT ELBERT H. WALDRON AND HORACE G. FRALIN, PRESIDENT AND SECRETARY, RESPECTIVELY, OF FRALIN & WALDRON, INC., WHOSE NAMES AS SUCH ARE SIGNED TO THE FOREGOING WRITING DATED *April 14*, 1978, HAS EACH PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON *April 14*, 1978.

MY COMMISSION EXPIRES ON *Jan 27, 1981*.

Constance S. Brooks
NOTARY PUBLIC

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED TO RECORD ON *5-16-78*, 1978, AT *10* O'CLOCK *A*.M.
Richard A. Nelson
DEPUTY CLERK

CURVE DATA							
CURVE	LOT	BLOCK	ANGLE	TAN.	RADIUS	ARC	CH. BEARING
A	TOTAL		3 20' 56"	48.68	1665.33	97.34	S 80 18' 37" W
A	1	1	2 22' 46"	34.59	1665.33	69.17	S 79 49' 32" W
A	2	1	0 58' 10"	14.09	1665.33	28.17	S 81 30' 00" W
B	TOTAL		24 02' 34"	108.07	507.47	212.95	N 85 59' 38" W
B	4	1	10 42' 16"	47.54	507.47	94.80	S 87 20' 13" W
B	5	1	14 20' 18"	59.34	507.47	118.15	N 80 38' 30" W

BOUNDARY COORDINATES		
CORNER	NORTH	EAST
1	5000.00	5000.00
2	4836.15	4811.18
3	4725.04	4829.48
4	4616.87	4375.45
5	5044.06	4358.48
6	5029.29	4569.35
7	5063.36	4811.33
8	5079.74	4907.26
9	5009.42	4891.91
ORIGIN OF COORDINATES ASSUMED		