

CURVE DATA				CHORD		
CURVE	ANGLE	RADIUS	TANGENT	P.R.C.	BEARING	DIST.
A	31°30'	30.00	28.12	45.81	N35°54'W	17.49
B	91°47'	30.00	30.95	48.05	S50°22'E	73.08
C	88°13'	30.00	28.08	46.19	N39°57'E	61.76
D	75°16'	30.00	32.84	47.93	N48°41'W	44.30
E	82°47'	30.00	26.91	43.87	N40°47'E	70.06
F	123°38'	40.00		177.30	N6°14'W	50.00
107 A	92°05'	40.00	45.26	67.76	S54°47'E	59.94
107 B	84°16'	40.00	16.37	30.30	N45°33'E	30.12
107 C	74°28'	40.00	47.25	65.77	S40°59'W	58.73
107 D	64°50'	40.00	17.32	32.70	N68°22'W	31.80
G	75°10'	15.00	16.91	25.71	S43°41'E	22.14
H	70°40'	15.00	15.00	23.56	N38°44'E	21.21
I	84°50'	15.00	17.70	22.21	N41°19'E	20.24
J	70°00'	15.00	13.20	23.56	N50°16'W	21.21
K	102°39'	40.00	47.94	71.64	N83°44'E	62.44
L	102°39'	40.00	47.94	71.64	S83°44'W	62.44

BOUNDARY		LINE CALCULATIONS				
CORS.	BEARING	0137	N	S	E	W
1-2	N 4° 49' W	188.30	187.64			15.31
2-3	N 82° 41' S	199.60	25.42		197.98	
3-4	N 2° 45' W	453.00	453.40			38.07
4-5	N 77° 23' E	93.00	20.70		92.22	
5-6	N 93° 44' E	123.08	21.08		91.93	
6-7	N 72° 35' E	509.99	15.40		494.61	
7-8	N 83° 44' E	464.44	50.70		461.66	
8-9	S 4° 29' E	654.74		652.73		51.18
9-1	S 83° 00' W	897.64		121.61		990.20
TOTALS			774.34	774.34	1040.08	1040.08

TOTAL AREA - 13.003 ACRES

RESERVATIONS & RESTRICTIONS

THE FOLLOWING RESERVATIONS AND RESTRICTIONS ARE MADE
COVENANTS RUNNING WITH THE TITLE TO THE LOTS SHOWN HEREON
FOR A PERIOD OF 25 YEARS FROM THE DATE OF RECORDATION
OF THIS MAP.

- 1- NO STRUCTURES SHALL BE ERECTED ON THIS LAND OTHER THAN PRIVATE DWELLING HOUSES WITH NECESSARY OUTBUILDINGS. NO SHALL MORE THAN ONE DWELLING HOUSE BE ERECTED ON ANY ONE LOT.
- 2- NO DWELLING HOUSE HAVING AN AREA OF LESS THAN 1000 SQUARE FEET OF LIVABLE FLOOR SPACE SHALL BE CONSTRUCTED ON ANY LOT AND NO DWELLING HOUSE COSTING LESS THAN \$10,500, AS CALCULATED UPON THE COST OF LABOR AND MATERIAL PREVAILING ON THE DATE OF THIS MAP SHALL BE CONSTRUCTED ON ANY LOT.
- 3- NO TRAILER, BASEMENT, SHACK, GARAGE OR OTHER OUTBUILDING ERECTED ON ANY LOT SHALL BE USED AT ANY TIME AS A RESIDENCE, TEMPORARILY OR PERMANENTLY, NOR SHALL ANY RESIDENCE OF A TEMPORARY CHARACTER BE PERMITTED.
- 4- NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED ON UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
- 5- THE LOTS ARE SUBJECT TO THE DRAINAGE EASEMENTS AND PUBLIC UTILITY EASEMENTS (P.U.E.) AS SHOWN HEREON AS WELL AS EASEMENTS NECESSARY FOR ANCHORS OR GUYS TO ELECTRIC OR TELEPHONE POLES.

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT MIDDLETON GARDENS, INC., HEREAFTER DESIGNATED AS "OWNER," IS THE OWNER OF THE LAND SHOWN SUBDIVIDED HEREON, BOUNDED BY CORNERS 1 THRU 9 TO 1 AND KNOWN AS SECTION N21, MIDDLETON GARDENS, WHICH COMPRISES ALL THE LAND CONVEYED TO THE SAID OWNER BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF KNOXONE COUNTY IN D.B. 625 PAGE 394, AND WHICH LAND IS SUBJECT TO THE LIEN OF A CERTAIN DEED OF TRUST TO B.M. S. CHAPMAN AND B. PURNELL EGGLESTON, TRUSTEES, RECORDED IN D.B. 625 PAGE 399 IN THE AFORESAID CLERK'S OFFICE.

THE SAID OWNER CERTIFIES THAT THE SUBDIVISION OF THE AFORESAID PARCEL OF LAND AS SHOWN HEREON IS ENTIRELY WITH THE FREE WILL AND RECORD OF THE SAID OWNER CORPORATION PURSUANT TO AND IN COMPLIANCE WITH SECTIONS 15-779 THROUGH 15-71A3 OF THE VIRGINIA CODE OF 1950, AS AMENDED TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH TITLE 15, CHAPTER 11 "LAND SUBDIVISION REGULATIONS," AS AMENDED TO DATE, OF THE GENERAL ORDINANCES OF THE TOWN OF SALEM. THE SAID OWNER WITH THE CONSENT OF THE UNDERSIGNED TRUSTEES AND BENEFICIARIES DOES BY VIRTUE OF THE RECORDATION OF THIS PLAT DEDICATE IN FEE SIMPLE TO THE TOWN OF SALEM, ALL OF THE LAND EMBRACED WITHIN THE STREETS OF THE SUBDIVISION, AND SAID OWNER STILL FURTHER CERTIFIES THAT AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT, IT RELEASES THE TOWN OF SALEM FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SAID OWNER, ITS SUCCESSORS, OR ASSIGNS MAY HAVE OR ACQUIRE AGAINST THE TOWN OF SALEM BY REASON OF ESTABLISHING PROPER GRADE LINES ON AND ALONG THE STREETS IN AND ABUTTING SAID SUBDIVISION AND BY REASONS OF DOING THE NECESSARY GRADING OR FILLING FOR THE PURPOSE OF PLACING SAID STREETS UPON THE PROPER GRADE AS MAY FROM TIME TO TIME BE ESTABLISHED BY SAID TOWN, AND THE TOWN SHALL NOT BE REQUIRED TO BUILD ANY RETAINING WALL OR WALLS ALONG SAID STREETS OR PROPERTY LINES.

WITNESS THE FOLLOWING SIGNATURES AND SEALS ON THIS THE 12 DAY OF OCTOBER 1959.
MIDDLETON GARDENS, INC.

MIDDLETON GARDENS, INC.

Dr. E. A. Tamm
PRESIDENT

ATTEST:
Harriett M. Underrop
 SECRETARY

SEAL

Beirne E. Chapman
TRUSTEE

Barrett E. Ely
TRUSTEE

Carl F. Ervin
BENEFICIARY

Lucas P. Espinal
BENEFICIARY

STATE OF VIRGINIA
COUNTY OF ROANOKE

AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT LOUIS S WALDRUP AND HARRIET M WALDRUP, PRESIDENT AND SECRETARY, RESPECTIVELY OF MIDDLETON GARDENS, INC. AND BENJ E CHAPMAN AND B PURNELL EGLESTON, TRUSTEES, AND CARL SWARTH BRANN AND EVA LAVADA ERVIN, BENEFICIARIES, WHOSE NAMES AS SUCH ARE SIGNED TO THE FOREGOING WRITING DATED THE 12 DAY OF OCTOBER, 1959, HAVE PERSONALLY APPEARED BEFORE ME IN MY COUNTY AND STATE AFORESAID AND ACKNOWLEDGED THE SAME ON THIS 12 DAY OF OCTOBER, 1959.

August 17, 1963
MY COMMISSION EXPIRES

Donald L. Link
NOTARY PUBLIC

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT, FOR ROANOKE COUNTY, VIRGINIA, THIS MAP IS PRESENTED ON 1959, AND WITH THE CERTIFICATES OF ACKNOWLEDGEMENT AND DEDICATION THERE TO ANNEXED IS ADMITTED TO RECORD AT 10 O'CLOCK P.M.

TBSJB: _____ CLERK

APPROVED:

W. T. Paul Chapman DATE: 10-22-59
EXECUTIVE SECRETARY, TOWN OF SALEM PLANNING COMM.

F. A. Spizzle DATE: 10-22-59
TOWN ENGINEER, SALEM, VIRGINIA

MAP
of
SECTION N^o 1
MIDDLETON GARDENS
PROPERTY OF
MIDDLETON GARDENS, INCORPORATED
PARTLY IN TOWN OF SALEM
ROANOKE CO. VIRGINIA

BY: DAVID DICK
CENT. ENGR. & SURV.
DATE: SEPTEMBER 10, 1959 SCALE: 1"=10'

P.B. 4 - Pg. 322