



CURVE DATA					
CURVE	ANGLE	RADIUS	ARC	TANGENT	CHORD
1	76°11'40"	283.75	377.34	222.47	S11°02'40"W 350.15
2	37°00'30"	323.80	209.15	108.37	S8°32'45"E 205.53
3	39°56'27"	325.29	226.76	118.21	S29°55'43.5"W 222.20
4	69°21'27"	225.00	272.37	155.67	S15°13'13.5"W 256.04
A	12°23'10"	323.80	70.00	35.14	S20°51'25"E 69.86
B	17°41'41"	323.80	100.00	50.40	S5°48'59.5"E 99.60
C	6°55'39"	323.80	39.15	19.60	S6°29'40.5"W 39.13
D	19°22'30"	325.29	110.00	55.53	S19°38'45"W 109.48
E	20°33'57"	325.29	116.76	59.02	S39°36'58.5"W 116.13

BOUNDARY DATA						
COURSE	BEARING	DISTANCE	N	S	E	W
1 TO 2	N18°44'30"W	118.27	112.000	-	-	38.000
2 TO 3	N18°18'00"E	133.76	127.000	-	42.000	-
3 TO 4	N54°57'50"E	212.51	122.000	-	174.002	-
4 TO 5	N3°53'30"E	338.78	338.000	-	22.995	-
5 TO 6	N31°45'30"E	198.19	126.003	-	78.000	-
6 TO 7	N26°33'55"W	617.16	552.003	-	-	276.003
7 TO 8	N12°20'20"E	131.03	128.004	-	28.000	-
8 TO 9	N30°38'20"E	151.09	130.000	-	77.000	-
9 TO 10	N51°39'30"E	225.66	139.990	-	176.993	-
10 TO 11	N62°30'50"E	166.83	77.000	-	148.000	-
11 TO 12	S74°10'50"E	21.46	-	5.848	20.647	-
12 TO 13	S49°08'40"W	369.22	-	241.524	-	279.262
13 TO 14	S11°02'40"W	350.15	-	343.662	-	67.078
14 TO 15	S27°03'00"E	122.52	-	109.115	55.718	-
15 TO 16	N62°57'00"E	175.00	79.575	-	155.857	-
16 TO 17	S35°03'20"E	301.72	-	246.988	173.300	-
17 TO 18	S1°27'30"W	538.91	-	538.732	-	13.715
18 TO 19	S35°00'30"W	295.89	-	242.352	-	169.749
19 TO 20	S47°04'40"W	112.67	-	76.728	-	85.505
20 TO 21	S59°00'40"W	248.29	-	127.837	-	212.850
21 TO 1	N84°49'15"W	13.41	1.211	-	-	13.350
TOTAL			1932.786	1932.786	1152.512	1152.512

AREA=8.4925 ACRES

APPROVED:
William E. Taylor, Jr.
 EXECUTIVE SECRETARY
 CITY OF SALEM PLANNING COMMISSION
 DATE: 8-17-71

F. D. Smalls
 CITY ENGINEER
 CITY OF SALEM, VIRGINIA
 DATE: 8-17-71

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF THE CITY OF SALEM, VA. THIS MAP IS PRESENTED AND WITH THE CERTIFICATE OF DEDICATION AND ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 4:45 O'CLOCK P.M. ON THIS 17 DAY OF Aug, 1971.

TESTE: JAMES F. TOBEY, Clerk
Marianne Sigford
 CLERK



CERTIFIED CORRECT:
G. L. Mattern
 GUILFORD L. MATTERN, CERTIFIED LAND SURVEYOR

- RESERVATIONS AND RESTRICTIONS**
- THE FOLLOWING SHALL BE COVENANTS RUNNING WITH THE TITLE OF THIS LAND FOR A PERIOD OF 25 YEARS FROM DATE OF RECORDATION OF THIS MAP.
- NO COWS, HORSES, PIGS, SWINE, FOWL OR PIGEONS SHALL BE KEPT ON THE PREMISES NOR SHALL ANY OTHER ANIMALS NOR PETS BE KEPT UPON THE PREMISES WHICH OCCASIONS OBNOXIOUS ODORS OR ARE DANGEROUS TO THE HEALTH OR WELFARE OF THE OTHER RESIDENTS IN THE SUBDIVISION AND NO NUISANCE SHALL BE MAINTAINED OR PERMITTED ON SAID PROPERTY.
 - NO STRUCTURE OF A TEMPORARY CHARACTER (TRAILER, BASEMENT, TENT, SHACK, GARAGE OR BARN) OR OTHER OUTBUILDING SHALL BE USED ON ANY LOT AT ANY TIME AS A RESIDENCE EITHER TEMPORARILY OR PERMANENTLY.
 - NO SINGLE STORY RESIDENCE OR SPLIT LEVEL RESIDENCE SHALL BE CONSTRUCTED WHICH HAS LESS THAN 1600 SQUARE FEET OF LIVABLE FLOOR AREA, AND NO TWO STORY OR ONE AND ONE-HALF STORY RESIDENCE SHALL BE CONSTRUCTED WHICH HAS LESS THAN 2000 SQUARE FEET OF LIVABLE FLOOR SPACE. COMPUTATION OF LIVABLE FLOOR AREA SHALL EXCLUDE BREEZEWAYS, PORCHES, GARAGES, CARPORTS, AND BASEMENT AREAS.
 - WINDOW TYPE CONDITIONING UNITS SHALL NOT BE PERMITTED.
 - EXTERIOR CONDENSORS, COOLING TOWERS, ETC. SHALL BE CONCEALED FROM VIEW.
 - NO METAL FENCES SHALL BE CONSTRUCTED NEARER THE STREET THAN THE LINE OF THE REAR WALL OF THE HOUSE.
 - ALL FUEL STORAGE TANKS, TRASH AND GARBAGE RECEPTACLES SHALL BE BURIED IN THE GROUND.
 - NO BOATS, TRAILERS, CAMPERS, TRUCKS OR UNLICENSED CARS SHALL BE PARKED ON (OR AT THE CURB IN FRONT OF) ANY LOT, EXCEPT THAT THEY MAY BE PARKED IN A GARAGE ON THE LOT.
 - ALL SERVICE LINES WITHIN THE LOTS SHALL BE UNDERGROUND.

KNOW ALL MEN BY THESE PRESENTS, TO WIT:
 THAT G. L. AND RUBY M. MATTERN ARE THE FEE SIMPLE OWNERS OF THE TRACT OF LAND SHOWN HEREON, KNOWN AS CLUB MANOR ESTATES, SECTION 1 AND SHOWN IN DETAIL BY OUTSIDE CORNERS 1 TO 21 INCLUSIVE; WHICH SAID LAND IS PART OF THE PROPERTY CONVEYED TO SAID OWNERS BY ALICE C. McVITTY BY DEED DATED 2 JUNE 1969 AND RECORDED IN DEED BOOK 7 PAGE 260 IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT FOR THE CITY OF SALEM, VA., AND SUBJECT ONLY TO THE LIEN ON CERTAIN DEED OF TRUST DATED 2 JUNE 1969 FROM SAID OWNER TO JOHN H. THORNTON, JR. AND FRANK W. ROGERS, JR., TRUSTEES, SECURING ALICE C. McVITTY BENEFICIARY AND RECORDED IN DEED BOOK 7 PAGE 262.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE SUBDIVIDED THIS LAND INTO LOTS AS SHOWN HEREON ENTIRELY WITH THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.1-465 THROUGH 15.1-485 OF THE 1950 CODE OF VIRGINIA, AS AMENDED TO DATE AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH CHAPTER 26 "LAND SUBDIVISION REGULATIONS" AS AMENDED TO DATE OF THE GENERAL ORDINANCES OF THE CITY OF SALEM, VA. THE SAID OWNERS WITH THE CONSENT OF THE UNDERSIGNED TRUSTEES AND BENEFICIARY, HEREBY DEDICATE TO AND VEST IN THE CITY OF SALEM, VA. SUCH PORTIONS OF THE PREMISES PLATTED AS ARE ON THIS PLAT SET APART FOR STREET AND SEWER EASEMENT.

THE SAID OWNERS, FURTHER CERTIFY THAT AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT BY THE COUNCIL AND PLANNING COMMISSION OF THE CITY OF SALEM, VA., ON THEIR OWN BEHALF AND FOR AND ON ACCOUNT OF THEIR SUCCESSORS, DEVISEES AND ASSIGNS SPECIFICALLY RELEASE THE CITY OF SALEM, VA., FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SAID OWNERS THEIR SUCCESSORS, DEVISEES AND ASSIGNS MAY HAVE OR ACQUIRE AGAINST THE CITY OF SALEM, VA. BY REASON OF ESTABLISHING PROPER GRADE LINES ON AND ALONG THE STREETS SHOWN HEREON AND BY REASON OF DOING THE NECESSARY GRADING, CUTTING OR FILLING FOR THE PURPOSE OF PLACING SUCH STREET UPON THE PROPER GRADE AS MAY FROM TIME TO TIME BE ESTABLISHED BY SAID CITY OF SALEM, VA. AND SAID CITY OF SALEM, VA. SHALL NOT BE REQUIRED TO CONSTRUCT ANY RETAINING WALL OR WALLS ALONG THE STREET AND PROPERTY LINES THEREOF.

WITNESS THE FOLLOWING SIGNATURES AND SEALS ON THIS 3rd DAY OF December 1970.

OWNERS: *G. L. Mattern*
 G. L. MATTERN

BENEFICIARY: *Alice C. McVitty*
 ALICE C. McVITTY

TRUSTEES: *John H. Thornton, Jr.*
 JOHN H. THORNTON, JR.

Frank W. Rogers, Jr.
 FRANK W. ROGERS, JR.

CITY OF ROANOKE TO WIT:
 STATE OF VIRGINIA

I, *Roma J. Justice*, A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY DO HEREBY CERTIFY THAT G. L. MATTERN AND RUBY M. MATTERN AND ALICE C. McVITTY AND JOHN H. THORNTON, JR. AND FRANK W. ROGERS, JR. WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED Dec 3, 1970, HAVE EACH PERSONALLY APPEARED BEFORE ME IN MY STATE AND CITY, AND ACKNOWLEDGED THE SAME ON THIS 3rd DAY OF December, 1970.

MY COMMISSION EXPIRES:
 April 9, 1973

Roma J. Justice
 NOTARY PUBLIC

PLAT OF
 CLUB MANOR ESTATES
 SECTION ONE

PROPERTY OF G. L. AND RUBY M. MATTERN
 SALEM VIRGINIA

SCALE: 1"=100' 14 OCTOBER 1970

GUILFORD L. MATTERN
 CERTIFIED LAND SURVEYOR