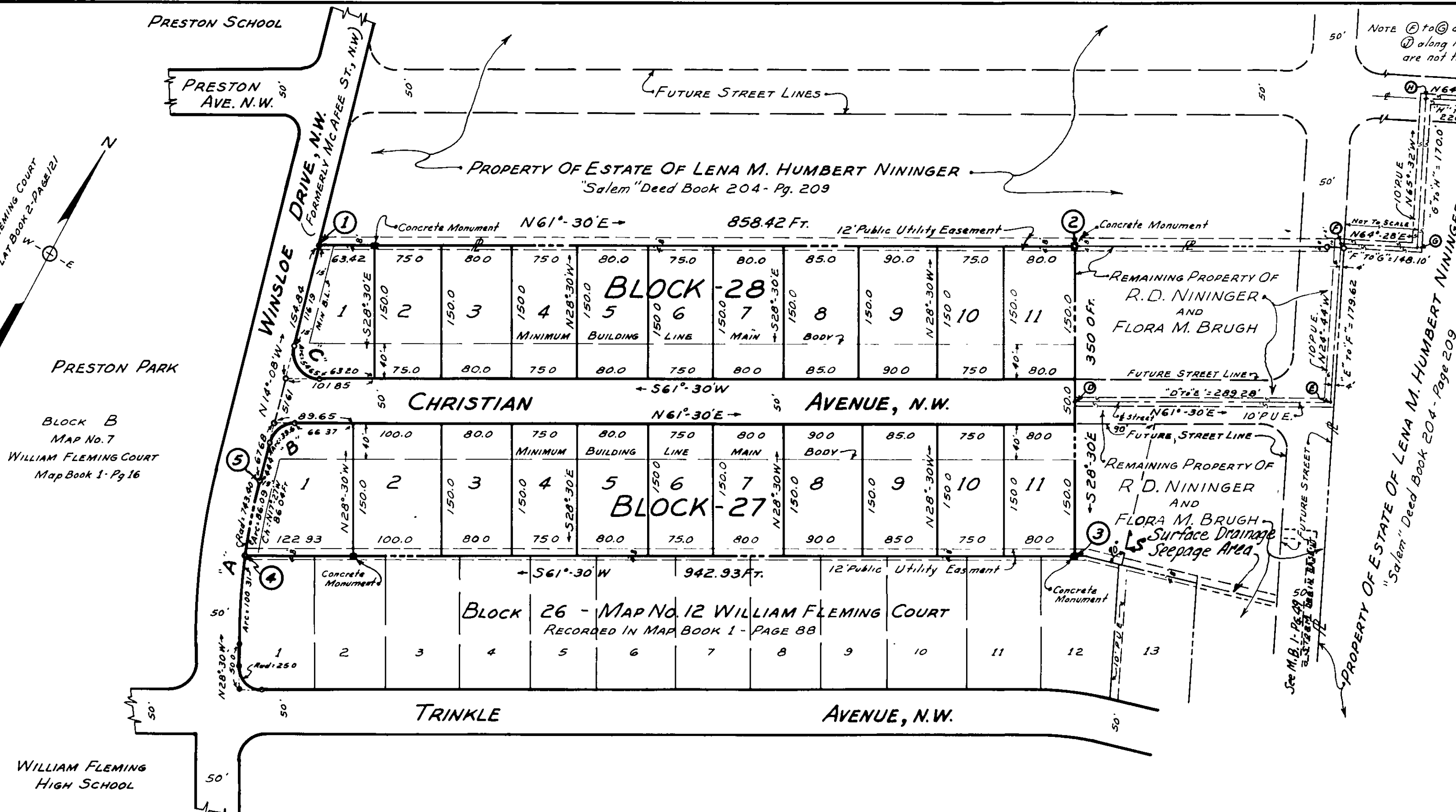




Block 2 - Section No. 1
FLEMING OAKS

BOUNDARY CALCULATIONS - MAP No. 13 WILLIAM FLEMING COURT

LINE COR. 1/2 COR.	BEARING	DISTANCE	NORTH	SOUTH	EAST	WEST
1-2	N61°30'E	858.42	409.60		754.40	
2-3	S28°30'E	350.00		307.58		167.00
3-4	S61°30'W	342.93		449.93		828.66
4-5	N17°27'W	86.04		82.08		25.80
5-1	N14°08'W	274.13	265.83			66.94
TOTALS		2,511.52	757.51	757.51	921.40	921.40

NOTE: Boundary of Map No. 13 William Fleming Court contains 7.252 Acres ±.

CURVE DATA

CURVE	LOT	BLOCK	ANGLE	TANGENT	RADIUS	ARC	BEARING	DISTANCE
A	-	26 & 27	14°22'	93.69	743.40	186.40	N21°19'W	185.92
A	1	26	7°43.8'	50.23	743.40	100.31	N24°38'W	100.23
A	1	27	6°38.2'	43.09	743.40	86.09	N17°27'W	86.04
B	1	27	75°38'	23.28	3000	39.60	N23°41'E	36.79
C	1	28	104°22'	38.65	3000	54.65	N66°19'W	47.40

NOTE: The 10' Width Public Utility Easement Along Points (a), (b), (c), (d), (e), (f), (g), (h), (i), (j), (k), (l), (m), (n), (o), (p), (q), (r), (s), (t), (u), (v), (w), (x), (y), (z), (aa), (ab), (ac), (ad), (ae), (af), (ag), (ah), (ai), (aj), (ak), (al), (am), (an), (ao), (ap), (aq), (ar), (as), (at), (au), (av), (aw), (ax), (ay), (az), (ba), (bb), (bc), (bd), (be), (bf), (bg), (bh), (bi), (bj), (bk), (bl), (bm), (bn), (bo), (bp), (bq), (br), (bs), (bt), (bu), (bv), (bw), (bx), (by), (bz), (ca), (cb), (cc), (cd), (ce), (cf), (cg), (ch), (ci), (cj), (ck), (cl), (cm), (cn), (co), (cp), (cq), (cr), (cs), (ct), (cu), (cv), (cw), (cx), (cy), (cz), (da), (db), (dc), (dd), (de), (df), (dg), (dh), (di), (dj), (dk), (dl), (dm), (dn), (do), (dp), (dq), (dr), (ds), (dt), (du), (dv), (dw), (dx), (dy), (dz), (ea), (eb), (ec), (ed), (ee), (ef), (eg), (eh), (ei), (ej), (ek), (el), (em), (en), (eo), (ep), (eq), (er), (es), (et), (eu), (ev), (ew), (ex), (ey), (ez), (fa), (fb), (fc), (fd), (fe), (ff), (fg), (fh), (fi), (fj), (fk), (fl), (fm), (fn), (fo), (fp), (fq), (fr), (fs), (ft), (fu), (fv), (fw), (fx), (fy), (fz), (ga), (gb), (gc), (gd), (ge), (gf), (gg), (gh), (gi), (gj), (gk), (gl), (gm), (gn), (go), (gp), (gq), (gr), (gs), (gt), (gu), (gv), (gw), (gx), (gy), (gz), (ha), (hb), (hc), (hd), (he), (hf), (hg), (hi), (hj), (hk), (hl), (hm), (hn), (ho), (hp), (hq), (hr), (hs), (ht), (hu), (hv), (hw), (hx), (hy), (hz), (ia), (ib), (ic), (id), (ie), (if), (ig), (ih), (ii), (ij), (ik), (il), (im), (in), (io), (ip), (iq), (ir), (is), (it), (iu), (iv), (iw), (ix), (iy), (iz), (ja), (jb), (jc), (jd), (je), (jf), (jg), (jh), (ji), (jj), (jk), (jl), (jm), (jn), (jo), (jp), (jq), (jr), (js), (jt), (ju), (jv), (jw), (jx), (jy), (jz), (ka), (kb), (kc), (kd), (ke), (kf), (kg), (kh), (ki), (kj), (kk), (kl), (km), (kn), (ko), (kp), (kq), (kr), (ks), (kt), (ku), (kv), (kw), (kx), (ky), (kz), (la), (lb), (lc), (ld), (le), (lf), (lg), (lh), (li), (lj), (lk), (ll), (lm), (ln), (lo), (lp), (lq), (lr), (ls), (lt), (lu), (lv), (lw), (lx), (ly), (lz), (ma), (mb), (mc), (md), (me), (mf), (mg), (mh), (mi), (mj), (mk), (ml), (mm), (mn), (mo), (mp), (mq), (mr), (ms), (mt), (mu), (mv), (mw), (mx), (my), (mz), (na), (nb), (nc), (nd), (ne), (nf), (ng), (nh), (ni), (nj), (nk), (nl), (nm), (nn), (no), (np), (nq), (nr), (ns), (nt), (nu), (nv), (nw), (nx), (ny), (nz), (oa), (ob), (oc), (od), (oe), (of), (og), (oh), (oi), (oj), (ok), (ol), (om), (on), (oo), (op), (oq), (or), (os), (ot), (ou), (ov), (ow), (ox), (oy), (oz), (pa), (pb), (pc), (pd), (pe), (pf), (pg), (ph), (pi), (pj), (pk), (pl), (pm), (pn), (po), (pp), (pq), (pr), (ps), (pt), (pu), (pv), (pw), (px), (py), (pz), (qa), (qb), (qc), (qd), (qe), (qf), (qg), (qh), (qi), (qj), (qk), (ql), (qm), (qn), (qo), (qp), (qq), (qr), (qs), (qt), (qu), (qv), (qw), (qx), (qy), (qz), (ra), (rb), (rc), (rd), (re), (rf), (rg), (rh), (ri), (rj), (rk), (rl), (rm), (rn), (ro), (rp), (rq), (rr), (rs), (rt), (ru), (rv), (rw), (rx), (ry), (rz), (sa), (sb), (sc), (sd), (se), (sf), (sg), (sh), (si), (sj), (sk), (sl), (sm), (sn), (so), (sp), (sq), (sr), (ss), (st), (su), (sv), (sw), (sx), (sy), (sz), (ta), (tb), (tc), (td), (te), (tf), (tg), (th), (ti), (tj), (tk), (tl), (tm), (tn), (to), (tp), (tq), (tr), (ts), (tt), (tu), (tv), (tw), (tx), (ty), (tz), (ua), (ub), (uc), (ud), (ue), (uf), (ug), (uh), (ui), (uj), (uk), (ul), (um), (un), (uo), (up), (uq), (ur), (us), (ut), (uu), (uv), (uw), (ux), (uy), (uz), (va), (vb), (vc), (vd), (ve), (vf), (vg), (vh), (vi), (vj), (vk), (vl), (vm), (vn), (vo), (vp), (vq), (vr), (vs), (vt), (vu), (vv), (vw), (vx), (vy), (vz), (wa), (wb), (wc), (wd), (we), (wf), (wg), (wh), (wi), (wj), (wk), (wl), (wm), (wn), (wo), (wp), (wq), (wr), (ws), (wt), (wu), (wv), (ww), (wx), (wy), (wz), (xa), (xb), (xc), (xd), (xe), (xf), (xg), (xh), (xi), (xj), (xk), (xl), (xm), (xn), (xo), (xp), (xq), (xr), (xs), (xt), (xu), (xv), (xw), (xx), (xy), (xz), (ya), (yb), (yc), (yd), (ye), (yf), (yg), (yh), (yi), (yj), (yk), (yl), (ym), (yn), (yo), (yp), (yq), (yr), (ys), (yt), (yu), (yv), (yw), (yx), (yy), (yz), (za), (zb), (zc), (zd), (ze), (zf), (zg), (zh), (zi), (zj), (zk), (zl), (zm), (zn), (zo), (zp), (zq), (zr), (zs), (zt), (zu), (zv), (zw), (zx), (zy), (zz).

NOTE: For legal reference to the seepage area see M.B. 1 - page 49, and also in M.B. 1, page 88, Roanoke, Virginia.

RESERVATIONS & RESTRICTIONS

The following Reservations and Restrictions are made covenants running with the title of the land shown subdivided hereon, known as Map No. 13 William Fleming Court, and shall be binding upon all parties and all persons claiming under them for a period of Twenty-five years from the date of recordation of this map, after which time said covenants shall be automatically extended for successive periods of Ten years, unless an instrument, signed by the majority of the owners of the lots, has been recorded agreeing to change said covenants in whole or in part.

- All of the lots on Map No. 13, as shown hereon, shall be used for residential purposes only, and not for commercial purposes, and the said property shall not be used for any purpose that will create a nuisance or annoyance in the neighborhood.
- No residence lot shall be subdivided into building lots, except that a lot may be divided and added to adjoining lots.
- No dwelling shall be erected or placed on any lot having a width of less than 75 feet, and not nearer the street line than the minimum setback line where shown hereon.
- Easements for installation and maintenance of utilities are reserved where shown hereon.
- No structure of a temporary character such as a trailer, basement, tent, shack, garage, barn, or other outbuilding, shall be used on any lot at any time, as a residence, either temporarily or permanently.
- No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage, or other waste, except in sanitary containers.
- No residence may be erected on any lot shown hereon whose building cost for labor and materials is less than \$13,000.00 or the equivalent value of \$13,000.00 on date of recordation of this map, said house to have an enclosed living area not less than 1,300 square feet, exclusive of carport, porches, breezeway, and garage, except that said enclosed living area shall have not less than 1,200 square feet where the area of the carport, porches, breezeway, or garage is equivalent to or more than 250 square feet.
- No house shall be erected on any lot exceeding two stories in height and a one or two car garage, and not more than one such dwelling house shall be erected on any lot.
- Enforcement of these covenants shall be by proceedings at law or in equity against any person, or persons, violating or attempting to violate any covenant, either to restrain violation, or to recover damages.
- Violation or invalidation of any one of these covenants by judgement or court order, shall in no wise affect any of the other provisions which shall remain in full force and effect.

KNOW ALL MEN BY THESE PRESENTS:

That R. Douglas Nininger, whose wife's name is Ruth M. Nininger, and Flora M. Brugh, whose husband is Arthur M. Brugh, are the fee owners and proprietors of the land hereon shown to be subdivided, known as Map No. 13, William Fleming Court, bounded as shown hereon in detail by outside corners 1 to 5 to 1, inclusive; and that said land is not subject to any lien or encumbrance.

The undersigned owners and proprietors and their wife and husband, as aforesaid, certify that the said subdivision as appears on this plat is with the consent and in accordance with the desire of the undersigned owners of same.

The said owners and proprietors and their husband and wife, as aforesaid, hereby dedicate to and rest in the City of Roanoke, wherein said land lies, such portions of the premises platted as are on this plat set apart for streets, easements, or other public uses, or for future street widening, in accordance with the provisions of the Subdivision Ordinance of the City of Roanoke, as amended, and the Virginia Land Subdivision Act.

WITNESS the following signatures and seals on this the 29 day of April, 1958.

R. Douglas Nininger (SEAL) Ruth M. Nininger (SEAL)
OWNER OWNER'S WIFE
Flora M. Brugh (SEAL) Arthur M. Brugh (SEAL)
OWNER OWNER'S HUSBAND

STATE OF VIRGINIA }
CITY OF ROANOKE } To-wit:

I, Mary Linda M. Smiley, a Notary Public in and for the City of Roanoke in the State of Virginia, do hereby certify that R. Douglas Nininger and Ruth M. Nininger, his wife, and Flora M. Brugh and Arthur M. Brugh, her husband, whose names are signed to the foregoing writing dated the 29 day of April, 1958, have each personally appeared before me in my City and State aforesaid, and acknowledged the same on this 29 day of April, 1958.

My Commission Expires: January 2, 1961.

Mary Linda M. Smiley
NOTARY PUBLIC

April 29, 1958
I, HEREBY CERTIFY THAT THIS
PLAT OF SURVEY IS CORRECT.
C.B. Malcolm
VIRGINIA STATE CERTIFIED ENGINEER

In the Clerk's Office of the Hustings Court for the City of Roanoke, Virginia, this map is presented on May 5, 1958, and with the certificates of dedication and acknowledgement thereto annexed is admitted to record at 1:00 o'clock P.M.

TESTE: W.H. Carr, Clerk By: Edley S. Robinson Deputy Clerk

APPROVED:

J. R. Hildebrand May 5, 1958.
AGENT FOR ROANOKE CITY PLANNING COMMISSION DATE
H. Clute Boyles May 5 1958
CITY ENGINEER OF ROANOKE, VIRGINIA DATE

CAPTION LEGAL REFERENCE:

The 7.252 Acres shown hereon as Map No. 13 William Fleming Court is a portion of the 10.289 Ac ± tract conveyed to R. D. Nininger and Flora M. Brugh from the Estate of Lena M. Humbert Nininger by Deed dated April 28, 1958, and recorded Apr. 30, 1958.

MAP No. 13
WILLIAM FLEMING COURT
SHOWING BLOCKS 27 AND 28
PROPERTY OF

R.D. NININGER AND FLORA M. BRUGH
By: C.B. MALCOLM & SON
PLAT OF SURVEY IS CORRECT. VIRGINIA.
DATE: APRIL 29, 1958 SCALE: 1"=100'