

KNOW ALL MEN BY THESE PRESENTS:

That R. Douglas Nininger and Ruth M. Nininger, his wife, are the fee simple owners and proprietors of the land hereon shown to be subdivided, bounded as shown hereon in detail by outside corners 1 to 18, inclusive; to be known as Section No. 7, Fleming Oaks; subject only to the lien of a certain deed of trust dated April 29, 1958, from R. Douglas Nininger and Ruth M. Nininger to T.L. Plunkett, Jr. and J. Glenwood Strickler, Trustees, securing Oaklane Corporation, of record in the Clerk's Office of the Hastings Court of the City of Roanoke, in D.B. 1031, Pg. 27.

The undersigned owners, the Trustees, and Beneficiary, 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 parties.

The said owners, with the consent of the undersigned Trustees and Beneficiary, hereby dedicate to and vest in the City of Roanoke, wherein said land lies, such portions of the premises 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 signatures and seals of the owners and the seals of the aforesaid Trustees and the signature of said Corporation by J.H. Fralin, its president, with its corporate seal hereunto affixed and duly attested by C.F. Kefauver, its secretary, this 8 day of March, 1961.

R. Douglas Nininger Ruth M. Nininger
R. Douglas Nininger, Owner Ruth M. Nininger, Owner

T.L. Plunkett, Jr. J. Glenwood Strickler
T.L. Plunkett, Jr., Trustee J. Glenwood Strickler, Trustee

By J.H. Fralin Attest: C.F. Kefauver
J.H. Fralin, President C.F. Kefauver, Secretary

State of Virginia } To Wit:
City of Roanoke }

I, Mary Louise 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 T.L. Plunkett, Jr. and J. Glenwood Strickler, Trustees and J.H. Fralin and C.F. Kefauver, President and Secretary, respectively, of Oaklane Corporation, whose names are signed to the foregoing writing dated the 8 day of March, 1961, have each personally appeared before me in my City and State aforesaid, and acknowledged the same.

My Commission Expires: January 2, 1965

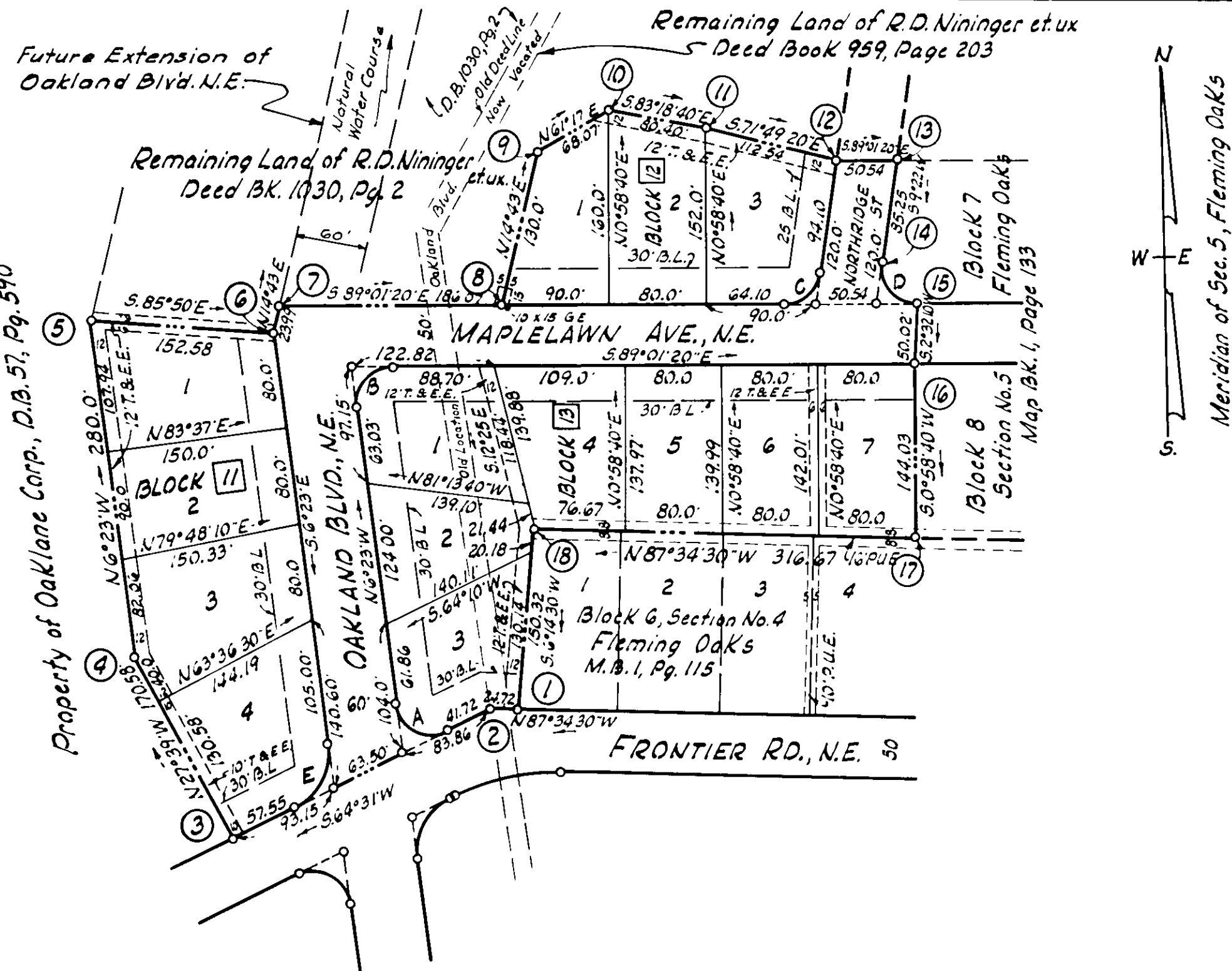
Given under my hand this 8 day of MARCH, 1961.

Mary Louise M. Smiley
Notary Public

RESERVATIONS AND RESTRICTIONS

The following Reservations and Restrictions are made covenants running with the title of the land shown hereon subdivided, known as Section No. 7, Fleming Oaks, 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.

1. All lots shown hereon shall be used for residential purposes only, and not for commercial purposes, and said property shall not be used for any purpose that will create a nuisance or annoyance in the neighborhood.
2. No residence lot shall be subdivided into building lots except that a lot may be divided and added to adjoining lots.
3. No dwelling shall be erected or placed on any lot having an average width of less than 74 feet, and not nearer to the street line than the minimum setback line where shown hereon.
4. Easements for installation and maintenance of utilities are reserved where shown hereon.
5. 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.
6. No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage, or other waste except in sanitary containers.
7. No residence may be erected on any lot shown hereon whose building cost for labor and materials is less than \$12,000 or the equivalent value of \$12,000 on date of recordation of this map, said house to have an enclosed living area not less than 1,200 sq. ft., exclusive of carport, porches, breezeway, and garage, except that said enclosed living area shall have not less than 1,100 sq. ft., where the area of carport, porches, breezeway, or garage is equivalent to or more than 250 sq. ft.
8. 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.
9. Enforcement of these covenants shall, 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.
10. 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.

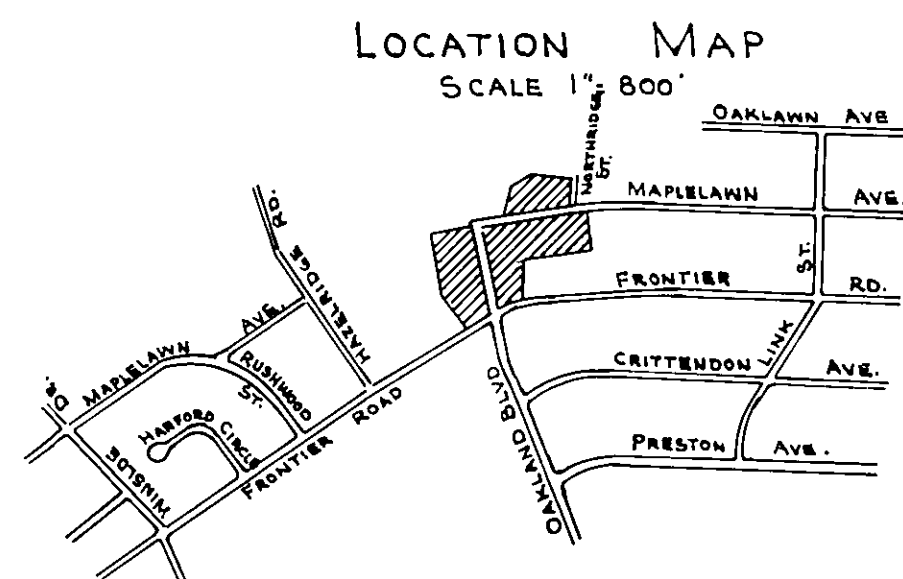


Note:

- B.L. denotes Minimum Bldg. Line, Main Body.
- P.U.E. denotes Public Utility Easement.
- T. & E.E. denotes Telephone and Electric Easement.
- G.E. denotes Guy Anchor Easement.

In the Clerk's Office of the Hastings Court for the City of Roanoke, Virginia, this map is presented on 4-26, 1961, and with the certificate of dedication and acknowledgment thereto annexed is admitted to record at 10:35 O'clock A.M.

Teste: WALKER R. CARTER, JR. By Gloria S. Smith
Clerk Deputy Clerk



Feb. 10, 1961
I, hereby certify that this plat of survey is correct.
C.B. Malcolm
State Cert. Surveyor

CURVE DATA

Curve	Lot	B/L	Angle	Tangent	Radius	Arc	CHORD	
							Bearing	Dist.
A	3	13	109°06'	42.14	30	57.07	N60°56'W	48.88
B	1	13	97°21'40"	34.12	30	50.98	N42°17'50"E	45.06
C	3	12	81°36'40"	25.90	30	42.73	S50°10'20"W	39.21
D	1	7	98°23'20"	34.75	30	51.52	S39°49'40"E	45.42
E	4	11	70°54'	35.60	50	61.87	S29°04'W	58.00

BOUNDARY DATA

Corner	Bearing	Distance	North (Cos)	South	East (Sin)	West
1-2	N87°34'30"W	24.72	1.04			24.70
2-3	S64°31'W	240.51		103.48		217.11
3-4	N27°39'W	170.58	151.10			79.16
4-5	N6°23'W	280.00	278.26			31.13
5-6	S85°50'E	152.58		11.08	152.18	
6-7	N14°43'E	23.99	23.20		6.09	
7-8	S89°01'20"E	186.07		3.17	186.04	
8-9	N14°43'E	130.00	125.73		33.02	
9-10	N61°17'E	68.07	32.71		59.70	
10-11	S83°18'40"E	80.40		9.36	79.85	
11-12	S71°49'20"E	112.54		35.11	106.92	
12-13	S89°01'20"E	50.54		0.86	50.53	
13-14	S9°22'W	85.25		84.11	13.87	
14-15	S39°49'30"E	45.42		34.88	29.09	
15-16	S2°32'10"W	50.02		49.97	2.21	
16-17	S0°58'40"W	144.03		144.01	2.46	
17-18	N87°34'30"W	316.67	13.40		316.38	
18-1	S6°14'30"W	150.32		149.43	16.34	
Totals			625.44	625.46	703.42	703.36

Above Boundary Contains 5.303 Acres ±

APPROVED:

Wm. K. Sinsbach 2-5-4-61
Agent For Roanoke City Planning Commission Date

H. Clitue Broyles 4-25-61
City Engineer of Roanoke, Virginia Date

Caption Legal Reference:

Being a portion of property conveyed to R.D. Nininger et ux. in Deed Book 959, Pg. 203, also a portion of property conveyed to R.D. Nininger et ux. in Deed Book 1030, Page 2, and also a portion of the old location of Oakland Blvd. vacated by Ordinance #13387, dated June 30, 1958 and recorded in Deed Book 1033, Page 88.

MAP OF
BLOCKS 11, 12, 13, SECTION No. 7
FLEMING OAKS
PROPERTY OF
R.D. NININGER AND RUTH M. NININGER
ROANOKE, VIRGINIA

By C.B. Malcolm & Son
State Cert. Engrs.
DATE: FEB. 10, 1961 SCALE: 1" = 100'