

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 simple owners and proprietors of the land hereon shown to be subdivided, Known as Map No. 15, William Fleming Court, bounded as shown hereon in detail by outside corners 1 to 13, 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 vest 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 3 day of APRIL, 1961.

R. Douglas Nininger (Seal) Ruth M. Nininger (Seal)  
R. Douglas Nininger Ruth M. Nininger

Flora M. Brugh (Seal) Arthur M. Brugh (Seal)  
Flora M. Brugh Arthur M. Brugh

State of Virginia) To Wit  
City of Roanoke)

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 3 day of APRIL, 1961, have each personally appeared before me in my City and State aforesaid, and acknowledged the same on this the 3 day of APRIL, 1961.

My Commission Expires: January 2, 1965.

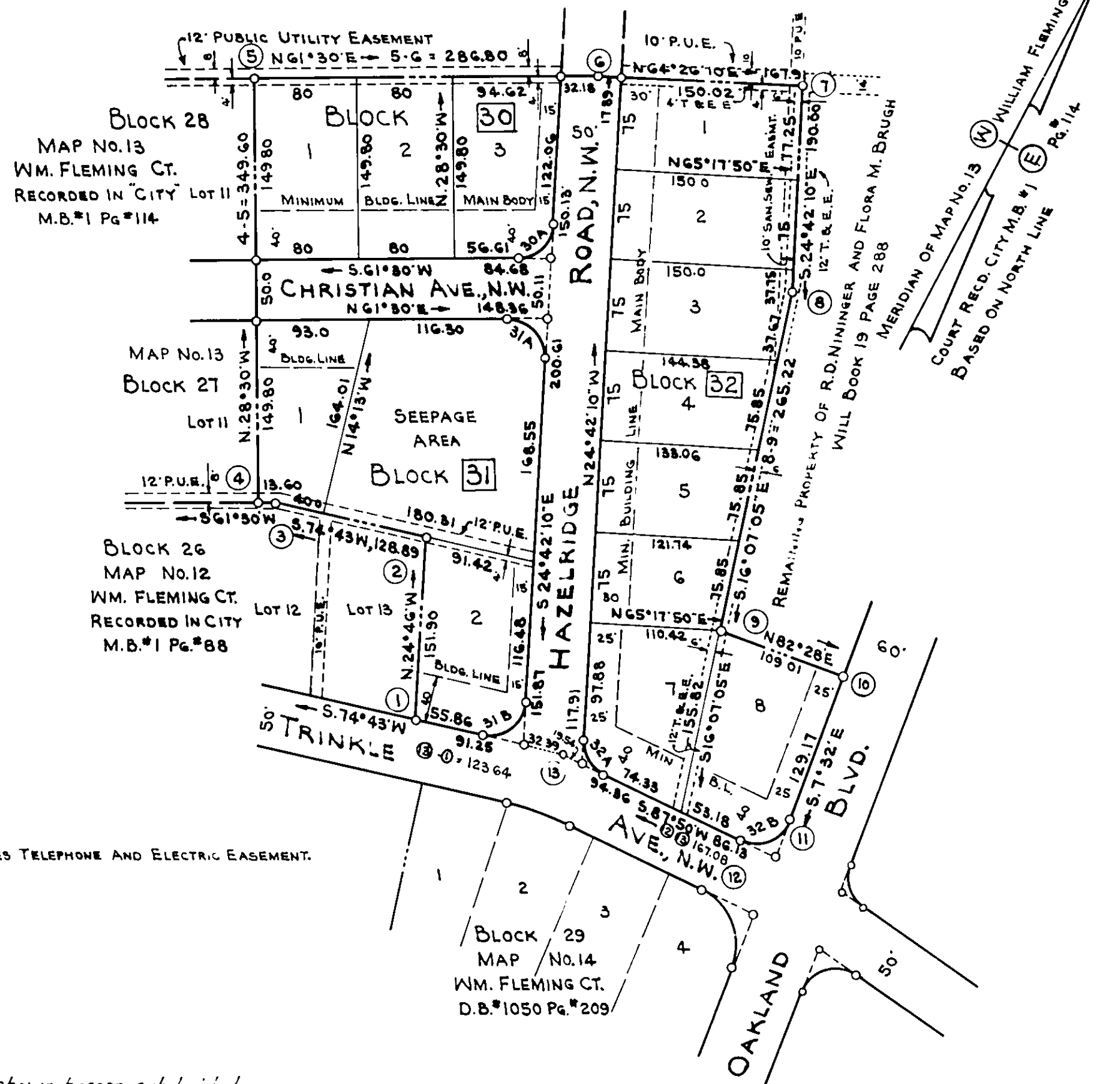
Mary Linda M. Smiley  
Notary Public

RESERVATIONS AND RESTRICTIONS

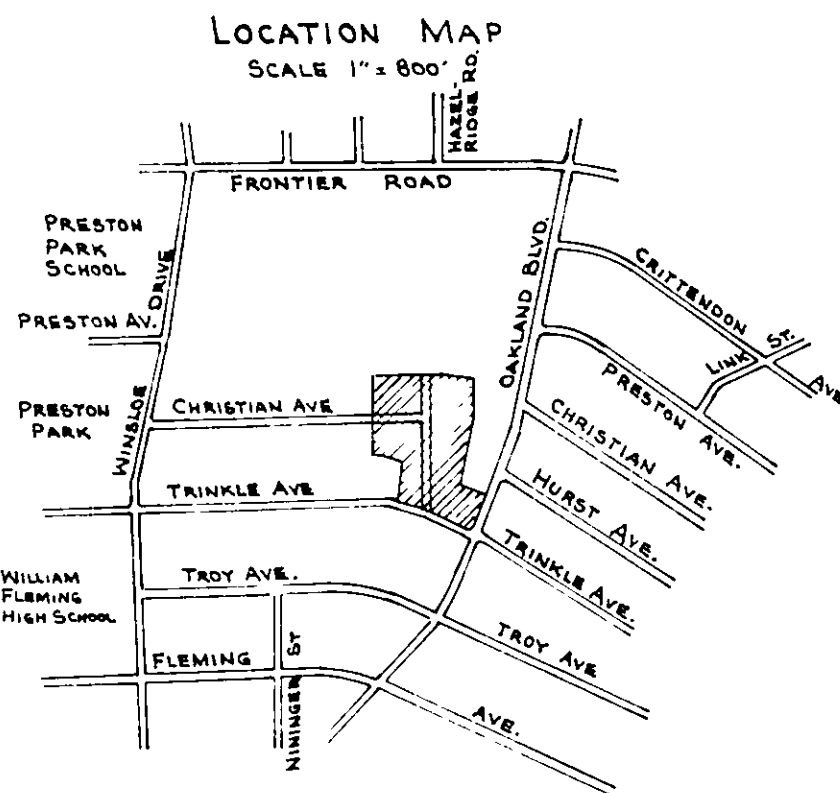
The following Reservations and Restrictions are made covenants running with the title of the land shown hereon subdivided, Known as Map No. 15, William Fleming Court, and shall be binding upon all parties and all persons claiming under them for a period of twenty-five years from the date of recordation 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 lots 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 an average width of less than 75 feet, and not nearer to 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 \$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.
- 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, 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.

REMAINING PROPERTY OF R.D. NININGER AND FLORA M. BRUGH  
WILL BOOK 19 PAGE 288



T. & E. E. DENOTES TELEPHONE AND ELECTRIC EASEMENT.



FEB. 28, 1961  
I, HEREBY CERTIFY THAT THIS PLAT  
OF SURVEY IS CORRECT.  
C.B. Malcolm Jr.  
VA. STATE CERTIFIED SURVEYOR

CURVE DATA								
Curve	Lot	Blk	Angle	Tangent	Radius	Arc	CHORD	
							Bearing	Dist
30A	3	30	86°12'10"	28.07	30	45.13	S 18°23'55"W	41.00
31A		31	93°47'50"	32.06	30	49.12	S 71°36'05"E	43.81
31B	2	31	99°25'10"	35.39	30	52.05	S 25°00'25"W	45.77
32A	7	32	67°27'50"	20.03	30	35.32	N 58°26'05"W	33.32
32B	8	32	95°22'00"	32.95	30	49.93	S 40°09'00"W	44.36

BOUNDARY CONTAINS 5.126 ACRES ±

BOUNDARY DATA						
Corner	Bearing	Distance	North (Cqs)	South	East (Sin)	West
1-2	N 24°46' W	151.90	137.93			63.63
2-3	S 74°43' W	128.89		33.97		124.33
3-4	S 61°30' W	13.60		6.49		11.95
4-5	N 26°30' W	349.60	307.23			166.81
5-6	N 61°30' E	286.80	136.84		252.04	
6-7	N 64°26'10" E	167.91	72.46		151.47	
7-8	S 24°42'10" E	190.00		172.62		79.40
8-9	S 16°07'05" E	265.22		254.80		73.63
9-10	N 62°28' E	109.01	14.29		108.07	
10-11	S 7°32' E	129.17		128.05		16.93
11-12	S 40°09' W	44.36		33.91		28.60
12-13	S 67°50' W	167.08		6.32		166.95
13-1	S 74°43' W	123.64		32.59		119.27
TOTALS			668.75	668.75	681.54	681.54

APPROVED:

Armen K. Simonsen 25-4-1961  
Agent For Roanoke City Planning Commission Date

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

In the Clerk's Office of the Hustings Court for the City of Roanoke, Virginia, this map is presented on 4-26, 1961, and with the certificates of dedication and acknowledgment thereto annexed, is admitted to record at 10:37 O'clock A.M.

Teste: WALKER R. CARTER, JR. By: Pearl Allison  
Clerk Deputy Clerk

Caption Legal Reference:  
Being a portion of the property of R.D. Nininger and Flora M. Brugh in Will Book 19, Page 288.

MAP NO. 15  
WILLIAM FLEMING COURT

SHOWING BLOCKS 30, 31 & 32  
PROPERTY OF  
R.D. NININGER AND FLORA M. BRUGH  
ROANOKE, VIRGINIA

By C.B. Malcolm & Son  
State Cert. Engrs.

DATE: FEB. 28, 1961

SCALE: 1" = 100'