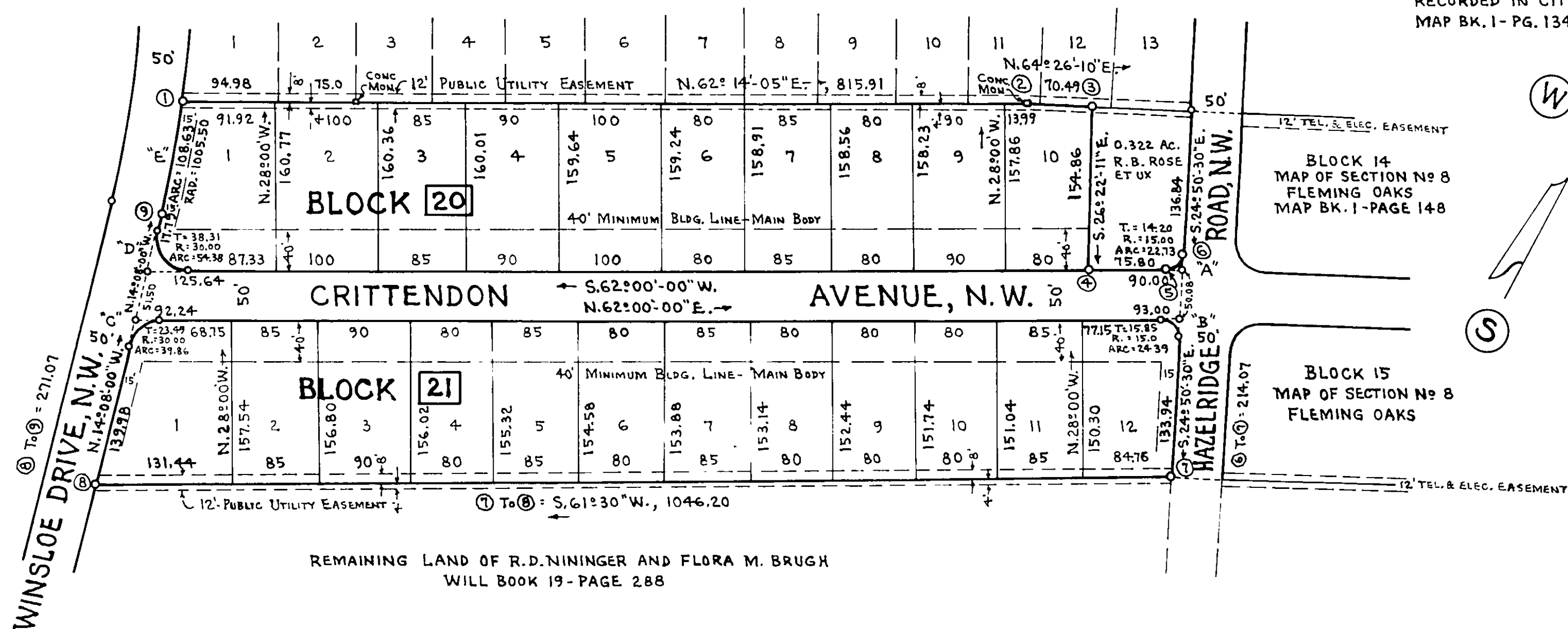


COMM. No. 14687  
F.W. = R.D.M.-L.M.S  
NOTE BK. 11909  
CK'D. BY: R.C.W.

BLOCK 9-MAP OF SECTION N° 6 - FLEMING OAKS-REC'D. CITY M.B.1-Pg.134.



MERIDIAN OF  
MAP OF SECTION N° 6  
FLEMING OAKS  
RECORDED IN CITY  
MAP BK.1-PG.134.

LOCATION MAP  
SCALE: 1"=800'.

### RESERVATIONS & RESTRICTIONS

THE FOLLOWING RESERVATIONS AND RESTRICTIONS ARE MADE COVENANTS RUNNING WITH THE TITLE OF THE LAND SHOWN HEREON SUBDIVIDED, KNOWN AS SECTION N° 10 - FLEMING OAKS, AND SHALL BE BINDING UPON ALL PARTIES AND 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 ERRECTED OR PLACED ON ANY LOT HAVING AN AVERAGE WIDTH OF LESS THAN 75 FEET, AND NOT NEARER TO THE STREET LINE THAN THE MINIMUM SET-BACK LINE (BUILDING 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 ERRECTED 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 1200 SQ. FT., ON THE TWO TOP LEVELS OF A SPLIT LEVEL HOUSE, AND ON THE MAIN FLOOR OF A RANCH STYLE, AND ON THE MAIN FLOOR OF A SPLANCHER, EXCLUSIVE OF CARPORT, PORCHES, BREEZEWAY, AND ATTACHED GARAGE, EXCEPT THAT SAID ENCLOSED LIVING AREA SHALL NOT HAVE LESS THAN 1,100 SQ. FT., WHERE THE AREA OF CARPORT, PORCHES, BREEZEWAY, OR GARAGE IS EQUIVALENT TO OR MORE THAN 250 SQ. FT.. THE MAJOR PORTION OF EXTERIOR VERTICAL SURFACES OF RESIDENCES ARE TO BE BRICK OR STONE MASONRY, EXCEPT WALLS ON CANTILEVERED SECTIONS OF SPLIT LEVEL HOUSES.

8. NO HOUSE SHALL BE ERRECTED 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 ERRECTED ON ANY LOT.

9. 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.

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.

### 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 SUBDIVIDED, BOUNDED AS SHOWN HEREON IN DETAIL BY OUTSIDE CORNERS ① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩ ⑪ ⑫ ⑬ ⑭ ⑮ ⑯ ⑰ ⑱ ⑲ ⑳ ㉑ ㉒ ㉓ ㉔ ㉕ ㉖ ㉗ ㉘ ㉙ ㉚ ㉛ ㉜ ㉝ ㉞ ㉟ ㊱ ㊲ ㊳ ㊴ ㊵ ㊶ ㊷ ㊸ ㊹ ㊺ ㊻ ㊼ ㊽ ㊾ ㊿ AND ①, INCL., AND THAT SAID LAND IS NOT SUBJECT TO ANY LIEN OR ENCUMBRANCE.

THE UNDERSIGNED OWNERS, 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 PARTIES.

THE SAID OWNERS, THEIR WIFE AND HUSBAND, 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, ALLEYS, EASEMENTS, OR OTHER PUBLIC USE, 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, THEIR WIFE AND HUSBAND, THIS 20 DAY OF APRIL, 1964.

R. Douglas Nininger 4-20-64  
OWNER SEAL

Flora M. Brugh 4-20-64  
OWNER SEAL

Ruth M. Nininger 4-20-64  
OWNER SEAL

Arthur M. Brugh 4-20-64  
OWNER SEAL

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, RUTH M. NININGER, FLORA M. BRUGH, AND ARTHUR M. BRUGH, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATING THE 20 DAY OF APRIL 1964, 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 20 day of APRIL, 1964.

Mary Linda M. Smiley  
NOTARY PUBLIC

APPROVED

Wm. K. Sembach 5-19-64  
AGENT FOR ROANOKE CITY  
PLANNING COMMISSION DATE

E. James Sayer 5-19-64  
CITY ENGR. OF ROANOKE, VA.. DATE

IN THE CLERK'S OFFICE OF THE HUSTINGS COURT FOR THE CITY OF ROANOKE, VIRGINIA, THIS MAP IS PRESENTED ON May 19, 1964, AND WITH THE CERTIFICATE OF DEDICATION AND ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 3:15 O'CLOCK P. M.

TESTE: WALKER R. CARTER, JR.  
CLERK

BY: Ruth Keith  
DEPUTY CLERK

MARCH 13, 1964.  
I, HEREBY, CERTIFY THAT  
THIS PLAT OF SURVEY IS  
CORRECT.  
C.B. Malcolm & Son  
ST. CERT. SURVEYOR

BOUNDARY DATA		CONTAINS 8.093 ± ACRES				
LINE	BEARING	DISTANCE	N.	S.	E.	W.
1-2	N. 62° 14' 05" E.	815.91	380.09		721.97	
2-3	N. 64° 26' 10" E.	70.49	30.42		63.59	
3-4	S. 26° 22' 11" E.	154.86		138.75	68.78	
4-5	N. 62° 00' 00" E.	75.80	35.59		66.93	
CH. 5-6	N. 18° 34' 45" E.	20.62	19.55		6.57	
6-7	S. 24° 50' 30" E.	214.07		194.26	89.93	
7-8	S. 61° 30' 00" W.	1046.20		499.20		919.42
8-9	N. 14° 08' 00" W.	271.07	262.86			66.19
CH. 9-1	N. 17° 13' 42 1/2" W.	108.59	103.72			32.16
TOTALS		2777.61	832.23	832.21	1017.77	1017.77

CURVE		CURVE DATA		CHORD	
ANGLE	TAN.	RAD.	ARC	BEARING	DISTANCE
A 86° 50' 30"	14.20	15.00	22.73	S. 18° 34' 45" W.	20.62
B 93° 09' 30"	15.85	15.00	24.39	S. 71° 25' 15" E.	21.79
C 76° 08' 00"	23.49	30.00	39.86	N. 23° 56' 00" E.	36.99
D 103° 52' 00"	38.31	30.00	54.38	N. 66° 04' 00" W.	47.24
E 6° 11' 25"	54.37	1005.50	108.63	N. 17° 13' 42 1/2" W.	108.59

CAPTION LEGAL REFERENCE:  
BEING A PORTION OF THE PROPERTY OF R.D. NININGER AND FLORA M. BRUGH OF RECORD IN WILL BOOK 19- PAGE 288.

MAP OF  
SECTION NO. 10 - BLOCKS 20 AND 21  
**FLEMING OAKS**  
PROPERTY OF  
R. D. NININGER AND RUTH M. NININGER  
AND  
FLORA M. BRUGH AND ARTHUR M. BRUGH  
**ROANOKE, VIRGINIA.**

DATE: MARCH 13, 1964. SCALE: 1"=100'