

COMM. NO. 15441
F.W. = R.D.M.
N.B. = SL-51-56, 15441, 15169,
CK'D. BY: M. S.

ADJOINING
JULIA B. STONE PROPERTY
D.B. 128 - PG. 135

SYMBOLS:
SPRINKLER EASEMENT
SANITARY SEWER EASEMENT
PUBLIC UTILITY EASEMENT
GUY ANCHOR EASEMENT
TELEPHONE & ELECTRIC EASEMENT
DRAIN EASEMENT

NOTE: ALL DISTANCES ALONG CURVES
ARE ARC DISTANCES.
FINDING OF DISTANCE (CHORD OR ARC) SET AFTER
ALL RIGHT OF WAY CONSTRUCTION.
CONC. MONUMENTS ARE IN PLACE OR WILL BE SET
AFTER ALL RIGHT OF WAY CONSTRUCTION.

RESERVATIONS AND RESTRICTIONS

THE FOLLOWING RESERVATIONS AND RESTRICTIONS ARE MADE COVENANTS
RUNNING WITH THE TITLE OF THE LAND SHOWN HEREON SUBDIVIDED, KNOWN AS
SECTION 11-11 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 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 SET BACK LINE (BLDG. 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, TENT,
BASEMENT, 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 TRASH,
RUBBISH, OR 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 RESIDENCE 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 HOUSE, AND ON THE MAIN FLOOR OF
A SPLIT-LEVEL HOUSE, EXCLUSIVE OF CARPORT, PORCHES, BREEZEWAY, AND
ATTACHED GARAGE, EXCEPT THAT SAID ENCLOSED LIVING AREA SHALL NOT
HAVE LESS THAN 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 ERECTED ON ANY LOT
EXCEEDING TWO STORIES IN HEIGHT AND ONE OR
TWO CAR GARAGE, AND NOT MORE THAN ONE SUCH
HOUSE SHALL BE ERECTED 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.
11. LAND BETWEEN EXISTING 4 OF HERSHBERGER ROAD AND
SOUTH SIDE OF HERSHBERGER ROAD TO AUTOMATICALLY REVERT
TO ADJOINING LOTS IF AND WHEN SAID AREA IS VACATED BY
VA. DEPT. OF HIGHWAYS.

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 SUBDIVIDED, BOUNDED AS SHOWN HEREON
IN DETAIL BY OUTSIDE CORNERS 1 TO 19, INCL., KNOWN AS MAP OF SECT. 11-11
FLEMING OAKS AND THAT SAID LAND IS NOT SUBJECT TO ANY
LIEN OR ENCUMBRANCE.
THE UNDERSIGNED OWNERS, AS AFORESAID, CERTIFY THAT
THE SAID SUBDIVISION AS APPEARS ON THIS PLAT IS WITH THE
CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDER-
SIGNED PARTIES.
THE SAID OWNERS 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 SAID OWNERS ON
THIS 2ND DAY OF JULY, 1965.

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, WHOSE NAMES
ARE SIGNED TO THE FOREGOING WRITING DATED THE 4TH DAY OF
MARCH, 1965, HAVE EACH PERSONALLY APPEARED BEFORE ME IN
MY CITY AND STATE AFORESAID AND ACKNOWLEDGED THE SAME.

My Commission expires Given under my hand this 2ND day of JULY, 1965.
December 13, 1968.

Mary Linda M. Smiley
NOTARY PUBLIC

R. Douglas Nininger SEAL 7-2-65. *Ruth M. Nininger* SEAL 7-2-65.
OWNER DATE OWNER DATE

APPROVED:

IN THE CLERK'S OFFICE OF THE HUSTINGS COURT FOR THE CITY
OF ROANOKE, VIRGINIA, THIS MAP IS PRESENTED ON July 20, 19
1965, AND WITH THE CERTIFICATES OF DEDICATION AND ACKNOWLEDG-
MENT THERETO ANNEXED IS ADMITTED TO RECORD AT 2:25 O'CLOCK, P.M..

TESTE: WALKER R. CARTER, JR.
CLERK

BY: *Ruth Kersh*
DEPUTY CLERK

CAPTION LEGAL REFERENCES (CONTINUED):
PART OF OAKLAND BOULEVARD CLOSED BY CITY
ORDINANCE NO. 13387 DATED JUNE 30, 1958, AND
RECORDED IN D.B. 1033 - PG. 88.
A PORTION OF LAND CONVEYED TO R.D. NININGER
ET UX BY OAKLAND CORP. - REC'D. D.B. 1030 - PG. 2.



JULY 2, 1965.
I, HEREBY, CERTIFY THAT THIS
PLAT OF SURVEY IS CORRECT.

C.B. Malcolm, Jr.
VIRGINIA STATE CERT. SURVEYOR

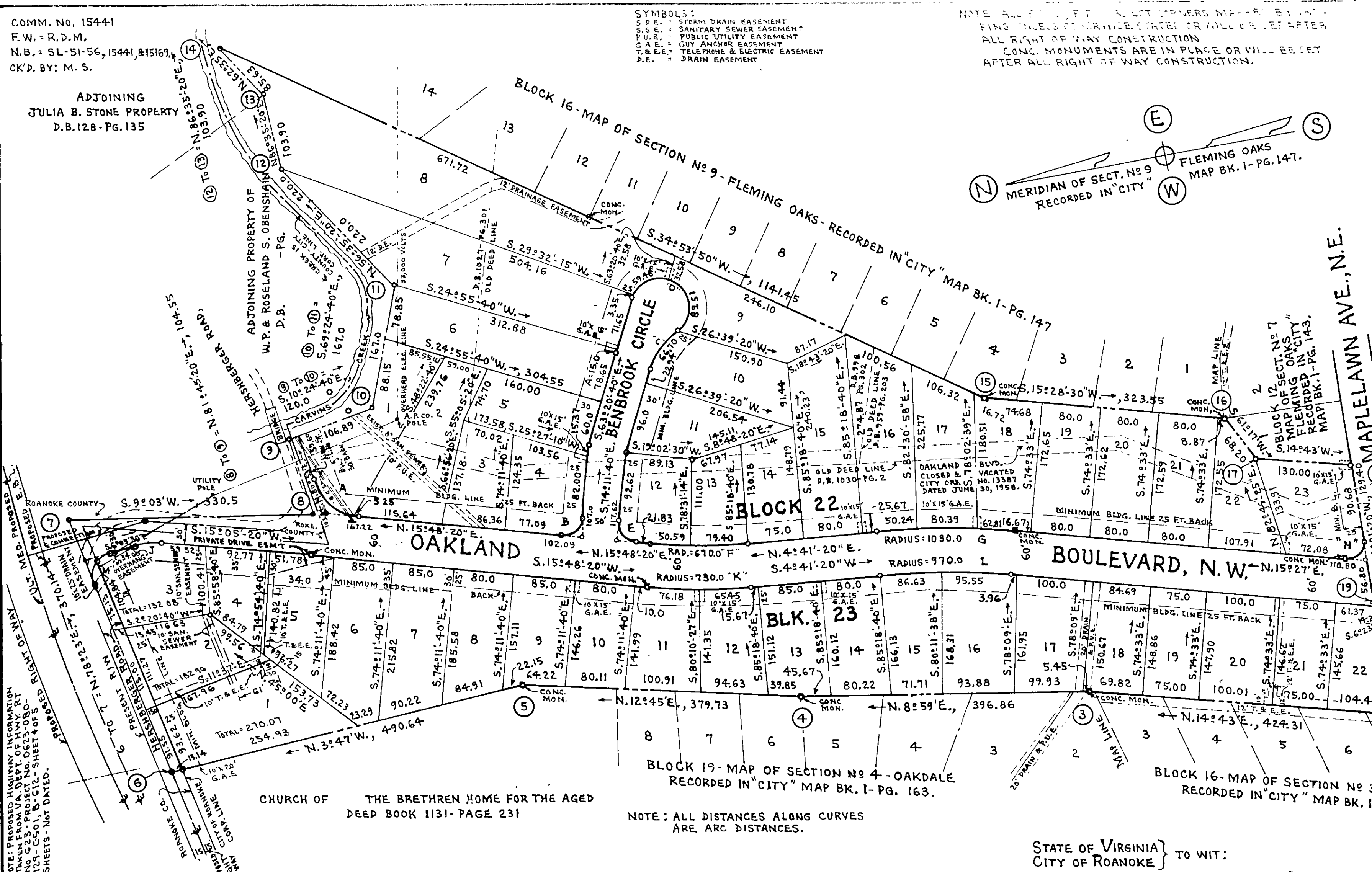
William F. Clark 7-17-65
AGENT FOR ROANOKE CITY PLANNING COMMISSION DATE CITY ENGR. OF ROANOKE, VA. DATE

CAPTION LEGAL REFERENCE: BEING A PORTION OF LAND CONVEYED TO R.D.
NININGER ET UX BY O.D. ROSS ET UX IN D.B. 959-PG. 203 AND D.B. 998-PG. 302
AND A PORTION OF LAND CONVEYED TO R.D. NININGER ET UX BY BRENTWOOD SALES
AND DEVELOPMENT CORPORATION IN D.B. 1027 - PG. 301.

MAP OF SECTION 11-11-BLOCKS 22 & 23 FLEMING OAKS

PROPERTY OF
R. D. NININGER AND RUTH M. NININGER
ROANOKE, VIRGINIA.
BY: C.B. MALCOLM & SON
STATE CERT. ENGRS.

DATE: JULY 2, 1965. SCALE: 1"=100.
#15441



CURVE DATA						
CURVE	LOT	BLK	ANGLE	TAN.	RAD.	ARC
A	22	22	65°04'40"	44.64	69.96	79.46
A	1	22	60°46'29"	41.02	69.96	74.21
A	2	22	4°18'11"	2.63	69.96	5.25
B	4	22	90°00'	25.00	25.00	39.27
C	10	22	38°12'56"	34.64	100.00	66.70
D	7	22	218°12'56"	40.00	40.00	152.34
D	8	22	4°48'37"	1.68	40.00	3.35
D	9	22	85°11'28"	36.78	40.00	59.48
D	12	22	128°12'51"	82.41	40.00	89.51
E	12	22	90°00'	25.00	25.00	39.27
F	12	22	11°07'	65.20	670.00	129.99
F	12	22	4°19'34"	25.30	670.00	50.59
F	13	22	6°47'26"	39.75	670.00	79.40
G	22	22	10°45'40"	97.01	1030.00	193.45
G	16	22	2°47'42"	25.13	1030.00	50.24
G	17	22	4°28'19"	40.21	1030.00	80.37
G	18	22	3°29'39"	31.41	1030.00	62.81
H	23	22	104°28'20"	38.72	30.00	54.70
J	3	23	21°10'50"	18.69	100.00	36.96
K	23	23	11°07'	71.04	730.00	141.63
K	11	23	5°58'47"	38.13	730.00	76.18
K	12	23	5°08'13"	32.74	730.00	65.45
L	23	23	10°45'40"	91.36	970.00	182.18
L	15	23	5°07'02"	43.34	970.00	86.63
L	16	23	5°38'38"	47.81	970.00	95.55
M	23	23	95°31'30"	33.04	30.00	50.01
M	R/W	23	59°54'56"	17.32	30.00	31.91
M	3	23	35°31'40"	9.61	30.00	18.60

ORIGIN OF COORDINATES ASSUMED.

BOUNDARY DATA - 19.212 ± ACRES

COR.	BEARING	DISTANCE TO COR.	NORTH	EAST	COR.
1	N.85°50'W.	152.58	2	1011.08	847.82
2	N.14°43'E.	424.31	3	1421.47	955.61
3	N.8°59'E.	396.86	4	1813.47	1017.58
4	N.12°45'E.	379.73	5	2183.83	1101.39
5	N.3°47'W.	490.64	6	2673.40	1069.01
6	N.78°23'E.	370.14	7	2747.93	1431.57
7	S.9°03'W.	330.50	8	2421.54	1379.59
8	N.81°45'20"E.	104.55	9	2436.54	1483.06
9	S.10°24'40"E.	120.00	10	2318.52	1504.74
10	S.69°24'40"E.	167.00	11	2259.77	1661.08
11	N.56°35'20"E.	220.00	12	2380.93	1844.72
12	N.86°35'20"E.	103.90	13	2387.11	1948.43
13	N.62°35'E.	85.63	14	2426.54	2024.45
14	S.34°53'50"W.	114.45	15	1490.35	1371.42
15	S.15°28'30"W.	323.55	16	1178.53	1285.09
16	S.61°17'W.	68.20	17	1145.76	1225.27
17	S.14°43'W.	130.00	18	1020.02	1192.25
18	N.89°01'20"W.	186.20	19	1023.20	1006.08
19	S.14°43'W.	23.99	1	1000.00	999.98