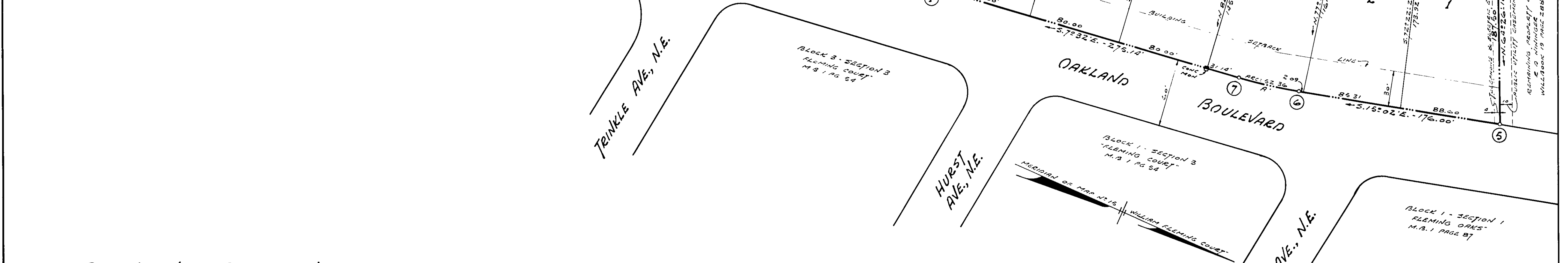


BOUNDARY LINE CALCULATIONS						
CORS.	BEARING	DIST.	N.	S.	E.	W.
1-2	S. 82° 28' W.	109.01		14.29		108.07
2-3	N. 16° 07' 06" W.	266.22	254.79			73.63
3-4	N. 24° 22' 10" W.	190.00	172.61			79.40
4-5	N. 64° 26' 10" E.	187.50	80.91		129.14	
5-6	S. 15° 02' E.	176.00		169.97	46.65	
6-7	S. 11° 17' E.	52.32		51.31	10.24	
7-1	S. 7° 32' E.	276.14		272.76	36.07	
TOTALS			508.31	508.33	261.10	261.10

TOTAL AREA IN BOUNDARY = 1.606 ACRES

CURVE DATA				CHORD		
CURVE	ANGLE	RADIUS	TANGENT	ARC	BEARING	DIST.
A	7° 30'	400.00	26.22	52.36	S. 11° 17' E.	52.32



RESERVATIONS & RESTRICTIONS

THE FOLLOWING RESERVATIONS AND RESTRICTIONS ARE MADE COVENANTS RUNNING WITH THE TITLE TO THE LAND SHOWN HEREON SUBDIVIDED, KNOWN AS SECTION N° 12 "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 A 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 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 BUILDING 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 \$14,000 OR THE EQUIVALENT VALUE OF \$14,000 ON DATE OF RECORDATION OF THIS MAP, SAID HOUSE TO HAVE AN ENCLOSED LIVING AREA OF 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 1100 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 IS TO BE BRICK OR STONE MASONRY, EXCEPT WALLS ON CANTILEVERED SECTIONS OF SPLIT LEVEL HOUSES.
- NO HOUSE SHALL BE ERECTED ON ANY LOT EXCEEDING TWO STORIES IN HEIGHT AND WITH MORE THAN 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 JUDGMENT 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, TO WIT:

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 THROUGH 7 TO 1, INCLUSIVE, 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 AS ARE ON THIS PLAT SET APART FOR EASEMENTS OR OTHER PUBLIC USE 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 9 DAY OF APRIL, 1968.

R. Douglas Nininger
OWNER

Arthur M. Brugh
OWNER

Ruth M. Nininger
OWNER

Flora M. Brugh
OWNER

STATE OF VIRGINIA } TO WIT:
CITY OF ROANOKE } I, JAMES W. MUTTER, A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT R. DOUGLAS NININGER, RUTH M. NININGER, FLORA M. BRUGH, AND ARTHUR M. BRUGH, OWNERS, WHOSE NAMES AS SUCH ARE SIGNED TO THE FOREGOING WRITING DATED APRIL 9, 1968, HAVE EACH PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON APRIL 9, 1968.

NOV. 16, 1969
MY COMMISSION EXPIRES

James W. Mutter
NOTARY PUBLIC

IN THE CLERK'S OFFICE OF THE HUSTINGS COURT FOR THE CITY OF ROANOKE, VIRGINIA, THIS MAP IS PRESENTED ON MAY 8, 1968, AND WITH THE CERTIFICATE OF DEDICATION AND ACKNOWLEDGMENT THERETO ANNEXED, IS ADMITTED TO RECORD AT 12:15 O'CLOCK P.M.

TESTE: WALKER R. CARTER, JR., CLERK

Juanita Gregory
DEPUTY CLERK

NOTE:

IRON PINS PLACED AT ALL LOT CORNERS UNLESS OTHERWISE NOTED. CONCRETE MONUMENTS PLACED AS SHOWN. REMOVAL OF MONUMENTS OR IRON PINS AND RESETTING BY ANYONE OTHER THAN THE CERTIFIED LAND SURVEYOR IS PROHIBITED.

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.

APRIL 8, 1968
I HEREBY CERTIFY THAT THIS PLAT OF SURVEY IS CORRECT.

David Dick
CERTIFIED ENGINEER AND SURVEYOR

APPROVED:-

Dexter Thibodeau DATE: 5-6-68
AGENT FOR ROANOKE CITY PLANNING COMMISSION

William F. Clark DATE: 5-6-68
CITY ENGINEER OF ROANOKE, VIRGINIA

MAP
of
SECTION N° 12
FLEMING OAKS
PROPERTY OF
R. DOUGLAS NININGER & RUTH M. NININGER - FLORA M. BRUGH & ARTHUR M. BRUGH
ROANOKE, VIRGINIA

BY: DAVID DICK & HARRY A. WALL
CIVIL ENGINEERS & SURVEYORS

DATE: APR. 8, 1968 SCALE: 1" = 50'

JOB N° 7131