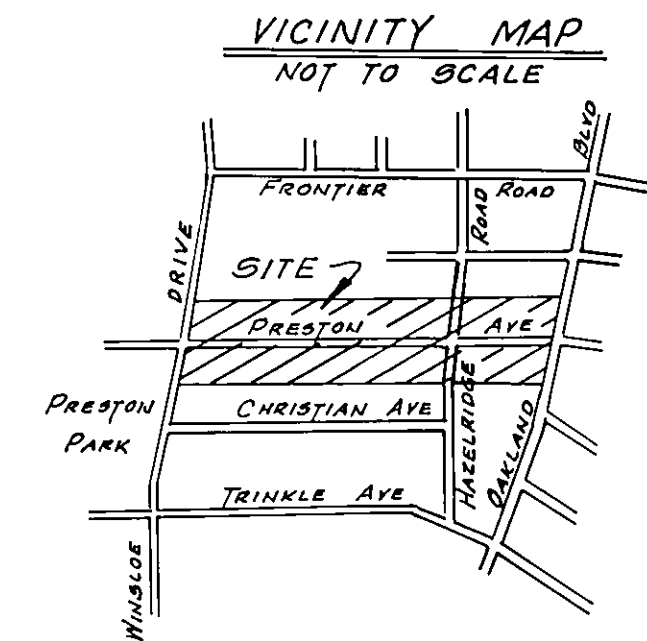




BOUNDARY COORDINATES

COR.	N.	E.
1	5350.3829	4911.7732
2	5858.4281	5847.4761
3	6003.7260	6234.8489
4	5699.8490	6327.1155
5	5546.5439	6006.6248
6	5000.0000	5000.0000

BOUNDARY CONTAINS 12.032

KNOW ALL MEN BY THESE PRESENT, TO WIT

THAT R DOUGLAS NININGER AND FLORA N. BRUGH ARE THE FEE SIMPLE OWNERS OF THE TRACT OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 THRU 6 TO 1, INCLUSIVE, SUBDIVIDED INTO LOTS AND KNOWN SECTION 12A FLEMING OAKS, AND BEING PART OF THE LAND CONVEYED TO SAID OWNERS BY WILL BOOK 19, PAGE 288 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE CITY, VIRGINIA.

THE SAID OWNERS HEREBY CERTIFIES THAT THE SUBDIVISION OF THE LAND AS SHOWN HEREON IS ENTIRELY WITH THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTIONS 15.1-465 THRU 15.1-485 OF THE CODE OF VIRGINIA, AS AMENDED TO DATE. THE SAID OWNERS DOES BY VIRTUE OF THE RECORDATION OF THIS PLAT, DEDICATE IN FEE SIMPLE TO THE CITY OF ROANOKE, ALL THE LAND EMBRACED WITHIN THE STREETS OF THIS SUBDIVISION AND ALL LAND SET APART FOR EASEMENTS OR OTHER PUBLIC USE IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE AND THE VIRGINIA LAND SUBDIVISION ACT

WITNESS THE SIGNATURES AND SEALS, THIS 28th DAY OF February 1986

R. Douglas Nininger Flora N. Brugh
OWNER OWNER

STATE OF VIRGINIA TO WIT
CITY OF ROANOKE

I, Sarahana White, A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT R DOUGLAS NININGER AND FLORA N. BRUGH WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED February 28 1986, HAS PERSONALLY APPEARED BEFORE ME IN MY CITY AND STATE AND ACKNOWLEDGED THE SAME ON THIS 28 DAY OF February 1986.

MY COMMISSION EXPIRES

September 9, 1988

Sarahana White
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 12A 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 70 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. ALL RESIDENCES ERECTED ON ANY LOT SHOWN HEREON MUST HAVE AN ENCLOSED LIVING AREA NOT LESS THAN 1400 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 1300 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 (NO ARTIFICIAL STONE SUCH AS PERMA-STONE), EXCEPT WALLS OF CANTILEVERED SECTION OF SPLIT LEVEL HOUSES WHICH MAY USE HARDBOARD OR VINYL SIDING (NOT ALUMINUM)
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. NO CHAIN LINK FENCE OR SIMILAR FENCES MAY BE USED NEARER THAN 70 FEET FROM STREET, ONLY ORNAMENTAL WOODEN FENCES OF MODERATE HEIGHT MAY BE USED ALONG THE FRONT 70 FEET OF LOT.
9. ENFORCEMENT OF THESE COVENANTS SHALL BE BY PROCEEDINGS AT LAW OR IN EQUITY AGAINST ANY PERSON OR PERSONS VIOLATING OR 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 WAY AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.
11. ALL UTILITIES IN THIS SUBDIVISION SHALL BE UNDERGROUND.
12. ALL METAL OUT BUILDINGS SHALL BE FIRMLY ANCHORED TO A CONCRETE OR TREATED WOOD FLOOR.

BOUNDARY CONTAINS 12.032 ACRES

CURVE DATA						CHORD	
CURVE	LOT	BLOCK	ANGLE	TANGENT	RADIUS	ARC	BEARING
A	1	34	104°22'	32.21	25.00	45.94	N 66°19'W
B	1	33	75°38'	19.40	25.00	33.00	N 23°41'E
C	12	33	93°41'33"	26.67	25.00	40.88	S 71°37'13.5"E
D	12	34	86°18'27"	23.44	25.00	37.66	S 18°20'46.5"W
E	1	35	90°49'23"	25.33	25.00	39.60	N 70°11'08.5"W
F	1	36	89°14'37"	24.67	25.00	38.94	N 19°48'31.5"E
G	4	36	100°32'40"	30.08	25.00	43.87	S 68°17'30"E
H	4	35	79°27'20"	20.78	25.00	34.67	S 24°42'30"W

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF ROANOKE VIRGINIA, THIS MAP WAS PRESENTED ON THIS 19th DAY OF June 1986, AND WITH THE CERTIFICATES OF DEDICATION AND ACKNOWLEDGEMENT THEREOF ANNEXED, IS ADMITTED TO RECORD AT 11:55 O'CLOCK A.M.

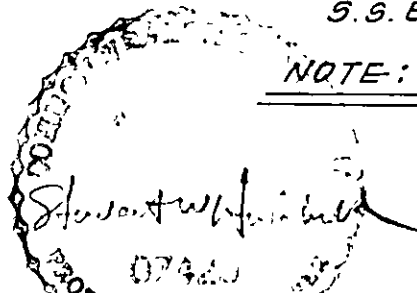
ATTEST Patsy Lesterman Ray Lesterman
CLERK Deputy Clerk

APPROVED: Edward R. Tucker 6/16/86
AGENT FOR ROANOKE CITY PLANNING COMMISSION DATE
Charles M. Huffine 6/12/86
CITY ENGINEER CITY OF ROANOKE VIRGINIA DATE

LEGEND:

M.B.L. DENOTES MINIMUM BUILDING LINE.
P.U.E. DENOTES PUBLIC UTILITY EASEMENT.
T.E.E. DENOTES TELEPHONE AND ELECTRIC EASEMENT.
S.S.E. SANITARY SEWER EASEMENT.

NOTE: IRON PIN PLACED AT EACH LOT COR.



MAP OF
SECTION 12A
FLEMING OAKS
PROPERTY OF R. DOUGLAS NININGER AND
FLORA N. BRUGH
ROANOKE, VIRGINIA
SCALE: 1"=100'
APRIL 23, 1986
W.H.M. & ASSOCIATES, P.C.