

Legal Reference:
The property shown hereon bounded by Corners 1 to 15 inclusive was conveyed to M.V. Nininger, Jr. from Mrs. M.T. Nininger by deed dated December 22, 1949 and recorded on May 13, 1950, in D.B. 437, Page 480 in the Clerk's Office of the Circuit Court for the County of Roanoke, Virginia.

Formerly property of Mrs. M.T. Nininger from David Charles Mc Namara and Mamie Lee Sandridge Freed Mc Namara by deed dated February 1, 1943 and recorded in D.B. 303 - Page 79.

RESERVATIONS & RESTRICTIONS

The following reservations and restrictions shall be in force and constitute covenants running with the title to the lots shown hereon for a period of twenty-five years from the date of recordation of Map of Otterview Heights, after which time said covenants shall be automatically extended for successive periods of ten years unless an instrument signed by a majority of the then owners of the lots has been recorded agreeing to change said covenants in whole or in part.

1. No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single family dwelling not to exceed two and one-half stories in height and a private garage for not more than two cars.
2. No dwelling shall be permitted on any lot costing less than \$5000.00 or the equivalent value of \$5000.00 in 1950, exclusive of cost of any out-buildings or garage. The ground floor area of the main structure exclusive of one story open porches and garages shall not be less than 720 square feet for a one story dwelling, not less than 600 square feet for a dwelling of more than one story.
3. No building shall be located on any lot nearer to the front line or nearer to the side st. line than 30 ft., except as noted on map. No bldg. shall be located nearer than 10 feet to an interior lot line, except that no side yard shall be required for a garage or other permitted accessory building located 75 feet or more from the minimum building setback line. Eaves, steps, and open porches shall not be considered as a part of a building, provided however, that this shall not be construed to permit any portion of a building, including eaves to encroach upon another lot.
4. No dwelling shall be erected or placed on any lot or portion of lot or lots having a width of less than 60 feet at the minimum building setback line, or on any lot having an area of less than 7200 square feet.
5. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on plat.
6. No structure of a temporary character, trailer, tent, shack, garage, barn, or other outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently.
7. No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one

square foot, one sign of not more than five square feet advertising the property for sale or rent, or signs used by the builder to advertise the property during the construction and sales period.

8. No animals, livestock or poultry shall be raised, bred, or kept on any lot, except that dogs, cats, or other household pets may be kept provided that they are not kept, bred, or maintained for commercial purposes.

9. Invalidity 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 N.V. Nininger, Jr. is the owner of the tract of land shown hereon bounded by corners 1-15 inclusive, known as Otterview Heights. The said owner further certifies that he has subdivided this land into the lots and blocks, as shown hereon, entirely with his own free will and consent, in compliance with the section of the Code of Virginia thereto applying. In witness whereof is hereby placed the signature and seal of the said owner on this 17 day of May, 1950.

City of Roanoke:
State of Virginia: To Wit, I, W. G. Turner, a Notary Public in and for the City and State aforesaid, do hereby certify that N.V. Nininger, Jr., whose name is signed to the annexed writing, bearing date of May 17, 1950, has personally appeared before me in my City and State and acknowledged the same on May 17, 1950.
My Commission Expires 4-16-54.

In the Clerk's Office of the Circuit Court for the County of Roanoke, Virginia, this map, with the Certificates of Dedication and Acknowledgment thereto annexed, is admitted to record on June 8, 1950 at 2 o'clock, P.M.

Teste: Roy K. Brown, Clerk



CURVE DATA

CURVE	ANGLE	TAN.	RAD.	ARC	BEARING	CHORD DISTANCE
A	92°00'	25.00'	24.14'	38.76'	N 7°04' W.	34.73'
B	44°59'	15.90'	36.23'	28.44'	S 75°33' E.	27.72'
C	127°54'	40.92'	20.00'	44.65'	N 18°00' E.	35.94'
D	54°50'	15.00'	28.92'	27.68'	N 73°22' W.	26.63'
E	94°52'	20.00'	18.37'	30.42'	S 31°47' W.	27.06'
F	82°24'	20.00'	22.85'	32.86'	S 56°51' E.	30.10'

BOUNDARY LINE TABULATION

CORNERS	BEARING	DIET.	NORTH	SOUTH	EAST	WEST
1-2	N 38°56' E	105.02	81.69			66.00
2-3	N 40°55' E	70.00	52.90			45.85
3-4	N 42°58' E	85.01	62.21			57.94
4-5	N 45°21' E	74.72	52.51			53.16
5-6	N 54°00' E	70.00	41.15			56.63
6-7	N 67°20' E	70.00	26.98			64.59
7-8	N 73°50' E	70.00	19.49			67.23
8-9	N 75°49' E	140.00	34.30			135.73
9-10	S 15°45' E	333.64		321.12		90.56
10-11	N 75°54' E	257.00	62.61			249.26
11-12	S 15°39' E	603.60		581.22		162.83
12-13	S 79°13' W	388.00		72.59		381.15
13-14	S 5°40' E	44.19		43.97	4.36	
14-15	N 45°57' W	510.06	354.64			366.60
15-1	N 53°04' W	383.37	230.36			306.44
		3204.61	1018.84	1018.90	1054.14	1054.19

APPROVED:

Ha. Jayloe
Chairman of Board of Supervisors, Roanoke Co. 6-6-50
Date
Paul A. Mathew
Secy. Roanoke Co. Planning Commission 6-6-1950
Date
J. R. Hildebrand
Agent for Roanoke City Planning Board 6-6-1950
Date
H. C. Broyles
City Engineer of Roanoke, Virginia 6-6-1950
Date

**MAP OF
OTTERVIEW HEIGHTS**
Property of
N.V. NININGER, JR.
Situate on South Side of Grandin Rd. Ext.
(Sec. Pt. 713) - About 1 1/2 Miles Southwest of
Roanoke City Corporation Line
ROANOKE CO., VIRGINIA.
By: C.B. Malcolm & Son
Va. State Cert. Engrs.
Date: May 16, 1950 Scale: 1" = 100'