

BOUNDARY DATA						
POINTS	BEARING	DIST.	N	S	E	W
A-B	S 28°30'E	150.00		131.82	71.57	
B-C	N 61°30'E	973.10	464.32		855.18	
C-D	N 74°45'E	129.01	33.93		124.47	
D-E	S 15°15'E	166.31		160.45	43.74	
E-F	N 83°10'E	45.19	5.38		44.87	
F-G	N 34°53'E	46.05	37.77		26.34	
G-H	S 77°23'E	56.56		12.35	55.19	
H-I	N 15°15'W	344.84	332.70			90.70
I-J	N 60°15'W	35.35	17.54			30.61
J-K	S 74°45'W	120.77		31.77		116.52
L-M	N 24°44'W	152.08	138.13			63.63
M-N	S 74°45'W	128.89		33.90		124.35
N-P	S 61°30'W	987.94	471.40			868.22
P-Q	S 14°08'E	3.25		3.15	0.79	
Q-R	S 28°30'E	196.85		173.00	93.93	
R-A	S 61°30'W	25.00		11.93		21.97
TOTALS			1029.77	1029.77	1316.08	1316.08

AREA WITHIN BOUNDARY = 10.05 ACRES

CURVE DATA				CHORD			
CURVE	LOT	ANGLE	TAN.	RAD.	ARC	BEARING	DIST.
1	1	25	90°00'	25.00	25.00	90°30'E	35.35
2	1	26	90°00'	25.00	25.00	N 73°30'W	35.35
3	TOTAL CURVE	18°22'	93.69	743.40	186.40	S 21°19'E	185.92
3	1	26	7°43.8'	50.23	743.40	S 24°38'E	100.23
3	NORTH PART	6°38.2'	43.09	743.40	86.09	S 17°21'E	86.08
4	12	25	13°15'	25.52	219.73	N 68°07½'E	50.70
5	12	26	13°15'	31.33	269.73	N 68°07½'E	62.24
F-F			3°42'	22.61	700.00	N 83°10'E	45.19
F-G			100°16'	35.92	30.00	N 34°53'E	46.05
H-S			75°28'	23.21	30.00	S 52°59'E	36.72

RESERVATIONS AND RESTRICTIONS

- ALL OF THE LOTS ON THIS MAP NO. 12 HEREON, SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY, AND NOT FOR COMMERCIAL PURPOSES, AND THE 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 ADDED TO ADJOINING LOTS.
- NO DWELLING SHALL BE ERRECTED OR PLACED ON ANY LOT HAVING A WIDTH OF LESS THAN 75 FEET, AND NOT NEARER THAN THE MINIMUM SETBACK LINE SHOWN HEREON.
- EASEMENTS FOR INSTALLATION AND MAINTENANCE OF UTILITIES ARE RESERVED WHERE SHOWN HEREON.
- NO STRUCTURE OF A TEMPORARY CHARACTER SUCH AS TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN, OR OTHER OUTBUILDING, SHALL BE USED ON ANY LOT, AT ANY TIME, AS A RESIDENCE, TEMPORARILY.
- NO LOT SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR RUBBISH, TRASH, GARBAGE, OR OTHER WASTE, EXCEPT IN SANITARY CONTAINERS.
- NO DWELLING SHALL BE PERMITTED ON ANY LOT AT A COST LESS THAN \$12,000.00, BASED UPON THE COST LEVELS PREVAILING ON THE DATE THESE COVENANTS ARE RECORDED, IT BEING THE INTENTION AND PURPOSE OF THE COVENANT TO ASSURE THAT ALL DWELLINGS SHALL BE OF A QUALITY OF WORKMANSHIP AND MATERIALS SUBSTANTIALLY THE SAME OR BETTER THAN THAT WHICH CAN BE PRODUCED ON THE DATE THESE COVENANTS ARE RECORDED AT THE MINIMUM COST STATED HEREIN, THE ABOVE COSTS TO CONSTRUCTION.
- THESE COVENANTS ARE TO RUN WITH THE LAND, AND SHALL BE BINDING UPON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM, FOR A PERIOD OF TWENTY FIVE YEARS FROM THE DATE OF RECORDED 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.
- ENFORCEMENT 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 JUDGEMENT OR COURT ORDER, SHALL IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.
- 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.

KNOW ALL MEN BY THESE PRESENT, TO WIT:

THAT LENA M. NININGER, DOUGLAS NININGER AND RUTH M. NININGER, HIS WIFE, FLORA M. BRUGH AND ARTHUR M. BRUGH ARE THE OWNERS OF THE LAND SHOWN HEREON SUBDIVIDED INTO LOTS, BLOCKS, AND STREETS AND KNOWN AS MAP NO. 12, WILLIAM FLEMING COURT.

THE SAID OWNERS FURTHER CERTIFY THAT THEY HAVE SUBDIVIDED THIS LAND AS SHOWN HEREON ENTIRELY WITH THEIR OWN FREE WILL AND CONSENT AS REQUIRED UNDER SECTION 15.1-1 OF THE 1950 CODE OF THE COMMONWEALTH OF VIRGINIA.

THE SAID OWNERS FURTHER CERTIFY THAT THEY HEREBY DEDICATE, IN REE SIMPLE, ALL OF THE STREETS, WITHIN THE LETTERED BOUNDARY AS SHOWN HEREON, TO THE CITY OF ROANOKE, VIRGINIA.

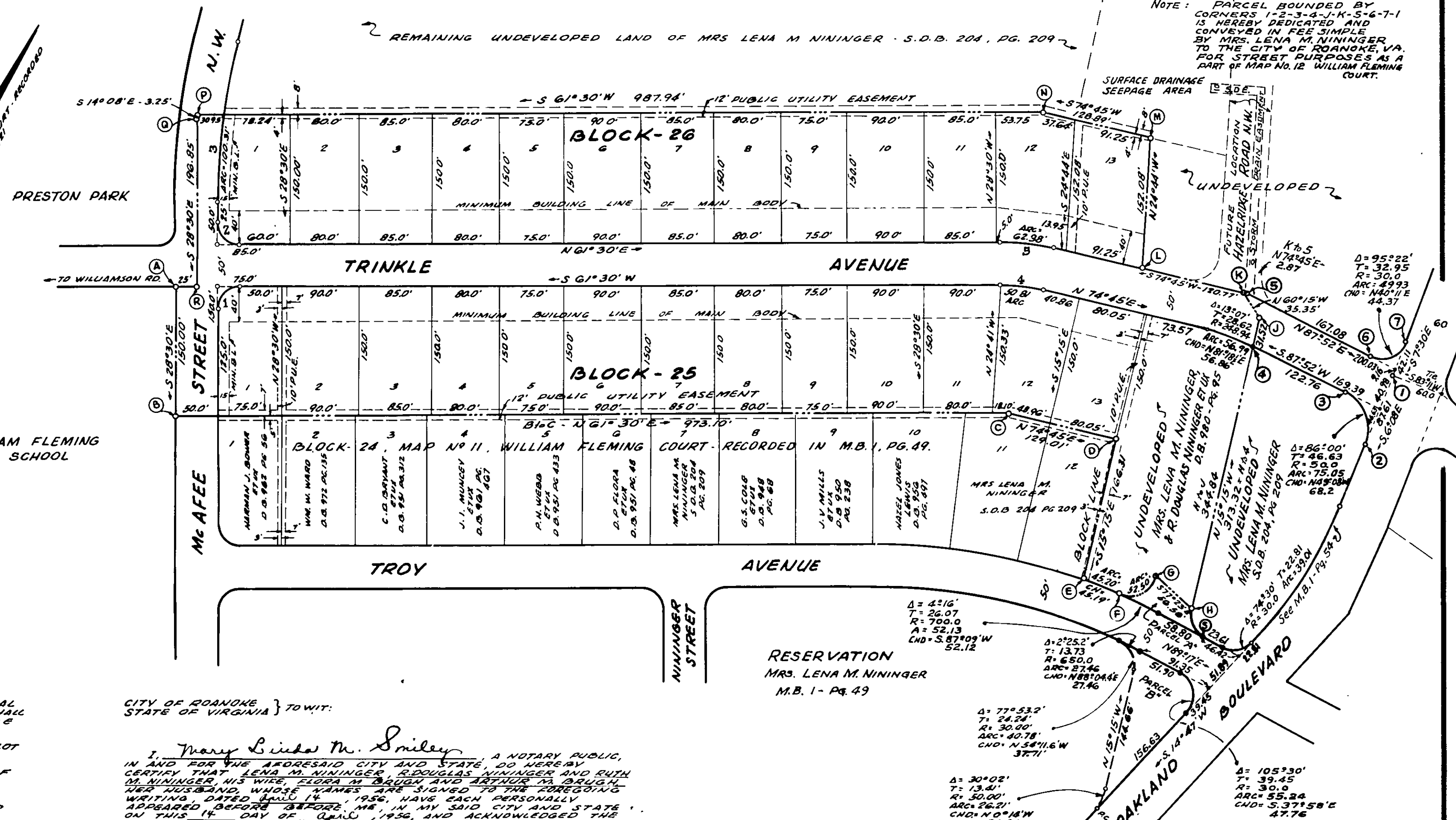
IN WITNESS WHEREOF ARE HEREBY PLACED THE SIGNATURES AND SEALS OF THE ADDRESSAID OWNERS ON APRIL 14, 1956.

Lena M. Nininger (SEAL) Flora M. Brugh (SEAL)

R. Douglas Nininger (SEAL) Arthur M. Brugh (SEAL)

Ruth M. Nininger (SEAL)

WILLIAM FLEMING HIGH SCHOOL



CITY OF ROANOKE } TO WIT:

I, Mary Linda M. Smiley, a NOTARY PUBLIC, IN AND FOR THE AFORESAID CITY AND STATE, DO HEREBY CERTIFY THAT LENA M. NININGER, DOUGLAS NININGER AND RUTH M. NININGER, HIS WIFE, FLORA M. BRUGH AND ARTHUR M. BRUGH, WHOSE NAMES ARE SIGNED TO THE CORRESPONDING WRITING DATED APRIL 14, 1956, HAVE EACH PERSONALLY APPEARED BEFORE ME, IN MY SAID CITY AND STATE, ON THIS 14 DAY OF APRIL, 1956, AND ACKNOWLEDGED THE SAME.

MY COMMISSION EXPIRES:

January 15, 1957.

Mary Linda M. Smiley

NOTARY PUBLIC

APPROVED:

J. R. Hildebrand DATE: June 1, 1956

AGENT FOR ROANOKE CITY PLANNING COMMISSION

H. Clute Broyles DATE: JUNE 1, 1956

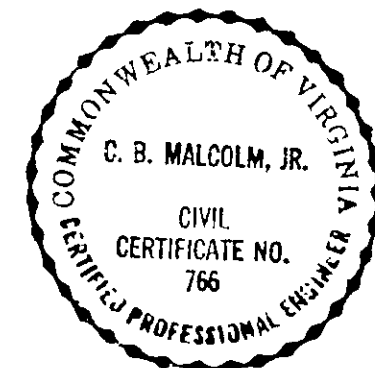
CITY ENGINEER OF ROANOKE, VIRGINIA

IN THE CLERK'S OFFICE OF THE JUSTICES COURT FOR THE CITY OF ROANOKE, VIRGINIA, THIS MAP IS PRESENTED ON JUNE 4, 1956, AND WITH THE CERTIFICATE OF DEDICATION AND ACKNOWLEDGEMENT, THEREON ANNEXED, IS ADMITTED TO RECORD AT 2:00 O'CLOCK P. M.

TESTE: W. H. CARR, CLERK.

Pete Testerman

DEPUTY CLERK



MAP NO 12

WILLIAM FLEMING COURT

PROPERTY OF

MRS. LENA M. NININGER, ET ALS.

ON TRINKLE AVENUE, N.W.

ROANOKE

VIRGINIA

DATE-APRIL 7, 1956.

BY C. B. MALCOLM & SON

STATE CERTIFIED ENGINEERS

SCALE-1"=100'