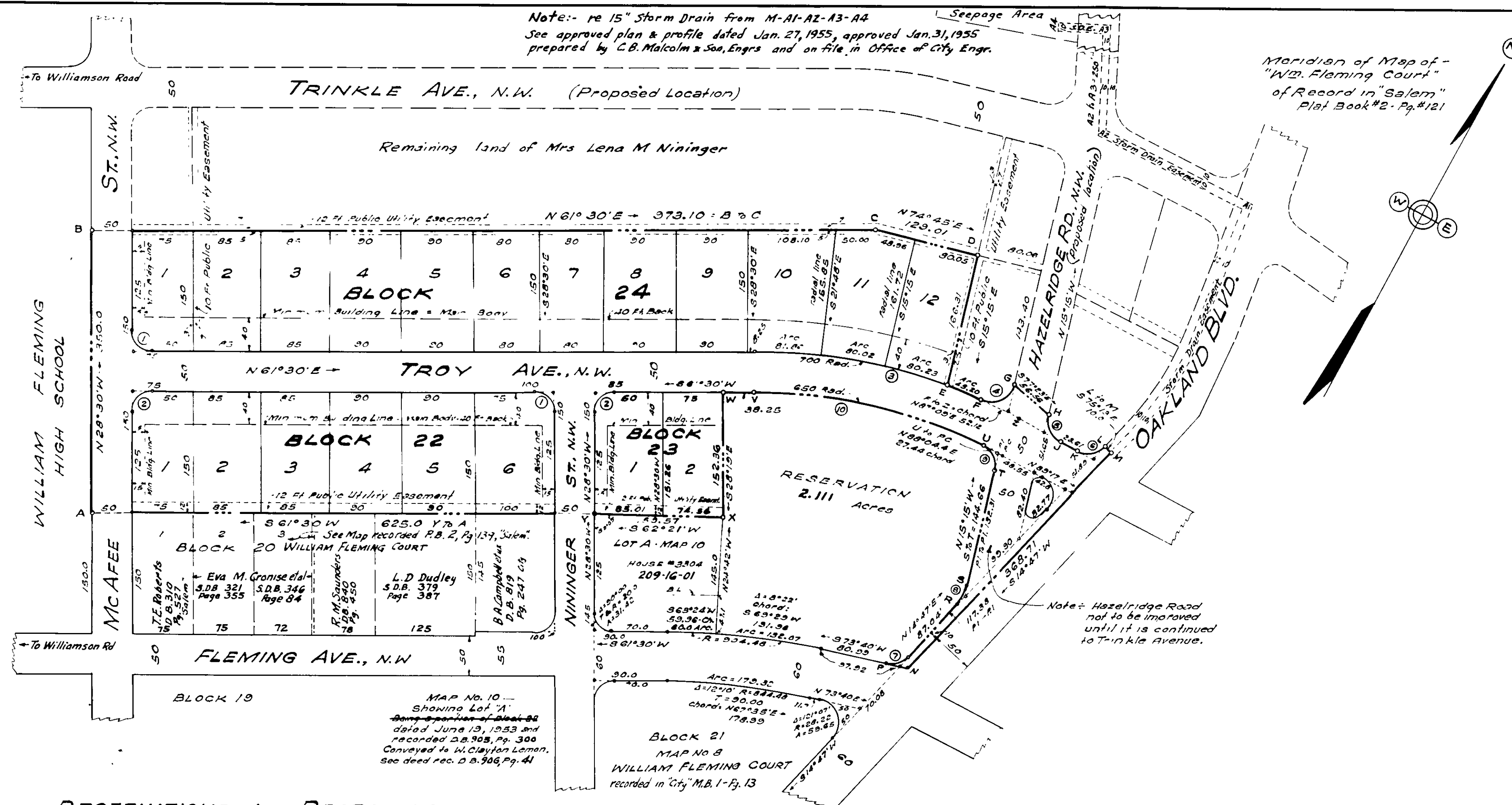




Note: The 15" Conc. Storm Drain to be installed along line from M-AI-A3-A4 when installed shall define the centerline of a 10 ft width easement in the land of Mrs. Lena M. Nininger until the Storm Drain is included in land dedicated to the Public for street purposes.

Note: See Approved plan and profile of dedicated Streets, dated Dec. 2, 1954 & approved Dec. 6, 1954, prepared by C.B. Malcolm & Son, Engrs. and on file in the Office of the City Engineer.

Legal Reference

The land shown subdivided hereon is a portion of the land, conveyed to Lena M. Nininger from Elmer K. Nininger, by deed dated May 22nd, 1931, and of Record in Roanoke County Deed Book 204 - Page 209.

KNOW ALL MEN BY THESE PRESENTS

That Lena M. Nininger is the owner of the land shown hereon, subdivided into lots, being lots 1 to 6 inclusive, Block 22, and lots 1 and 2, Block 23, and lots 1 to 12 inclusive, Block 24, known as Map No. 11 of portion of William Fleming Court.

The said owner further certifies, that she hereby dedicates the streets and avenues shown inside the lettered boundary to the public and conveys same to the City of Roanoke in fee simple.

The said owner further certifies, that she has subdivided this land into the lots as shown hereon, entirely with her own free will and consent, as required by the 1950 Code of Virginia, under Section 15-797, thereto applying.

In witness whereof, is hereby placed the signature and Seal of the said owner on January 17, 1954.

Lena M. Nininger (Seal)
OWNER

City of Roanoke
State of Virginia, I, Mary Linda M. Smiley, a Notary Public, in and for the aforesaid City and State, do hereby certify that Lena M. Nininger, whose name is signed to the foregoing writing, dated November 30, 1953, has personally appeared before me, in my said City and State on this 17 day of January, 1954, and acknowledged the same.

My Commission expires - Jan. 15, 1957.

Mary Linda M. Smiley, Notary Public.

APPROVED

J.R. Hildebrand Date Feb. 1, 1955
Agent for Roanoke City Planning Commission
H. Clitus Boyles Date Feb. 1, 1955
City Engineer of Roanoke, Va.

In the Clerk's Office of the Hustings Court for the City of Roanoke, Va., this Map is presented on February 2, 1954, and with the Certificate of Acknowledgement, thereto annexed, is admitted to Record at 3:20 o'clock P.M.
Teste: R.J. Watson, clerk.
By: Betty Jo Penn Deputy Clerk.

MAP No. 11
PORTION OF
WILLIAM FLEMING COURT
BEING -
LOTS 1 TO 6 INCLUSIVE - BLOCK 22,
LOTS 1 AND 2 - BLOCK 23 AND
LOTS 1 TO 12 INCLUSIVE - BLOCK 24
PROPERTY OF **LENA M. NININGER**
ROANOKE CITY, VIRGINIA
by: C.B. Malcolm & Son
State Cert. Engrs.
Date - Nov. 30, 1954 SCALE - 1" = 100'

RESERVATIONS AND RESTRICTIONS

- All of the lots on this MAP No. 11 as enumerated in the TITLE, 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 and added to adjoining lots.
- No dwelling shall be erected or placed on any lot having a width of less than 75 feet, and not nearer to the street than the minimum set back 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, 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 dwelling shall be permitted on any lot at a cost less than \$12,000, 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 cost pertains to construction cost.
- These covenants are to run with the land, and shall be binding on all parties and all 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.
- 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 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.
- These restrictions shall not apply to the area shown hereon as RESERVATION.

CURVE DATA				CHORD	
CURVE - LOT	ANGLE	TAN.	RAD.	ARC	DISTANCE
1	90° 00'	25	25	39.27	S 73° 30' E 35.35
2	90° 00'	25	25	39.27	N 16° 30' E 35.35
3	27° 47'	173.12	700	339.44	N 75° 23½' E 336.13
3 - 10	6° 42'	40.98	700	81.86	N 64° 51' E 81.82
3 - 11	6° 33'	40.06	700	80.02	N 71° 28½' E 79.98
3 - 12	6° 34'	40.16	700	80.23	N 78° 02' E 80.18
3 - E to F	3° 42'	22.61	700	45.20	N 83° 10' E 45.19
3 - F to Z	4° 16'	26.07	700	52.13	N 87° 09' E 52.12
4 - F to G	100° 16'	35.92	30	52.50	N 34° 53' E 46.05
5 - H to J	75° 28'	23.21	30	39.51	S 52° 59' E 36.72
6 - K to L	74° 30'	22.81	30	39.01	N 52° 02' E 36.32
7 - P to Q	58° 53'	16.93	30	30.83	N 44° 13½' E 29.49
8 - R to S	30° 02'	13.41	50	26.21	N 0° 14' W 25.91
9 - T to U	77° 53.2'	24.24	30	40.78	N 54° 11.6' W 37.71
10 - U to V	25° 21.8'	146.26	650	287.73	N 74° 10.9' E 285.39
6 St bet 3 & 10	27° 47'	166.94	675	327.31	N 75° 23½' E 324.12
S.S. Res. & Lot A	12° 10'	96.39	904.48	132.07	N 67° 35' E 131.70

BOUNDARY DATA: MAP No. 11 - WILLIAM FLEMING COURT = 8.246 Ac.					
LINE	BEARING	DISTANCE	COSINE		SINE
			NORTH	SOUTH	
A-B	N 28° 30' W	350.00	307.59		167.01
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-J	S 52° 59' E	36.72		22.11	29.32
J-K	N 89° 17' E	23.61	0.30		23.61
K-L	N 52° 02' E	36.32	22.34		28.63
L-M	S 75° 13' E	10.00		2.55	9.67
M-N	S 14° 47' W	368.71	356.50		94.08
N-P	S 73° 40' W	28.61		8.04	27.45
P-Q	N 44° 13½' E	29.49	21.13		20.57
Q-R	N 14° 47' E	87.04	84.16		22.21
R-S	N 0° 14' W	25.91			0.10
S-T	N 15° 15' W	144.66		139.57	38.05
T-U	N 54° 11.6' W	37.71	22.06		30.58
U-V	S 74° 10.9' W	285.39		77.79	274.58
V-W	S 61° 30' W	38.25		18.25	33.61
W-X	S 28° 19' E	152.36		134.13	72.27
X-Y	S 62° 21' W	159.57		74.05	141.35
Y-A	S 61° 30' W	625.00		298.23	549.26
TOTALS			1164.46	1164.45	1356.07