

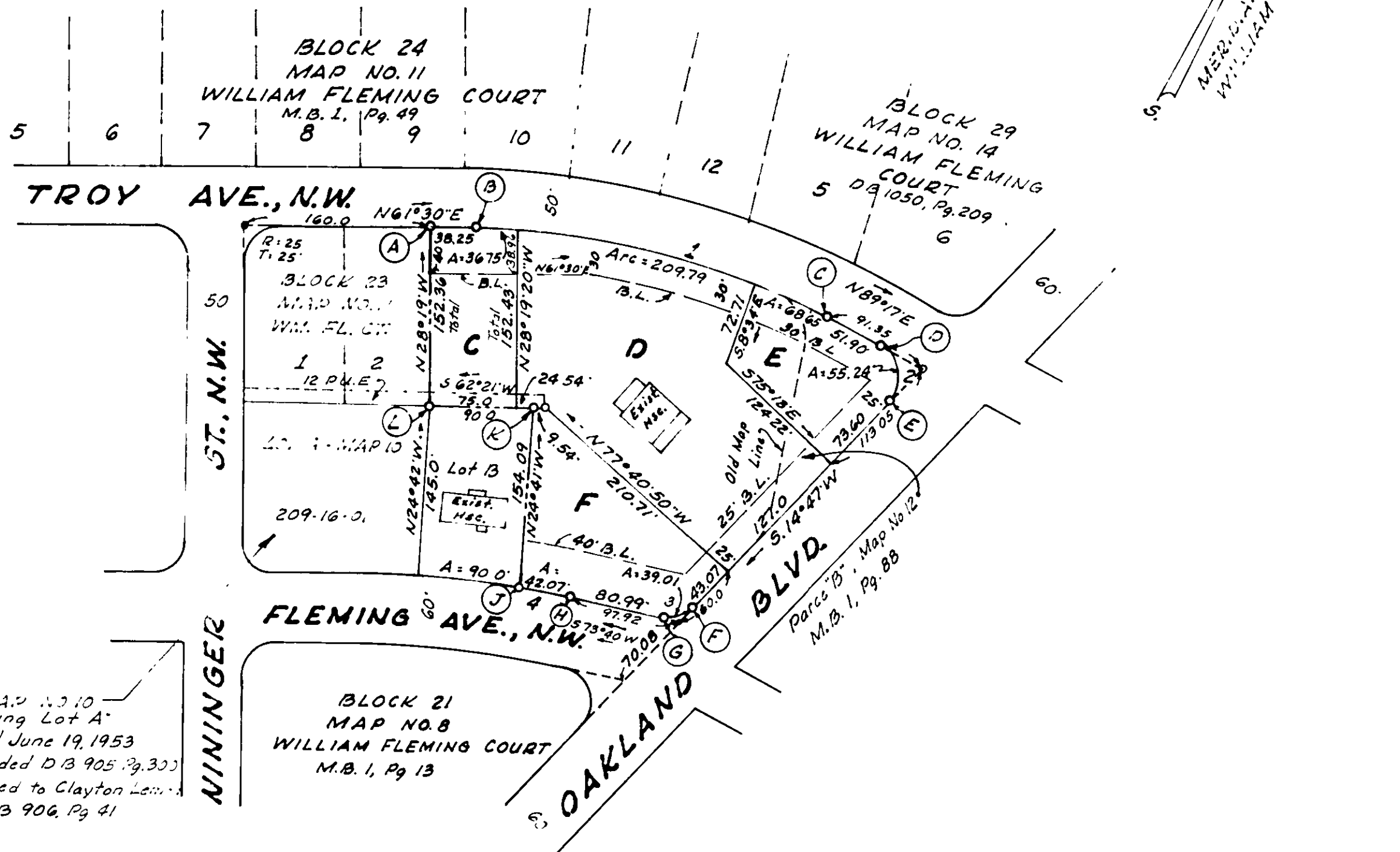
F.W. L.M.S.
N.B. L.B.S.
DWG. W.S.C. - R.C.W.
CKD. R.C.W.
FILED:

BOUNDARY DATA: BOUNDARY CONTAINS 2.004 ± ACRES

COR.-COR.	BEARING	DIST.	N.	S.	E.	W.
A-B	N 61° 30' E	38.25	18.25		33.61	
B-C	N 75° 23' 30" E	312.10	78.71		302.01	
C-D	N 89° 17' E	51.90	0.65		51.90	
D-E	S 37° 58' E	47.16		37.65	29.38	
E-F	S 14° 47' W	243.67		235.60		62.17
F-G	S 44° 13' 30" W	29.49		21.13		20.57
G-H	S 73° 40' W	80.99		22.78		77.72
H-J	S 72° 20' W	42.06		12.76		40.08
J-K	N 24° 41' W	154.09	140.00			64.35
K-L	S 62° 21' W	90.00		41.77		79.72
L-A	N 28° 19' W	152.36	134.13			72.27
			371.74	371.69	416.90	416.88

Curve Lot	Angle	Tangent	Radius	Arc	CHORD	
					Bearing	Dist.
1	27° 47'	160.76	650	315.19	N 75° 23' 30" E	312.10
1 C	3° 14' 22"	18.37	650	36.75	N 63° 07' 11" E	36.74
1 D	18° 29' 34"	105.89	650	209.79	N 73° 59' 09" E	208.90
1 E	6° 03' 04"	34.35	650	68.65	N 86° 15' 28" E	68.60
2 E	105° 30' 00"	39.45	30	55.24	S 37° 58' 00" E	47.76
3 F	58° 53' 00"	16.93	30	39.01	S 44° 13' 30" W	29.49
4 F	2° 40' 00"	21.05	904.48	42.07	S 72° 20' 00" W	42.06

MAP NO. 10
Showing Lot A
Dated June 19, 1953
Recorded D.B. 905 Pg. 300
Conveyed to Clayton Lenoir
See D.B. 906, Pg. 41



RESERVATIONS & RESTRICTIONS

- All of the 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 dwelling shall be erected or placed on any lot having an average width of less than 75 feet, and not nearer to the street than the minimum set back line 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 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.
- Easements for installation and maintenance of Utilities are reserved where shown hereon.

Note:
B.L. denotes Minimum Bldg. Line.
P.U.E. denotes Public Utility Easement.

In the Clerk's Office of the Hastings Court for the City of Roanoke, Va., this Map is presented on June 17, 1960 and with the Certificate of Acknowledgement, thereto annexed, is admitted to Record at 1:07 o'clock P.M.

Teste: W. H. Carr, Clerk
By: Lena Testerman, Deputy Clerk

May 16, 1960
I hereby certify that this plat of Survey is correct
C. B. Malcolm
Va. Cert. Surveyor

KNOW ALL MEN BY THESE PRESENTS:

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 to be subdivided, Known as Lots C, D, E, & F, bounded as shown hereon in detail by outside corners A to L to A, inclusive, and that said land is not subject to any lien or encumbrance.

The undersigned owners and proprietors and 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 owners of same.

The said owners and proprietors and their wife and husband, as aforesaid, hereby dedicate to and vest in the City of Roanoke, wherein said land lies, such portions of the premises platted as are on this plat set apart for streets, easements, or other public uses, or for future street widening, in accordance with the provisions of the Subdivision Ordinance of the City of Roanoke, as amended, and the Virginia Land Subdivision Act.

WITNESS the following signatures and seals on this 16 day of June, 1960.

R. Douglas Nininger, Owner
Ruth M. Nininger, Owner's Wife
Flora M. Brugh, Owner
Arthur M. Brugh, Owner's Husband

State of Virginia } To Wit
City of Roanoke }
I, Mary Linda M. Smiley, a notary public in and for the City of Roanoke, in the State of Virginia, do hereby certify that R. Douglas Nininger and Ruth M. Nininger, his wife, and Flora M. Brugh and Arthur M. Brugh, her husband, whose names are signed to the foregoing writing dated the 16 day of June, 1960, have each personally appeared before me in my City and State aforesaid, and acknowledged the same on this 16 day of June, 1960.

My Commission Expires: January 2, 1961.

Mary Linda M. Smiley
Notary Public

APPROVED:

Wm. K. Sumbach, 6-16-1960
Agent for Roanoke City Planning Commission, Date
H. Eltis Broyles, 6-16-60
City Engineer of Roanoke, Virginia, Date

MAP OF
LOTS C, D, E & F

A DIVISION OF
PORTION OF 2.111 AC. RESERVATION, MAP NO. 11,
WILLIAM FLEMING COURT & PARCEL B MAP NO. 12

PROPERTY OF
HEIRS OF LENA M. NININGER ESTATE,
WHO ARE R. D. NININGER & FLORA M. BRUGH

ROANOKE, VIRGINIA

BY: C. B. MALCOLM & SON
STATE CERT. ENGRS.

DATE: MAY 16, 1960

SCALE: 1" = 100'