

Reservations and Restrictions: (to be in force for a period of 25 years, from the date of Recordation of this Map.)

- ① Mrs. Lena M. Nininger, the owner of the numerated lots shown hereon, reserves the full, free and exclusive right to the streets, avenues, and alleys, now or hereafter to be laid off on the lands of said Mrs. Lena M. Nininger, for the following purposes—viz—Railroad Rights of Way, Street Railroads, Water Works, Water Pipes, Gas Pipes, Sewers, Street Lamps, Electric Works, Electric and other lights, electric poles and wires, telegraph and telephone poles and wires. She also reserves the right to modify this plan, by changing the size and shape of blocks and lots, width, grade, direction and location of streets, avenues and alleys, and abolishing or closing same, provided no such changes are made in blocks in which one or more lots may have been previously sold, without the written consent of the owners of such lots affected by said changes.
- ② That none shall erect or suffer to be erected upon this property, or any part thereof, any building or buildings actually costing less than \$5000.00 (necessary out buildings excepted) and in construing this condition, each, separate apartment or tenement house or houses on said premises shall be construed and considered as a separate house, the cost of which shall not be less than the above mentioned amount.
- ③ That within the said period, no building shall be erected thereon, of which any part, other than the front porch thereof, shall be less than fifty (50) feet from the front line of said lot, nor shall any house be erected on a lot having less than Seventy-Five (75) feet of frontage, except Lot #1, Block #16, upon which 1 House may be erected, upon said lot with a frontage of 74.9 feet.
- ④ That within the said period, (25 Years from the date of Recordation of this Map) none of the said land shown hereon, shall be sold or leased to any Negro, Syrian, Assyrian, or Greek, nor shall the same be sold or leased to any Corporation, or other person to be used, occupied, or leased by any Negro, Syrian, Assyrian, or Greek.
- ⑤ No swine shall be kept, and no intoxicating liquors shall be made or sold upon this land, nor shall any nuisance be allowed on said property.
- ⑥ The lots shown hereon, shall be used strictly for residential purposes, and not for commercial purposes, and the occupation of temporary living quarters, which do not comply with above conditions, for the period in excess of NINETY (90) days, shall be considered a violation of these restrictions.

KNOW ALL MEN BY THESE PRESENTS: To Wit—

That Mrs. Lena M. Nininger, is the owner of the land shown hereon, comprising portions of Col. Fleming Road and McAfee Street, and the numerated lots shown hereon, known as Portion of Blocks #16, 19 & #20, WILLIAM FLEMING COURT, the outside boundary lines, being bounded by outside corners— "B-C-D-E-F-G".

In compliance with Section 5218, of the Code of Virginia, Mrs. Lena M. Nininger, hereby certifies that she has subdivided the land into the lots as shown hereon, entirely with her own free will and accord.

In witness whereof, is hereby placed the signature and Seal of the aforesaid owner, on this 11th day of May, 1940.

Signed:

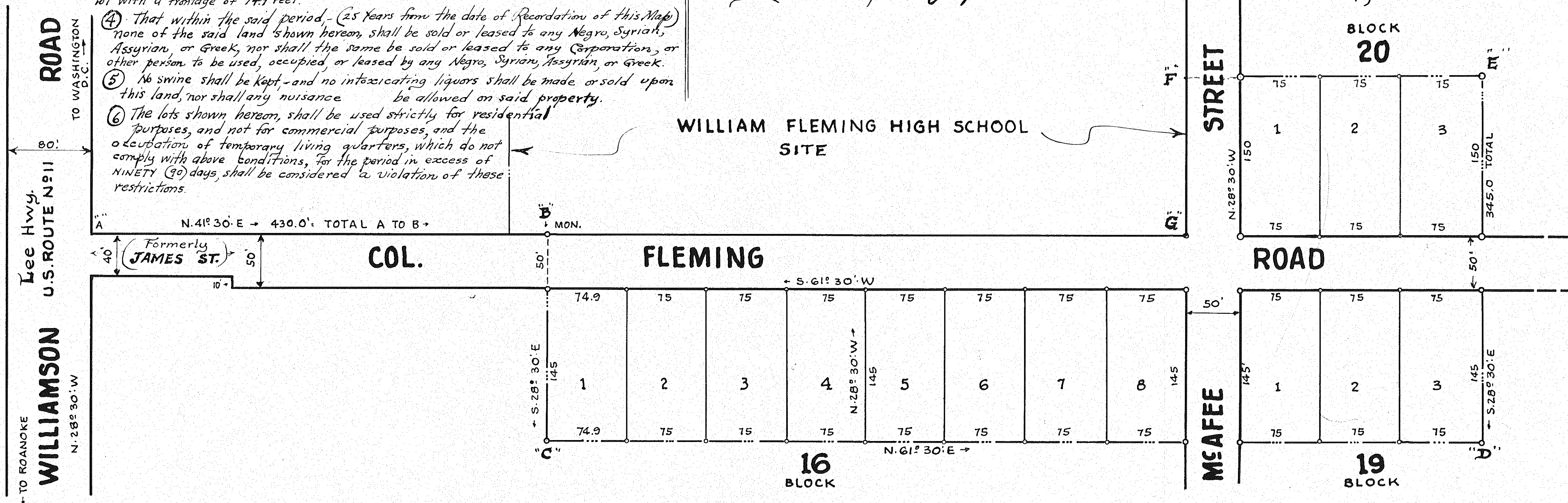
Mrs. Lena M. Nininger (Seal)
OWNER

State of Virginia, At Large,

I, C. Cecil Flinn, a Notary Public, in and for the aforesaid State of Virginia, do hereby certify that Mrs. Lena M. Nininger, whose name is signed to the foregoing writing, bearing date of May 10, 1940, has personally appeared before me in my said State, and acknowledged the same, on this 11th day of May, 1940.

My Commission Expires July 13, 1942.

C. Cecil Flinn
NOTARY PUBLIC



In the Clerk's Office for the Circuit Court of Roanoke County, Virginia, this Map was presented, on the 12th day of June, 1940, and with the Certificate of acknowledgment thereto annexed, admitted to Record at 1:35 o'clock P.M.

Teste: Roy K. Bruner, CLERK.

Approved: J. Mathews
CITY ENGINEER OF ROANOKE, VA.

Approved: L. H. Bell
CHAIRMAN OF BOARD OF SUPERVISORS OF ROANOKE COUNTY, VA.

Approved: E. K. Mattem
SECRETARY OF ROANOKE COUNTY PLANNING COMMISSION

MAP

SHOWING
PORTION OF

- BLOCKS 16-19 AND 20 -

- WILLIAM FLEMING COURT -

PROPERTY OF

MRS. LENA M. NININGER
ROANOKE COUNTY

VIRGINIA.

SCALE: 1" = 60'

BY: C. B. Malcolm
STATE CERTIFIED ENGR.

MAY 10, 1940