

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT FRALIN AND WALDRON, INC. IS THE OWNER OF THE TRACT OF LAND SHOWN HEREON, BOUNDED CORNERS 1 THRU 24, INCLUSIVE, SUBDIVIDED INTO LOTS AND KNOWN AS MAP OF SECTION NO. 4, MONTCLAIR ESTATES, CONTAINING 39.7 ACRES, SUBJECT ONLY TO A CERTAIN DEED OF TRUST DATED APRIL 1, 1967, FROM SAID OWNER TO T. L. PLUNKETT, JR., SOLE TRUSTEE, SECURING H. F. PLUNKETT AND HESTER E. PLUNKETT, BENEFICIARY, OF RECORD IN DEED BOOK 824, PAGE 523.

THE SAID OWNER HEREBY CERTIFIES, THAT IT HAS SUBDIVIDED THIS LAND INTO LOTS AS SHOWN HEREON ENTIRELY WITH ITS OWN FREE WILL AND ACCORD AS REQUIRED BY SECTIONS 15-779 THROUGH 15-794.3 OF THE 1950 CODE OF VIRGINIA, AS AMENDED TO DATE.

THE SAID OWNER WITH THE CONSENT OF THE UNDERSIGNED TRUSTEE AND BENEFICIARIES, HEREBY DEDICATES TO AND VEST IN COUNTY OF ROANOKE, VA., SUCH PORTIONS OF THE PREMISES PLATTED AS ARE ON THIS PLAT SET APART FOR STREETS, EASEMENTS, OR OTHER PUBLIC USE.

THE SAID OWNER DOES AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT AND SUBDIVISION AND ACCEPTANCE OF THE DEDICATION OF THE STREETS SHOWN HEREON BY THE BOARD OF SUPERVISORS OF ROANOKE COUNTY, ON ITS OWN BEHALF AND FOR AND ON ACCOUNT OF ITS SUCCESSORS AND ASSIGNS, SPECIFICALLY RELEASE THE COUNTY OF ROANOKE AND THE VIRGINIA DEPT. OF HIGHWAYS FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SAID OWNER, ITS SUCCESSORS AND ASSIGNS, MAY OR MIGHT HAVE AGAINST THE COUNTY OR VIRGINIA DEPT. OF HIGHWAYS BY REASON OF ESTABLISHING PROPER GRADE LINES ON AND ALONG SUCH STREETS AS SHOWN ON THE PLAT OF THE LAND SUBDIVIDED (OR SUCH CHANGED STREETS AS MAY BE AGREED UPON IN THE FUTURE) AND REASON OF DOING NECESSARY GRADING, CUTTING OR FILLING FOR THE PURPOSE OF PLACING SUCH STREETS UPON THE PROPER GRADE AS MAY FROM TIME TO TIME, BE ESTABLISHED BY SAID COUNTY OR VIRGINIA DEPT. OF HIGHWAYS, AND SAID COUNTY OR VIRGINIA DEPT. OF HIGHWAYS SHALL NOT BE REQUIRED TO CONSTRUCT ANY RETAINING WALL OR WALLS ALONG THE STREETS AND PROPERTY LINES THEREOF.

WITNESS THE SIGNATURES AND SEALS ON THIS 11th DAY OF April, 1968.

FRALIN AND WALDRON, INC.

BY: Elbert H. Waldron ITS PRESIDENT ATTEST: John E. Plunkett ITS SECRETARY

T. L. Plunkett, Jr.
T. L. PLUNKETT, JR., TRUSTEE

H. F. Plunkett
H. F. PLUNKETT, BENEFICIARY

Hester E. Plunkett
HESTER E. PLUNKETT,
BENEFICIARY

STATE OF VIRGINIA TO WIT:

OF ROANOKE
I, Cynthia S. Brooks, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ELBERT H. WALDRON, HORACE G. FRALIN, T. L. PLUNKETT, JR., H. F. PLUNKETT, AND HESTER E. PLUNKETT, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING, DATED April 11, 1968, HAVE EACH PERSONALLY APPEARED BEFORE ME IN MY STATE AND COUNTY AND ACKNOWLEDGED THE SAME ON THIS 11th DAY OF April, 1968.

MY COMMISSION EXPIRES: January 6, 1969

Cynthia S. Brooks
NOTARY PUBLIC

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS MAP WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED, ADMITTED TO RECORD AT 4:15 O'CLOCK, P. M., ON THIS 23 DAY OF May, 1968.

Elizabeth W. Staker, Clerk

TESTE: By Hilda A. Lankford
Dep. CLERK

APPROVED:

F. A. Spiggle
CITY ENGINEER OF SALEM, VIRGINIA

W. Frank Chapman
EXEC. SECRETARY, CITY OF SALEM PLANNING COMM.

William F. Clark
CITY ENGINEER OF ROANOKE, VIRGINIA

Dexter N. Smith
AGENT FOR ROANOKE CITY PLANNING COMM.

Lee B. Eddy
CHAIRMAN OF BOARD OF SUPERVISORS OF ROKE CO.

James B. [unclear]
SECY. OF ROANOKE CO. PLANNING COMM.

5-20-68
DATE

5-20-68
DATE

5-22-68
DATE

5-23-68
DATE

5/10/68
DATE

5/11/68
DATE

BOUNDARY DATA

CORNERS	BEARING	DISTANCE	NORTH	SOUTH	EAST	WEST
1-2	S. 42° 08' E.	591.63		438.74	396.90	
2-3	S. 47° 52' W.	216.00		144.90		160.18
3-4	S. 42° 08' E.	7.21		5.35	4.84	
4-5	S. 47° 52' W.	140.00		93.92		103.82
5-6	N. 42° 08' W.	38.54	28.58			25.85
6-7	S. 47° 52' W.	460.00		308.59		341.13
7-8	S. 42° 08' E.	350.00		259.55	231.80	
8-9	S. 20° 00' W.	119.78		112.56		40.97
9-10	S. 21° 50' E.	198.07		183.86		
10-11	N. 85° 47' 30" E.	116.51	8.55		116.20	
11-12	S. 2° 50' 10" W.	124.20		124.05		6.14
12-13	S. 56° 41' W.	385.10		211.49		321.18
13-14	N. 81° 15' 30" W.	141.37	21.48			139.73
14-15	S. 42° 48' 30" W.	226.11		165.88		153.65
15-16	S. 23° 14' 30" E.	226.90		208.49	89.54	
16-17	N. 89° 07' 30" W.	60.39	0.92			60.38
17-18	S. 11° 00' E.	199.67		196.00	38.10	
18-19	N. 89° 15' 15" W.	74.14	0.97			74.13
19-20	S. 83° 21' 15" W.	123.97		14.35		123.14
20-21	S. 67° 13' W.	175.28		76.24		157.83
21-22	N. 24° 55' 30" W.	817.13	741.02			344.36
22-23	N. 65° 04' 30" E.	475.00	200.18		430.76	
23-24	N. 67° 03' W.	557.62	217.43			513.48
24-1	N. 41° 44' E.	1775.29	1324.81		1181.74	
		TOTALS	2543.94	2543.97	2566.54	2566.60

SHEET 1 OF 2 SHEETS

MAP OF

SECTION NO. 4

MONTCLAIR ESTATES

PROPERTY OF

FRALIN AND WALDRON, INC.

ROANOKE COUNTY, VIRGINIA.

SCALE: 1"=100'

JAN. 2, 1968

BY: T. P. PARKER
STATE CERT. ENGR.

SEAL

