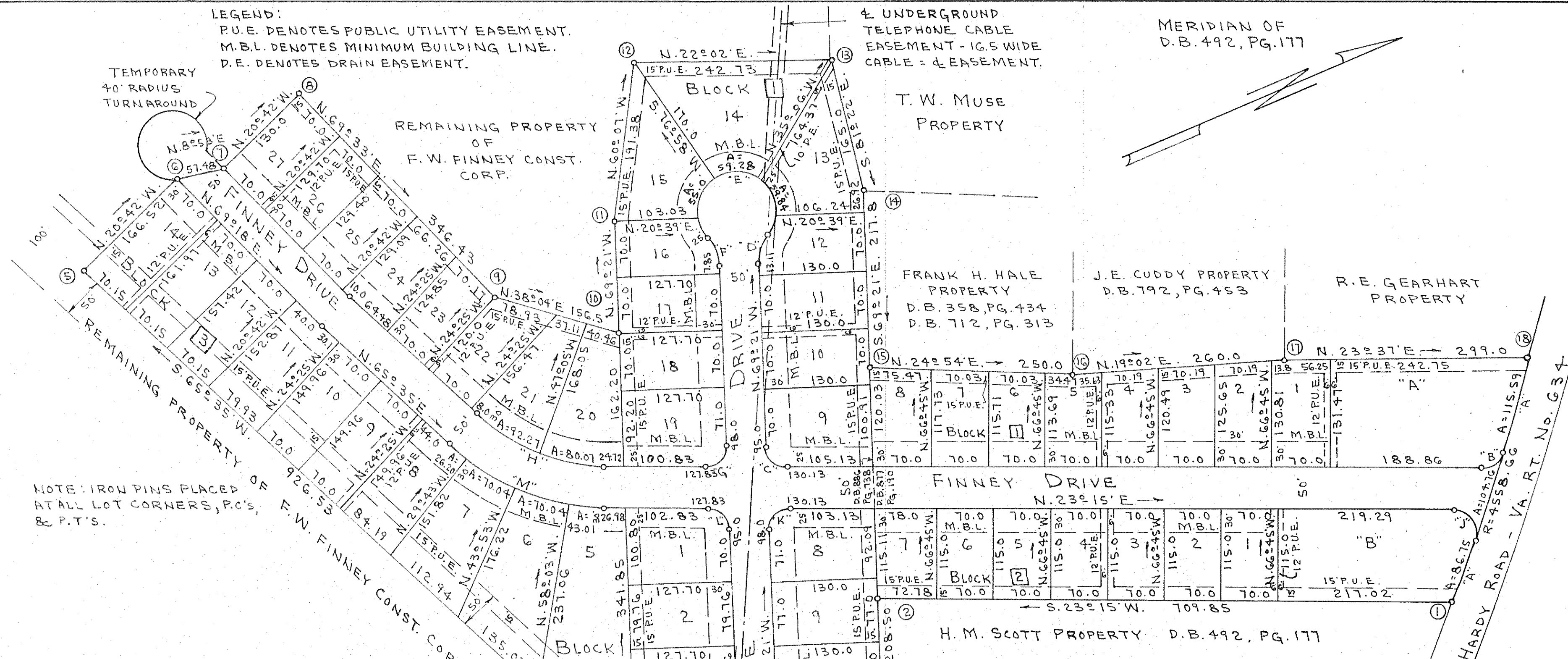


CURVE DATA						
CURVE	LOT	BLK	ANGLE	TAN.	RAD.	ARC.
A			32°51'35"	153.60	4558.66	307.09
A	1		1°27'10"	57.80	4558.66	115.58
A	ROAD		1°19'00"	52.38	4558.66	104.76
B	2		1°05'25"	43.37	4558.66	86.75
B	A	1	74°19'37"	18.75	25.00	32.43
C	9	1	87°24'	25.00	26.16	39.70
D	12	1	40°22'	20.21	54.98	38.73
E	1		26°02'44"	50.00	22.53	30.29
E	12	1	27°32'30"	12.25	50.00	24.03
E	13	1	68°31'30"	34.09	50.00	59.84
E	14	1	67°56'	33.68	50.00	59.28
E	15	1	63°01'36"	30.65	50.00	55.00
E	16	1	33°39'36"	15.12	50.00	29.37
F	16	1	40°22'	20.21	54.98	38.73
G	19	1	92°36'	27.00	25.80	41.70
H	1		42°20'	10.32	233.26	112.34
H	20	1	19°40'	40.43	233.26	80.07
H	21	1	22°40'	46.75	233.26	92.27
J	B	2	106°59'23"	33.78	25.00	46.68
K	A	2	92°36'	27.00	25.80	41.70
L	1		87°24'	25.00	26.16	39.70
M	3		42°20'	109.68	283.26	209.29
M	5		8°42'	21.55	283.26	43.01
M	6		14°10'	35.20	283.26	70.04
M	7		14°10'	35.20	283.26	70.04
M	B	3	5°18'	13.11	283.26	26.20



APPROVED: Charles H. Carter 3/5/70
SECY. OF ROANOKE COUNTY PLANNING COMM. DATE
Charles H. Carter 3/5/70
CHAIRMAN OF BOARD OF SUPERVISORS, ROANOKE CO. DATE
T.P. Parker 3/31/70
TOWN MANAGER OF VINTON, VA. DATE

KNOW ALL MEN BY THESE PRESENTS TO WIT:
THAT F.W. FINNEY CONST. CORP. IS THE OWNER OF THE TRACT OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 THROUGH 18, INCLUSIVE, SUBDIVIDED INTO LOTS AND KNOWN AS MAP OF SEC. NO. 1 MONTGOMERY VILLAGE, BEING A PORTION OF THE PROPERTY CONVEYED TO SAID OWNERS BY DEED DATED NOV. 13, 1969 FROM T.W. MUSE AND HATTIE S. MUSE AND RECORDED IN DEED BOOK 886, PG. 738 IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, SUBJECT ONLY TO THE LIEN OF A CERTAIN DEED OF TRUST FROM SAID OWNERS TO JOHN M. PEDIGO & C. RICHARD CRANWELL, TRUSTEES, SECURING T.W. MUSE AND HATTIE S. MUSE, BENEFICIARIES, THE PAYMENT OF A CERTAIN SUM OF MONEY, AND RECORDED IN DEED BOOK 886, PAGE 741, IN THE AFORESAID CLERK'S OFFICE.

THE SAID OWNER HEREBY CERTIFIES THAT IT HAS SUBDIVIDED THIS LAND INTO LOTS AS SHOWN HEREON ENTIRELY WITH THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTIONS 15.1-465 THRU 15.1-485 OF THE CODE OF VIRGINIA, AS AMENDED TO DATE.

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

THE SAID OWNERS DO AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT AND SUBDIVISION AND THE 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 RELEASED THE COUNTY OF ROANOKE AND 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 BY REASON OF DOING NECESSARY GRADING, CUTTING OR FILLING FOR THE PURPOSE OF PLACING SUCH STREET UPON THE PROPER GRADES AS MAY FROM TIME TO TIME, BE ESTABLISHED BY SAID COUNTY OR VIRGINIA DEPT. OF HIGHWAYS, AND SAID COUNTY OR VA. 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 2ND DAY OF MARCH, 1970.
F.W. FINNEY CONST. CORP.

BY: [Signature] PRESIDENT ATTEST: [Signature] SECRETARY
[Signature] TRUSTEE [Signature] TRUSTEE
[Signature] BENEFICIARY [Signature] BENEFICIARY

FEB. 27, 1970
I, HEREBY CERTIFY THAT THIS PLAT OF SURVEY IS CORRECT.
T. P. Parker
STATE CERT. ENGR. & SURVEYOR

STATE OF VIRGINIA TO WIT:
COUNTY OF ROANOKE
I, Betty Lou Campbell, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT FREDERICK W. FINNEY AND MARY ELIZABETH FINNEY, PRESIDENT AND SECRETARY OF F.W. FINNEY CONST. CORP., C. RICHARD CRANWELL AND JOHN M. PEDIGO, TRUSTEES, AND T.W. MUSE AND HATTIE S. MUSE, BENEFICIARIES, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED MARCH 2, 1970 HAVE EACH PERSONALLY APPEARED BEFORE ME IN MY STATE AND COUNTY AND ACKNOWLEDGED THE SAME ON THIS 2ND DAY OF March, 1970.
MY COMMISSION EXPIRES: January 19, 1973
Betty Lou Campbell
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 11:45 O'CLOCK A.M., ON THIS 17TH DAY OF March, 1970.

TESTE: [Signature] CLERK
By: [Signature] Sec. Clerk
CAPTION LEGAL REFERENCE:
FOR CONVEYANCE TO F.W. FINNEY CONST. CORP. BY T.W. MUSE AND HATTIE S. MUSE SEE D.B. 886, PG. 738 AND BY R.E. GEARHART SEE D.B. 877, PG. 190.

BOUNDARY DATA - 16.84 ACRES						
CORNER	BEARING	DIST.	NORTH	SOUTH	EAST	WEST
1-2	S. 23°15' W.	709.85		652.20		280.21
2-3	S. 69°21' E.	208.50		73.53	195.10	
3-4	S. 19°51' 25" W.	307.72		289.42		104.52
4-5	S. 65°35' W.	926.53		383.00		843.66
5-6	N. 20°42' W.	166.52	155.77			58.86
6-7	N. 8°53' E.	57.48	56.79		8.88	
7-8	N. 20°42' W.	130.00	121.61			45.95
8-9	N. 69°33' E.	246.43	121.03		324.60	
9-10	N. 38°04' E.	156.50	123.21		96.49	
10-11	N. 69°21' W.	190.00	49.37			131.00
11-12	N. 60°01' W.	191.38	95.35			165.93
12-13	N. 22°02' E.	242.73	225.00		91.06	
13-14	S. 81°22' E.	165.00		24.77	163.13	
14-15	S. 69°21' E.	217.80		76.81	203.81	
15-16	N. 24°54' E.	250.00	226.76		105.26	
16-17	N. 19°02' E.	260.00	245.78		84.79	
17-18	N. 23°31' E.	299.00	273.46		114.78	
18-1	S. 50°36' E.	307.02		194.87	237.24	
TOTAL			1694.63	1694.60	1630.14	1630.13

MAP OF
SECTION No. 1
MONTGOMERY VILLAGE
PROPERTY OF
F.W. FINNEY CONST. CORP.
ROANOKE COUNTY, VIRGINIA
SCALE: 1"=100'
FEB. 27, 1970

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