

MAP OF
SECTION NO. 5
MONTCLAIR ESTATES

PROPERTY OF
FRALIN AND WALDRON, INC.

ROANOKE COUNTY, VA.

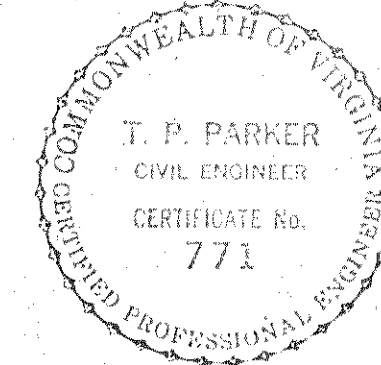
Scale: 1" = 40' June 24/1970

By: T. P. Parker
State Certified Engineer

June 24, 1970.

I hereby certify that this plat
of survey is correct.

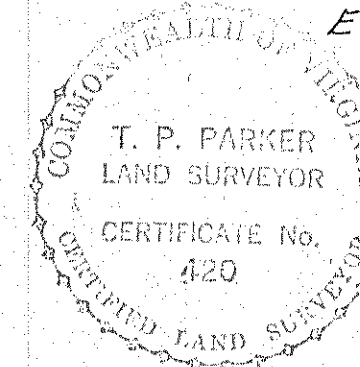
By: T. P. Parker
State Certified Engineer
and Land Surveyor



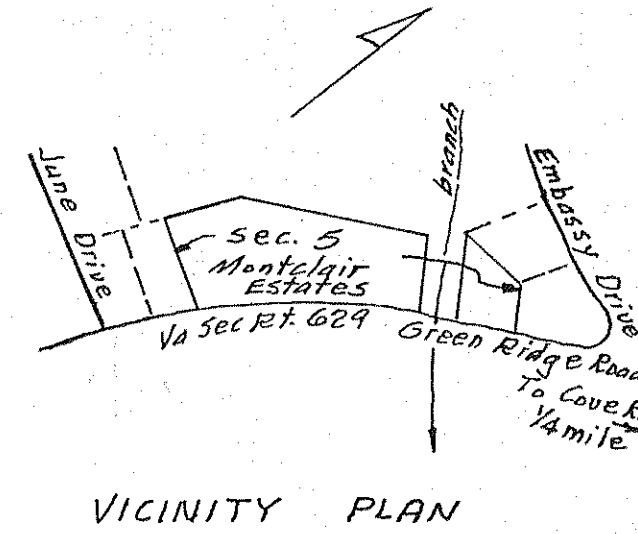
State of Virginia
COUNTY of Roanoke

I, Cynthia S. Broadus, a Notary Public in and for
the aforesaid State and County, do hereby certify that
Elbert H. Waldron and Horace G. Fralin, President
and Secretary of Fralin and Waldron, Inc., whose names
are signed to the foregoing writing dated Aug. 28, 1970
have personally appeared before me in my State and
County and acknowledged the same on this 28th day of
August, 1970.

My Commission
Expires 11/6/73
Cynthia S. Broadus
Notary Public



BOUNDARY DATA						
Corners	Bearing	DIST.	N	S	E	W
1-2	N73°52'W	170.0	47.24			163.30
2-3	N22°02'E	239.98	222.45		90.03	
3-4	N29°18'30"E	168.44	146.88		82.45	
4-5	N33°05'40"E	235.32	197.14		128.49	
5-6	S55°37'30"E	126.00		71.14	104.00	
6-7	N34°22'30"E	60.0	49.52		33.88	
7-8	N55°37'30"W	166.02	93.74			137.03
8-9	N66°34'E	108.11	42.99		99.19	
9-10	S55°36'E	138.41		78.20	114.20	
10-11	S34°22'30"W	267.27		220.59		150.90
11-12	S29°41'W	218.70		190.00		108.30
12-13	S22°01'W	218.20		202.29		81.80
13-1	S16°08'W	39.30		37.75		10.92
Total			799.96	799.97	652.24	652.25

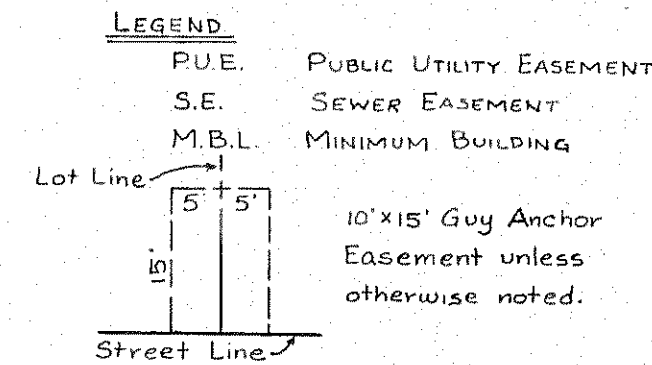


Known all men by these presents, to wit:
That Fralin and Waldron, Inc. is the owner of the tract
of land shown hereon bounded by corners 1 through 13,
inclusive, subdivided into lots as shown hereon and known
as Section No. 5, Montclair Estates, and being a
portion of the land conveyed to said owner by deed
dated April 1, 1967 from H. F. Plunkett and wife and
recorded in Deed Book 824 page 519.
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
15.1-46.5 through 15.1-48.5 of the 1950 Code of Virginia
as amended to date.

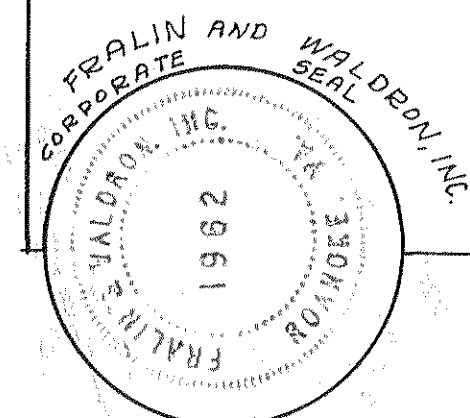
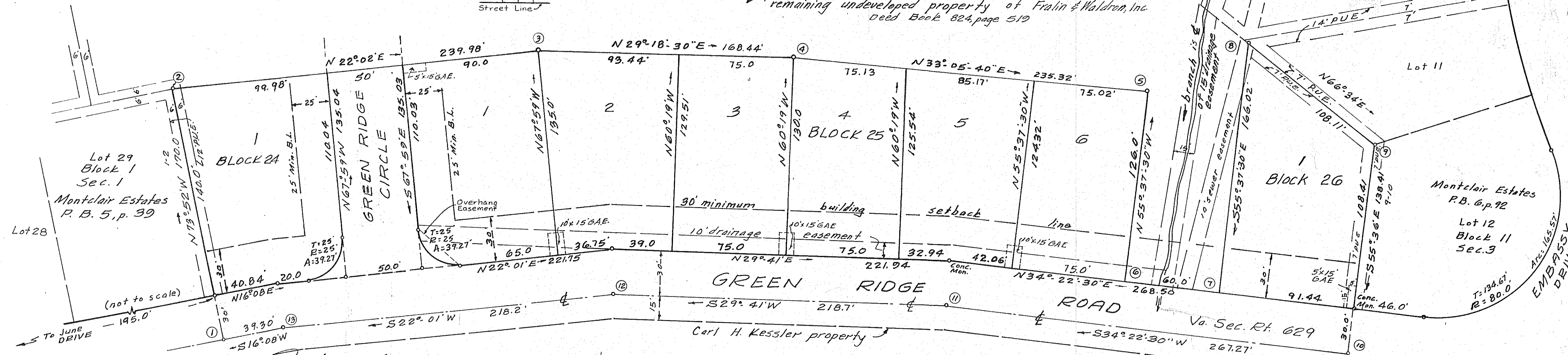
The said owner hereby dedicates to and vests in the
County of Roanoke, Va. such portions of the premises
platted as are on this plat set apart for streets,
easements or other public use.

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, Va.,
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 of Roanoke or Virginia Dept.
of Highways by reason of establishing proper grade lines
on and along said streets as shown hereon and
by reason of doing the necessary grading, cutting and
filling for the purpose of placing said streets upon the
proper grade as may from time to time, be established
by said county or Virginia Dept. of Highways and the said
County and 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 28th day
of August, 1970.

Elbert H. Waldron, President of Fralin & Waldron, Inc.
attested by: Horace G. Fralin, Secretary of
Fralin & Waldron, Inc.



future Sec. 6, Montclair Estates



Approved: William J. ... 8-31-70
EXEC. SECY. CITY OF SALEM - date
Planning Commission
Approved: F. A. ... 8-31-70
CITY ENGINEER - date
Salem, Va.

Approved: ...
Secy of Roanoke Co. Planning - date
Commission
Approved: ...
Chairman of Board of - date
Supervisors of Roanoke Co., Va.

Approved: Dana H. McShane 19 APRIL 1971
CITY ENGINEER - Roanoke, Va. - date
Approved: L. ... 20 APRIL 71
Agent for Roanoke
Planning Commission - date

In the Clerk's Office for the Circuit Court of
Roanoke County, Va. this map was presented and with
the certificate of acknowledgment thereto annexed,
admitted to record at 3:50 O'clock P.M. on this 22nd day
of April, 1971.
Teste: Edw. ...
Clerk
By: ...