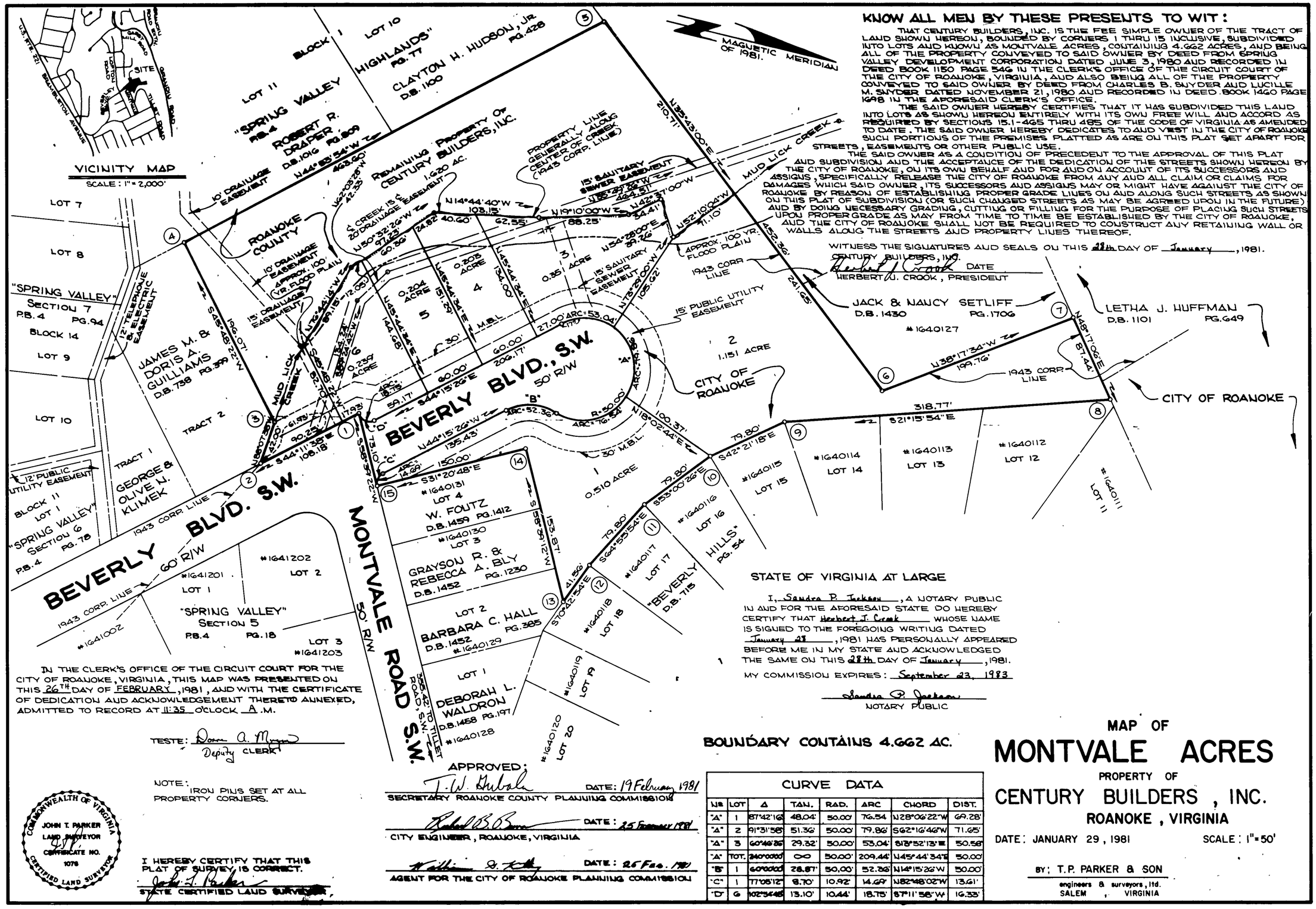

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT CENTURY BUILDERS, INC. IS THE FEE SIMPLE OWNER OF THE TRACT OF LAND SHOWN HEREON, BOUNDED BY CORNERS 1 THRU 15 INCLUSIVE, SUBDIVIDED INTO LOTS AND KNOWN AS MONTVALE ACRES, CONTAINING 4.662 ACRES, AND BEING ALL OF THE PROPERTY CONVEYED TO SAID OWNER BY DEED FROM SPRING VALLEY DEVELOPMENT CORPORATION DATED JUNE 3, 1980 AND RECORDED IN DEED BOOK 1150 PAGE 546 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, AND ALSO BEING ALL OF THE PROPERTY CONVEYED TO SAID OWNER BY DEED FROM CHARLES B. SNYDER AND LUCILLE M. SNYDER DATED NOVEMBER 21, 1980 AND RECORDED IN DEED BOOK 1460 PAGE 1698 IN THE AFORESAID CLERK'S OFFICE.

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 15.1-465 THRU 485 OF THE CODE OF VIRGINIA AS AMENDED TO DATE. THE SAID OWNER HEREBY DEDICATES TO AND VEST IN THE CITY OF ROANOKE SUCH PORTIONS OF THE PREMISES PLATTED AS ARE ON THIS PLAT SET APART FOR STREETS, EASEMENTS OR OTHER PUBLIC USE.

THE SAID OWNER AS A CONDITION OF PRECEDENT TO THE APPROVAL OF THIS PLAT AND SUBDIVISION AND THE ACCEPTANCE OF THE DEDICATION OF THE STREETS SHOWN HEREON BY THE CITY OF ROANOKE, ON ITS OWN BEHALF AND FOR AND ON ACCOUNT OF ITS SUCCESSORS AND ASSIGNS, SPECIFICALLY RELEASE THE CITY OF ROANOKE FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SAID OWNER, ITS SUCCESSORS AND ASSIGNS MAY OR MIGHT HAVE AGAINST THE CITY OF ROANOKE BY REASON OF ESTABLISHING PROPER GRADE LINES ON AND ALONG SUCH STREETS AS SHOWN ON THIS PLAT OF SUBDIVISION (OR SUCH CHANGED STREETS AS MAY BE AGREED UPON IN THE FUTURE) AND BY DOING NECESSARY GRADING, CUTTING OR FILLING FOR THE PURPOSE OF PLACING SUCH STREETS UPON PROPER GRADE AS MAY FROM TIME TO TIME BE ESTABLISHED BY THE CITY OF ROANOKE, AND THE CITY OF ROANOKE 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 January, 1981.
CENTURY BUILDERS, INC.
Herbert J. Crook DATE
HERBERT J. CROOK, PRESIDENT

STATE OF VIRGINIA AT LARGE

I, Sandra P. Jackson, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Herbert J. Crook WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED January 28, 1981 HAS PERSONALLY APPEARED BEFORE ME IN MY STATE AND ACKNOWLEDGED THE SAME ON THIS 28th DAY OF January, 1981.

MY COMMISSION EXPIRES: September 23, 1983

Sandra P. Jackson
NOTARY PUBLIC

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF ROANOKE, VIRGINIA, THIS MAP WAS PRESENTED ON THIS 26TH DAY OF FEBRUARY, 1981, AND WITH THE CERTIFICATE OF DEDICATION AND ACKNOWLEDGEMENT THERETO ANNEXED, ADMITTED TO RECORD AT 11:35 O'CLOCK A.M.

TESTE: Dorm A. Morgan
Deputy CLERK

NOTE: IRON PINS SET AT ALL PROPERTY CORNERS.

COMMONWEALTH OF VIRGINIA
JOHN T. PARKER
LAND SURVEYOR
CERTIFICATE NO. 1076
CERTIFIED LAND SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT OF SURVEY IS CORRECT.
John T. Parker
STATE CERTIFIED LAND SURVEYOR

APPROVED:
T. W. Kubala DATE: 19 February 1981
SECRETARY ROANOKE COUNTY PLANNING COMMISSION

Robert D. Bohm DATE: 25 February 1981
CITY ENGINEER, ROANOKE, VIRGINIA

William S. Kelly DATE: 25 Feb. 1981
AGENT FOR THE CITY OF ROANOKE PLANNING COMMISSION

BOUNDARY CONTAINS 4.662 AC.

CURVE DATA

NO	LOT	Δ	TAN.	RAD.	ARC	CHORD	DIST.
"A"	1	87°42'16"	48.04'	50.00'	76.54	N28°06'22"W	69.28'
"A"	2	91°31'58"	51.36'	50.00'	79.86'	S62°16'46"W	71.65'
"A"	3	60°48'26"	29.32'	50.00'	53.04'	S18°52'13"E	50.58'
"A"	TOT.	240°00'00"	∞	50.00'	209.44'	N45°44'34"E	50.00'
"B"	1	60°00'00"	28.87'	50.00'	52.36'	N14°15'26"W	50.00'
"C"	1	77°05'12"	8.70'	10.92'	14.69'	N82°48'02"W	13.61'
"D"	6	102°54'48"	13.10'	10.44'	18.75'	S7°11'58"W	16.33'

MAP OF MONTVALE ACRES

PROPERTY OF
CENTURY BUILDERS, INC.
ROANOKE, VIRGINIA

DATE: JANUARY 29, 1981 SCALE: 1" = 50'

BY: T.P. PARKER & SON
engineers & surveyors, ltd.
SALEM, VIRGINIA

W.O. No 3773
N.B. S-81

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MAP BOOK 1, PAGE 289