

MAP OF SECTION NO. 1

MONTCLAIR ESTATES

OWNED BY

B.L. RADFORD & ETHEL M. RADFORD

ROANOKE COUNTY, VA.

Scale: 1" = 100'

May 23, 1962

By: T. P. PARKER
STATE CERTIFIED ENGINEER

Know all men by these presents to wit:
That Byron L. Radford and Ethel M. Radford are the owners of the tract of land shown hereon bounded by Corners 1 through 21 subdivided into lots as shown hereon and known as section No. 1, Montclair Estates, said property being a portion of that tract of land conveyed to said owners by deed dated March 8, 1962 from H. F. Plunkett and wife and recorded in Deed Book 685, Page 286, subject only to a deed of Trust dated March 8, 1962 from said owners to T. L. Plunkett, Jr., et al., Trustees, securing H. F. Plunkett, Beneficiary, the payment of a certain debt and recorded in Deed Book 685, Page 286, in the Clerk's Office for the Circuit Court of Roanoke County, Va.
The said owners hereby certify that they have subdivided this land into lots as shown hereon entirely with their own free will and accord as required by Sections 15-779 through 15-794.3 of the 1950 Code of Virginia.
The said owners, with the consent of the undersigned Trustees and Beneficiary, hereby dedicate the streets and easements as shown hereon, to the County of Roanoke in fee simple.
The said owners, with the consent of the undersigned Trustee and Beneficiary, do as a condition precedent to the approval of this plat and subdivision and the acceptance of the dedication of the streets as shown hereon by the Board of Supervisors of Roanoke County, Va. on their own behalf and for and on account of their heirs, successors, devisees and assigns, specifically release the County of Roanoke and Virginia Department of Highways from any and all claim or claims for damages which said owners, their heirs, successors, devisees and assigns may or might have against the County of Roanoke or Virginia Department of Highways by reason of establishing proper grade lines on and along the streets shown hereon, and by reason of doing the necessary grading cutting and filling for the purpose of placing such streets upon the proper grade as may from time to time be established by the County of Roanoke or Virginia Department of Highways, and said County and Virginia Department of Highways shall not be required to construct any retaining wall or walls along the streets as shown hereon. In witness whereof is hereby placed the signatures of said owners, trustees and Beneficiary on this 6th day of August 1962.

Byron L. Radford (SEAL) Ethel M. Radford (SEAL)
OWNER OWNER
T. L. Plunkett, Jr. H. F. Plunkett
TRUSTEE BENEFICIARY

State of Virginia
County of Roanoke

I, Franklin R. Radford a Notary Public in and for the aforesaid State and County, do hereby certify that Byron L. Radford and Ethel M. Radford whose names are signed to the foregoing writing dated 6th day of August 1962, have personally appeared before me in my state and County and acknowledged the same on this 6th day of August 1962.

My Commission
Expires June 8, 1963

Franklin R. Radford
NOTARY PUBLIC

APPROVED: [Signature] 6-1-62
Sec'y. Roanoke County Planning Comm. Date

APPROVED: [Signature] 6-1-62
Chairman of Board of Supervisors Date

APPROVED: [Signature] 8-22-62
Ag't. for Roanoke Planning Comm. Date

APPROVED: [Signature] 8-22-62
City Engineer - Roanoke, Va. 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 2:50 O'clock A. M., on this 22 day of August 1962.

Teste: [Signature]
Clerk