

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 5, inclusive, subdivided into lots and known as Montclair Estates, Section No. 2; subject only to a lien of a certain Deed of Trust dated April 11, 1962, from said owners to James M. Young or F. T. Loyd, Trustees, securing Home Building & Savings Assoc., Inc., Beneficiary, of record in Deed Book 689, Page 406, 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, as amended to date.

The said owners, with the consent of the undersigned Trustee and Beneficiary, hereby dedicate to and vest 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 owners do 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 their own behalf and for and on account of their heirs, successors, devisees and assigns, specifically release the County of Roanoke and the Virginia Dept. of Highways from any and all claim or claims for damages which such owners, their heirs, devisees 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 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 following signatures and seals on this 17 day of Jan., 1964.

Byron L. Radford Ethel M. Radford
Byron L. Radford Ethel M. Radford

James M. Young
James M. Young, Trustee

Home Buildings & Savings Assoc., Inc.
W. T. Wingfield, Pres. Attest By: R. F. Cummings, Sec.
R. F. Cummings, Sec.

State of Virginia
City of Roanoke
I, Frank Radford, a notary public in and for the aforesaid State and City do hereby certify that Byron L. Radford and Ethel M. Radford whose names are signed to the foregoing writing dated Jan. 17, 1964, have each personally appeared before me in my State and City and acknowledged the same on this 17 day of Jan., 1964.

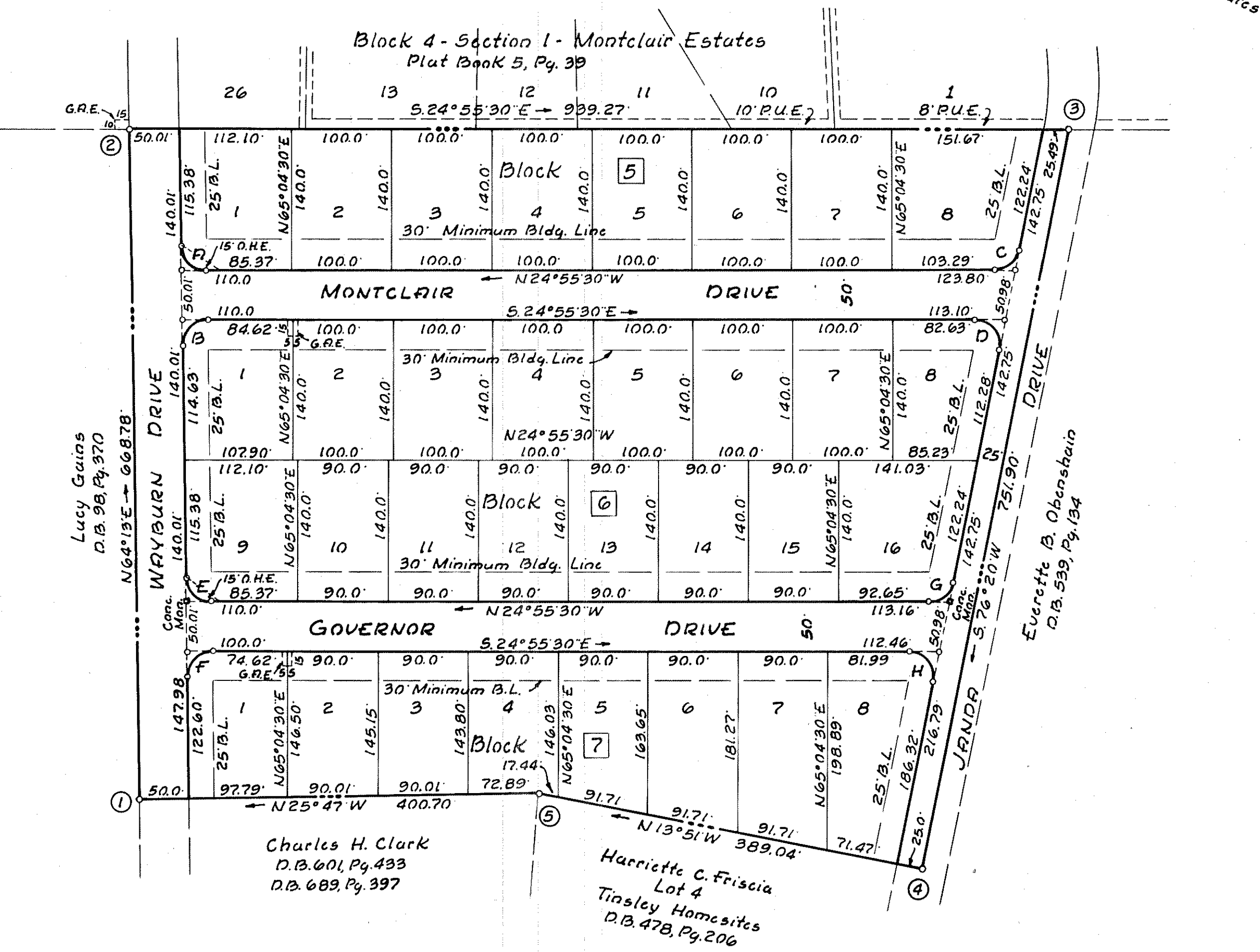
My Commission expires:
Oct 25, 1967
Frank Radford
Notary Public

State of Virginia
City of Roanoke
I, Frank Radford, a notary public in and for the aforesaid State and City do hereby certify that James M. Young Trustee, whose name is signed to the foregoing writing dated Jan. 17, 1964, has personally appeared before me in my State and City and acknowledged the same on this 17 day of Jan., 1964.

My Commission expires:
Oct 25, 1967
Frank Radford
Notary Public

State of Virginia
City of Roanoke
I, Frank Radford, a notary public in and for the aforesaid State and City do hereby certify that W. T. Wingfield and R. F. Cummings, President and Secretary respectively, of Home Buildings & Savings Assoc., Inc., whose names are signed to the foregoing writing dated Jan. 17, 1964, has each personally appeared before me in my State and City and acknowledged the same on this 17 day of Jan., 1964.

My Commission expires:
Oct 25, 1967
Frank Radford
Notary Public



Note: G.R.E. denotes Guy Rancher Easement
O.H.E. denotes Overhead Wire Easement

Approved:
Minor R. Effer 1-16-64
Chairman of Board of Supervisors of Roanoke Co. Date
W. T. Wingfield 1-16-64
Sec. - Roanoke Co. Planning Comm. Date
W. T. Wingfield 1-16-64
Agent - Roanoke City Planning Comm. Date
E. James Sayer 1/17/64
City Engr. - Roanoke, Virginia Date

Corporation
Seal

Jan. 15, 1964
I, hereby certify that this plat of survey is correct.

J. P. Parker
State Cert. Engr.

CURVE DATA								
Curve	Lot	Blk	Angle	Tan.	Rad.	Arc	Chord	
							Bearing	Dist.
A	1	5	89°08'30"	24.63	25.0	38.90	N19°38'45"E	35.09
B	1	6	90°51'30"	25.38	25.0	39.64	S39°21'15"E	35.62
C	8	5	78°44'30"	20.51	25.0	34.36	N04°17'45"W	31.72
D	8	6	101°15'30"	30.47	25.0	44.18	S25°42'15"W	38.65
E	9	6	89°08'30"	24.63	25.0	38.90	N19°38'45"E	35.09
F	1	7	90°51'30"	25.38	25.0	39.64	S70°21'15"E	35.62
G	16	6	78°44'30"	20.51	25.0	34.36	N04°17'45"W	31.72
H	8	7	101°15'30"	30.47	25.0	44.18	S25°42'15"W	38.65

BOUNDARY DATA						
Corner	Bearing	Distance	North	South	East	West
1-2	N64°13'E	668.78	290.90		602.20	
2-3	S24°55'30"E	939.27		851.79		395.84
3-4	S76°20'W	751.90		177.65		730.61
4-5	N13°51'W	389.04	377.73			29.13
5-1	N25°47'W	400.70	360.81			174.29
Totals			1029.44	1029.44	998.04	998.03

In the Clerk's Office of Circuit Court for Roanoke County, Va., this map is presented on Jan. 28, 1964, and with the certificates of acknowledgment and dedication thereto annexed is admitted to record at 10:38 o'clock A. M.

Teste: M. C. Logan
By: Mary P. Hillandsworth, Dep. Clerk

Caption Legal Reference:
See Deed Book 689, Pg. 399 for conveyance of property shown hereon to Byron L. Radford.

MAP OF SECTION NO. 2
MONTCLAIR ESTATES
Property of Byron L. & Ethel M. Radford
ROANOKE COUNTY, VIRGINIA

By: J. P. Parker
State Cert. Engr.
Scale: 1"=100' 15 Jan., 1964