

KNOW ALL MEN BY THESE PRESENTS TO WIT:
THAT F.W. FINNEY CONSTRUCTION CORP. IS THE OWNER OF THE TRACT OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 THROUGH 26 INCLUSIVE; SUBDIVIDED INTO LOTS AND KNOWN AS MAP OF SECTION NO. 3 MONTGOMERY VILLAGE, BEING A PORTION OF THE PROPERTY CONVEYED TO SAID OWNERS BY DEED DATED NOV. 13, 1968 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, PG. 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 ITS OWN FREE WILL AND ACCORD AS REQUIRED BY SECTIONS 15.1-46.5 THROUGH 15.1-48.5 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 RELEASE THE COUNTY OF ROANOKE AND VIRGINIA DEPT. OF HIGHWAYS FROM ANY OR ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SAID OWNER, ITS SUCCESSORS AND ASSIGNS, MAY OR MIGHT HAVE AGAINST THE COUNTY OF VIRGINIA DEPT. OF HIGHWAYS BY REASON OF ESTABLISHING PROPER GRADE LINES ON AND ALONG SUCH STREETS AND 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 SIGNATURES AND SEALS ON THIS 15th DAY OF May, 1971.

F.W. FINNEY CONST. CORP.

BY: Frederick W. Finney
PRESIDENT

Mary B. Finney
SECRETARY

John M. Pedigo
TRUSTEE

C. Richard Cranwell
TRUSTEE

Hattie S. Muse
BENEFICIARY

T.W. Muse
BENEFICIARY

STATE OF VIRGINIA
COUNTY OF ROANOKE

TOWIT:

I, William M. Bishop, 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 May 13, 1971 HAVE EACH PERSONALLY APPEARED BEFORE ME IN MY STATE AND COUNTY AND ACKNOWLEDGED THE SAME ON THIS 15th DAY OF May, 1971.

MY COMMISSION EXPIRES October 19, 1974
William M. Bishop
NOTARY PUBLIC

CURVE DATA									
N ^o	LOT	BLK.	DELTA	TAN.	RAD.	ARC	CHORD BEARING	DISTANCE	
A	12	7	11°28'15"	106.20	1057.04	211.62	N 4°01'52"E	211.27	
A	13	7	0°24'10"	0.42	1057.04	8.97	N 1°28'44"W	8.97	
A	13	7	4°16'22"	39.44	1057.04	78.93	N 0°25'08"E	78.91	
A	14	7	4°01'33"	37.15	1057.04	74.27	N 5°04'04"E	74.25	
A	15	7	2°41'08"	24.78	1057.04	49.54	N 8°25'38"E	49.54	
B	1	9	10°00'45"	88.21	1007.04	175.98	N 4°45'38"E	175.76	
D	1	9	4°39'56"	41.02	1007.04	82.00	N 2°05'14"E	81.93	
D	2	9	4°33'06"	40.02	1007.04	80.60	N 6°41'45"E	79.98	
D	3	9	0°47'43"	6.49	1007.04	13.98	N 9°22'09"E	13.98	
D	3	9	4°25'33"	36.43	1007.04	73.81	N 4°53'29"E	73.79	
D	1	8	90°00'00"	25.00	25.00	34.24	N 43°17'45"E	35.35	
E	7	26	0°04'15"	44.87	409.77	186.45	N 1°19'52"E	184.85	
E	8	7	11°22'28"	40.81	409.77	81.35	N 18°40'46"E	81.21	
E	9	7	15°20'20"	40.68	409.77	81.04	N 7°19'22"E	80.96	
E	10	7	3°21'27"	12.01	409.77	24.01	N 0°01'31"W	24.01	
F	2	8	2°34'02"	10.30	459.77	20.60	S 0°25'13"E	20.60	
F	3	8	9°18'56"	37.46	459.77	74.76	S 5°31'11"W	74.97	
F	4	8	57°22'11"	57.22	459.77	113.85	S 10°10'43"W	113.56	
G	8	7	40°41'00"	25.30	25.00	33.57	S 69°42'30"W	35.57	
H	1	8	89°19'00"	25.00	25.00	38.97	S 20°17'30"E	35.14	
I	1	8	12°05'09"	31.33	280.35	62.40	S 16°04'15"W	62.21	
J	1	7	14°03'53"	40.75	330.35	81.04	N 16°04'15"E	80.89	
K	1	7	6°31'44"	20.32	330.35	36.43	N 53°19'37"W	34.61	
L	33	6	116°45'15"	30.56	18.82	38.38	S 60°40'22"W	32.05	
M	53	6	23°33'26"	47.96	230.00	107.94	N 78°19'58"W	106.42	
M	53	6	23°33'26"	47.96	230.00	107.94	N 78°19'58"W	106.42	
M	53	6	23°33'26"	47.96	230.00	107.94	N 78°19'58"W	106.42	
N	4	11	14°38'33"	23.13	180.00	84.02	N 78°19'37"W	83.30	
N	5	11	12°06'42"	19.10	180.00	38.05	N 85°38'53"W	37.98	
O	27	6	37°08'30"	60.00	178.60	115.78	S 20°16'30"E	115.76	
O	27	6	14°54'31"	24.14	178.60	48.00	S 31°23'30"E	47.86	
O	28	6	22°13'15"	38.25	178.60	11.58	S 12°49'16"E	11.13	
P	7	7	75°17'15"	22.84	29.65	38.94	N 35°56'23"E	36.22	
Q	6	6	67°34'15"	25.42	38.00	44.81	N 72°37'53"W	42.26	
R	24	6	14°44'30"	43.23	643.43	169.55	S 11°28'30"E	165.04	
R	24	6	17°09'10"	40.21	643.43	80.32	S 49°40'43"E	80.27	
R	25	6	7°35'20"	42.67	643.43	85.22	S 35°03'11"E	85.16	
S	8	6	14°44'30"	76.77	543.43	152.68	N 31°28'30"W	152.26	
S	8	6	7°00'36"	36.55	543.43	72.00	N 55°20'27"W	72.56	
S	9	6	7°43'54"	40.10	543.43	80.07	N 27°58'12"W	80.01	
T	21	6	40°00'00"	25.00	25.00	34.21	S 69°06'15"E	35.35	
U	13	6	40°00'00"	75.00	75.00	117.81	N 64°06'15"W	106.07	
U	13	6	21°13'27"	18.44	75.00	36.16	N 37°51'58"W	35.81	
U	14	6	38°11'49"	25.37	75.00	50.00	N 70°43'36"W	49.08	
U	15	6	24°10'44"	16.66	75.00	31.65	S 77°59'07"W	31.42	
V	21	6	40°22'18"	20.21	54.98	38.74	N 45°42'37"E	37.94	
W	10	6	40°22'18"	20.21	54.98	38.74	N 45°42'37"E	37.94	
X	17	6	26°04'36"	25.00	50.00	22.75	S 24°06'15"E	21.64	
X	17	6	65°11'09"	31.97	50.00	56.88	S 13°40'29"W	53.87	
X	18	6	65°11'09"	31.97	50.00	56.88	S 8°41'20"W	53.87	
X	18	6	65°11'09"	31.97	50.00	56.88	S 56°41'29"E	53.87	
EE	14	6	2°18'52"	7.45	368.62	14.84	N 10°55'26"E	14.84	
FF	14	6	2°52'53"	10.53	418.62	21.05	N 11°12'26"E	21.05	

F.W. FINNEY CONST. CORP.
CORPORATE SEAL

APPROVED:

SECY. OF ROANOKE COUNTY PLANNING COMM. DATE 5-14-71
Joseph C. Slonax
VICE CHAIRMAN OF BOARD OF SUPERVISORS ROANOKE CO. DATE 5/13/71
J. L. Gearhart
TOWN MANAGER OF VINTON, VIRGINIA DATE

MERIDIAN OF MONTGOMERY VILLAGE SECTION 1 & 2

S.E. SETTLES PROPERTY
REMAINING PROPERTY OF F.W. FINNEY CONST. CORP.

CAPTION LEGAL REFERENCE
FOR CONVEYANCE TO F.W. FINNEY
CONST. CORP. FROM T.W. & HATTIE S.
MUSE, D.B. 886, P. 738;
W.E. CUNDIFF CO. INC. D.B. 898, P. 153

NOTE: IRON PINS PLACED AT ALL LOT
CORNERS, P.C.'S & P.T.'S

REMAINING PROPERTY OF
F.W. FINNEY CONST. CORP.

LEGEND

P.U.E. - PUBLIC UTILITY EASEMENT
D.E. - DRAINAGE EASEMENT
M.B.L. - MINIMUM BUILDING LINE
S - SWAMP

NOTE:
LOT LINES ARE CENTER LINES OF EASEMENTS,
WHERE EASEMENTS ARE SHOWN, UNLESS
OTHERWISE NOTED.
CENTER LINE OF BRANCH THROUGH LOT 1,
BLOCK 6 IS CENTER LINE OF 10' D.E.

CURVE DATA									
N ^o	LOT	BLK.	DELTA	TAN.	RAD.	ARC	CHORD BEARING	DISTANCE	
X	20	6	65°11'09"	31.97	50.00	56.88	N 58°07'02"E	53.87	
Y	7	7	22°36'00"	65.00	325.27	128.50	N 62°17'00"E	127.47	
Y	7	7	11°57'11"	33.04	325.27	65.90	N 67°46'25"E	65.85	
Y	16	7	10°48'44"	31.26	325.27	62.74	N 50°28'23"E	62.14	
Z	6	6	22°36'00"	55.00	275.27	108.58	N 62°17'00"E	107.88	
Z	5	6	10°05'12"	24.24	275.27	48.46	N 56°01'36"E	48.40	
Z	6	6	12°30'48"	30.18	275.27	60.12	N 67°11'36"E	60.00	
AA	2	6	41°15'00"	50.77	135.00	97.11	S 30°22'30"W	95.03	
BB	10	7	138°47'00"	66.48	25.00	60.56	S 59°37'30"E	46.80	
CC	3	9	90°00'00"	25.00	25.00	34.26	N 54°46'00"E	35.33	
DD	1	10	90°00'00"	25.00	25.00	34.26	S 35°14'00"E	35.35	

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT
OF ROANOKE COUNTY, VIRGINIA, THIS MAP WAS
PRESENTED AND WITH THE CERTIFICATE OF
ACKNOWLEDGMENT THERE TO ANNEXED, ADMITTED TO
RECORD AT 2:00 O'CLOCK P.M., ON THIS 22 DAY
OF May, 1971.

TESTE:

CLERK

Wm. H. Lamb John H. Lamb

MAP OF
SECTION NO. 3

MONTGOMERY VILLAGE

PROPERTY OF
F. W. FINNEY CONST. CORP.

ROANOKE COUNTY
SCALE 1"=100'

VIRGINIA
MAY 6, 1971

BY: T. P. PARKER & SON
ENGINEERS & SURVEYORS