

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 7 inclusive, subdivided into lots as shown hereon and known as Section No. 6, 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 15.1-465 through 15.1-485 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 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, Virginia, 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 claims 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 a way 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 8th day of Jan. 1971

Albert H. Waldron, Inc. President of Fralin & Waldron, Inc.
attested by *Howard Waldron* Secretary of Fralin & Waldron, Inc.

State of Virginia
County of Roanoke
I, *CYNTHIA S. BROOKS*, a Notary Public in and for the aforesaid State and County, 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 Jan. 8, 1971 have personally appeared before me in my State and County and acknowledged the same on this 8th day of JANUARY, 1971

My Commission Expires *10/1/73*
Cynthia Brooks Notary Public

Approved: *William R. Carter Jr.* 8-2-71
Exec. Sec'y, City of Salem - date
Planning Commission
Approved: *F. A. Jiggle* 8-2-71
City Engineer - date
Salem, Va.
Approved: *James B. Eddy* 8-18-71
Sec'y of Roanoke Co. - date
Planning Commission
Approved: *James B. Eddy* 8-18-71
Chairman of Board of - date
Supervisors of Roanoke Co., Va.
Approved: *Ann H. M. H. H.* 1 FEB 1972
City Engineer - Roanoke Va. - date
Approved: *Lothar M. M. M.* 1 FEB 1972
Agent for Roanoke - date
Planning Commission

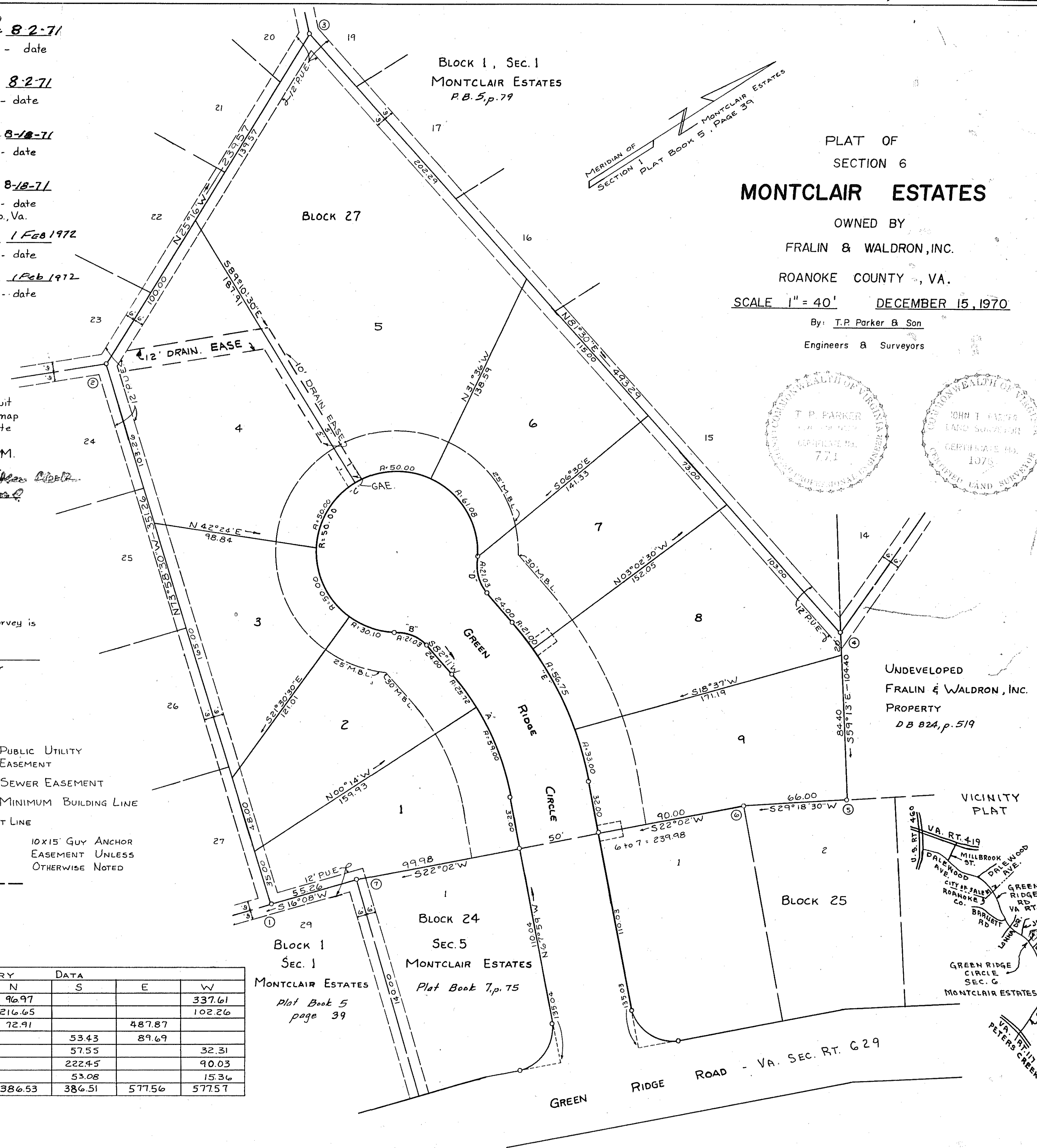
In the Clerks Office for the Circuit Court of Roanoke County, Va. this map was presented and with the certificate of acknowledgment thereto annexed, admitted to record at 10:00 Clock P.M. on this 11 day of Jan. 1971.
Teste: *Edward W. Alderson*
Deputy Clerk.

December 15, 1970
I hereby certify that this plat of survey is correct:
By: *J. P. Parker*
State Certified Engineer

LEGEND
PUE. - PUBLIC UTILITY EASEMENT
SE. - SEWER EASEMENT
MBL. - MINIMUM BUILDING LINE
LOT LINE
10x15' GUY ANCHOR EASEMENT UNLESS OTHERWISE NOTED
STREET LINE

BOUNDARY DATA						
CORNER	Bearing	DISTANCE	N	S	E	W
1 - 2	N 78° 53' 30" W	351.26	46.97			337.61
2 - 3	N 25° 16' W	239.57	216.65			102.26
3 - 4	N 81° 30' E	493.29	72.91		487.87	
4 - 5	S 59° 13' E	104.40		53.43	89.69	
5 - 6	S 29° 18' 30" W	66.00		57.55		32.31
6 - 7	S 22° 02' W	239.98		222.45		90.03
7 - 1	S 16° 08' W	55.26		53.08		15.36
TOTAL		3,229 ACRES	386.53	386.51	577.56	577.57

CURVE DATA						
No.	Lot	Delta	Tang.	Rad.	Arc	Chord Bearing Distance
A	27	29° 50'	43.34	162.70	84.72	N 82° 54' W 83.76
A	1	27	20° 46' 38"	29.83	162.70	N 78° 22' 19" W 58.68
A	2	27	9° 03' 27"	12.89	162.70	S 86° 42' 44" W 25.69
B	2	27	48° 11' 30"	11.18	25.00	S 58° 05' 15" W 20.41
C	2	27	276° 22' 15"	44.73	50.00	N 7° 49' W 66.67
C	2	27	34° 29' 28"	15.52	50.00	S 51° 14' 15" W 29.65
C	3	27	57° 17' 45"	27.32	50.00	N 82° 52' W 47.94
C	4	27	57° 17' 45"	27.32	50.00	N 25° 34' 20" W 47.94
C	5	27	57° 17' 45"	27.32	50.00	N 31° 43' 20" E 47.94
C	6	27	69° 59' 33"	35.01	50.00	S 84° 38' E 57.35
D	7	27	48° 11' 30"	11.18	25.00	S 73° 45' E 20.41
E	27	29° 50'	56.66	212.70	110.75	S 83° 24' E 109.50
E	7	27	5° 39' 25"	10.51	212.70	S 85° 00' 43" E 20.99
E	8	27	10° 58' 03"	28.54	212.70	S 80° 11' 49" E 56.58
E	9	27	8° 53' 22"	16.53	212.70	S 72° 25' 41" E 32.97



PLAT OF
SECTION 6
MONTCLAIR ESTATES

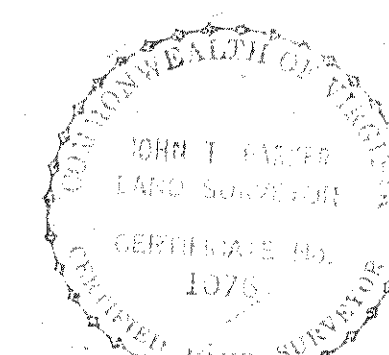
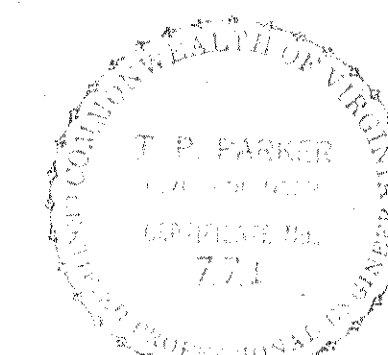
OWNED BY
FRALIN & WALDRON, INC.

ROANOKE COUNTY, VA.

SCALE 1" = 40' DECEMBER 15, 1970

By: *T. P. Parker & Son*

Engineers & Surveyors



UNDEVELOPED
FRALIN & WALDRON, INC.
PROPERTY
DB 824, p. 519

VICINITY
PLAT

