

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT F.W. FINNEY CONST. CORP. IS THE OWNER OF THE TRACT OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 THROUGH 10, INCLUSIVE; SUBDIVIDED INTO LOTS AND KNOWN AS MAP OF SEC. NO. 5, MONTGOMERY VILLAGE, BEING A PORTION OF THE PROPERTY CONVEYED TO SAID OWNER BY DEED DATED NOV. 13, 1969 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 & 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, PAGE 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 THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTIONS 151-477 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 OWNER DOES 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 RELEASED THE COUNTY OF ROANOKE AND VIRGINIA DEPT. OF HIGHWAYS FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SAID OWNER, ITS SUCCESSORS 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 STREET OR 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 1st DAY OF September, 1972.  
F.W. FINNEY CONST. CORP.

BY: Frederick Finney PRESIDENT ATTEST: Mary B. Finney SECRETARY  
Mr. M. Pedigo TRUSTEE Richard Cranwell TRUSTEE  
T.W. Muse BENEFICIARY Hattie S. Muse BENEFICIARY

STATE OF VIRGINIA  
COUNTY OF ROANOKE TO WIT:

I, Bucky C. Helvey, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT FREDRICK 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 Sept. 1, 1972 HAVE EACH PERSONALLY APPEARED BEFORE ME IN MY STATE AND COUNTY AND ACKNOWLEDGED THE SAME ON THIS 1st DAY OF September, 1972.  
MY COMMISSION EXPIRES: May 22, 1974

IN CLERK'S OFFICE FOR THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS MAP WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED, ADMITTED TO RECORD AT 11:45 O'CLOCK A.M., ON THIS 27 DAY OF Sept, 1972.

TESTEE: Richard C. Helvey CLERK

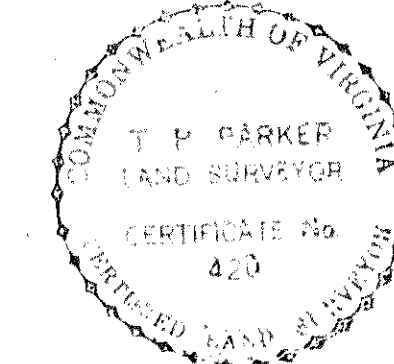
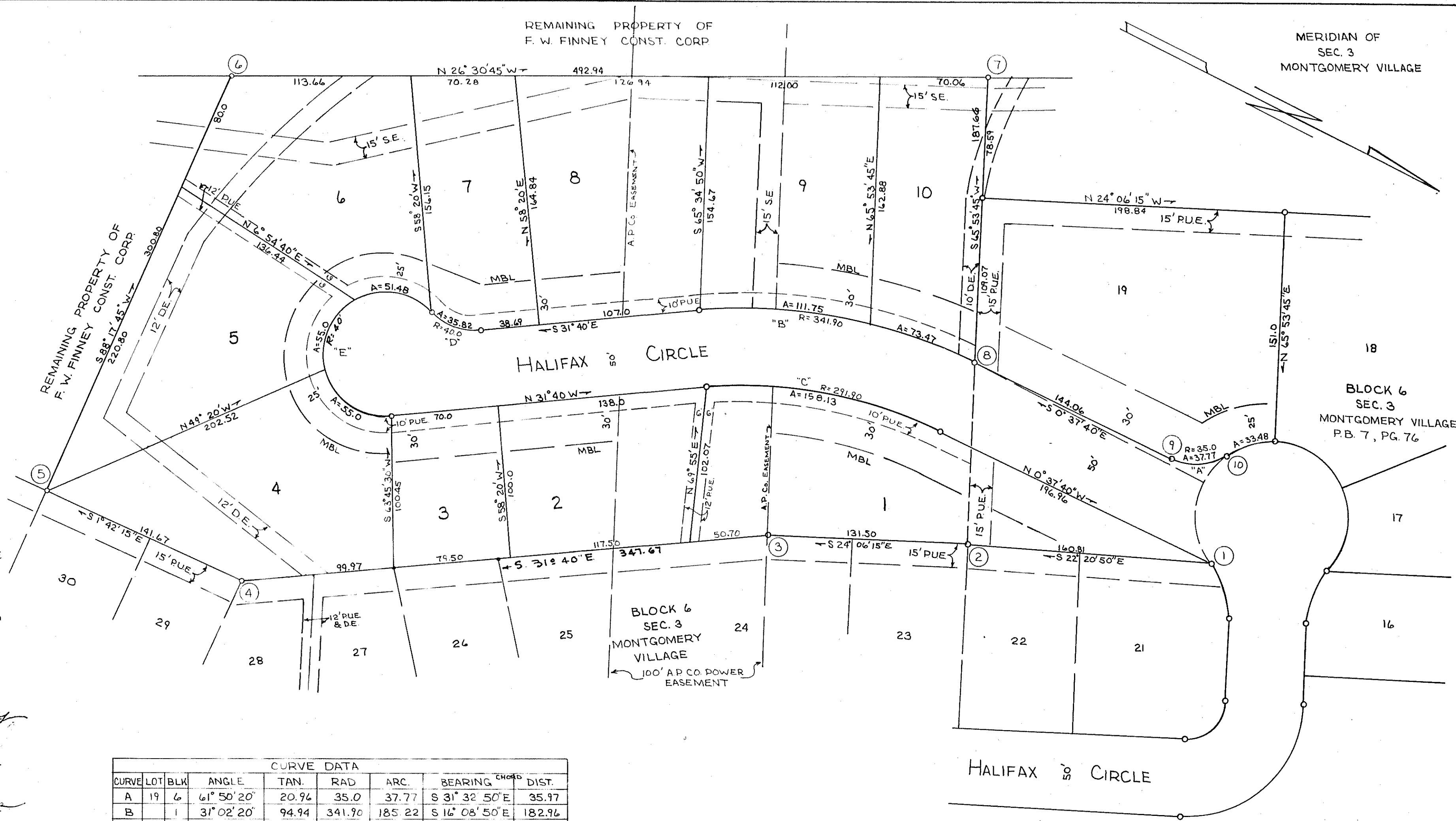
AUGUST 11, 1972  
I, HEREBY, CERTIFY THAT THIS PLAT OF SURVEY IS CORRECT.

T. P. Parker  
ENGR. & SURVEYOR

APPROVED: Richard C. Helvey 9-11-72  
SECT. OF ROANOKE COUNTY PLANNING COMM. DATE

Richard C. Helvey 9-11-72  
VICE CHAIRMAN OF BOARD OF SUPERVISORS ROANOKE CO. DATE  
Donald G. Smith 9/1/72  
TOWN MANAGER OF VINTON, VIRGINIA DATE

CURVE DATA							
CURVE	LOT	BLK	ANGLE	TAN.	RAD.	ARC.	BEARING
A	19	6	61° 50' 20"	20.94	35.0	37.77	S 31° 32' 50" E
B	1	1	31° 02' 20"	94.94	341.90	185.22	S 16° 08' 50" E
B	10	1	12° 18' 42"	34.87	341.90	73.47	S 6° 47' 00" E
B	9	1	18° 43' 38"	54.38	341.90	111.75	S 22° 18' 11" E
C	1	1	31° 02' 20"	81.04	291.90	158.13	N 16° 08' 50" W
D	7	1	51° 19' 00"	19.21	40.0	35.82	N 6° 04' 30" W
E	1	1	23° 19' 00"	—	40.0	161.48	N 83° 57' 30" E
E	4	1	78° 47' 00"	32.84	40.0	55.0	S 7° 43' 30" W
E	5	1	78° 47' 00"	32.84	40.0	55.0	S 86° 30' 30" W
E	6	1	73° 45' 00"	30.0	40.0	51.48	N 17° 13' 20" W



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

LEGEND:  
PUE. DENOTES PUBLIC UTILITY EASEMENT  
MBL. DENOTES MINIMUM BUILDING LINE  
SE. DENOTES SEWER EASEMENT  
DE. DENOTES DRAIN EASEMENT

# MAP OF SECTION NO. 5 MONTGOMERY VILLAGE

PROPERTY OF F.W. FINNEY CONST. CORP.  
ROANOKE COUNTY, VIRGINIA  
SCALE: 1" = 50'  
AUGUST 11, 1972

BY: T. P. Parker & Son  
ENGRS. & SURVEYORS