

[illegible]

CORNER		BOUNDARY DATA	
		NORTH	EAST
1		3510.62	3275.37
2		3110.25	2766.48
3		2964.56	2703.72
4		3082.71	2389.80
5		2954.78	2325.35
6		2767.64	2166.82
7		2782.61	2147.64
8		3028.82	2175.39
9		3062.24	2007.52
10		3294.04	2104.01
11		3316.44	2059.31
12		3552.62	2088.46
13		3919.53	2206.34
14		3992.05	2083.36
15		3954.41	2391.42
16		3956.77	2555.61
17		4035.34	3039.28
18		3922.61	3059.34
19		3919.81	3019.58
20		3879.08	3100.14
21		3862.03	3080.69
22		3811.98	3064.79
23		3797.67	3059.75
24		3745.56	3194.34
25		3426.96	3172.57
26		3510.85	3088.88

ORIGIN OF CO-ORDINATES ASSUMED
21.89 ACRES

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 25, INCLUSIVE, SUBDIVIDED INTO LOTS AND KNOWN AS MAP OF SECTION NO. 7, MONTGOMERY VILLAGE, BEING A PORTION OF THE PROPERTY CONVEYED TO SAID OWNER BY DEED DATED NOV 13, 1949 FROM T. W. MUSE AND HATTIE S. MUSE AND RECORDED IN DEED BOOK 884, 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 884, 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 15.1-477
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 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 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 VA. 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 14th DAY OF April, 1972.

F. W. FINNEY CONST. CORP.

BY: Frederick Finney PRESIDENT

ATTEST: Mary B. Finney
SECRETARY

TRUSTEE
J. W. Muse
BENEFICIARY

TRUSTEE
Hattie S. Mc
BENEFICIARY

STATE OF VIRGINIA
COUNTY OF ROANOKE

I, Frederick B. Cullen, 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 April 16, 1972 HAVE EACH PERSONALLY APPEARED BEFORE ME IN MY STATE AND COUNTY AND ACKNOWLEDGED THE SAME ON THIS 16th DAY OF April, 1972.

MY COMMISSION EXPIRES:

8-16-24

Ernest H. Decker
NOTARY PUBLIC

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 9:55 O'CLOCK A.M., ON THIS 13 DAY OF April, 1974.

10-11-73
 TESTE: Elysebeth W. Stokes
 CLERK
 SECY. ROANOKE COUNTY PLANNING COMM. DATE By Elysebeth W. Stokes DC.

NOV. 13, 1972
I, HEREBY, CERTIFY THAT THIS
PLAT OF SURVEY IS CORRECT.

John G. Seibel
V-CHAIRMAN OF BOARD OF SUPERVISORS, ROANOKE CO 4-17-73
DATE

D. G. Smith
TOWN MANAGER OF VINTON, VIRGINIA 4/16/73
DATE

John J. Parker
ENGINEER & SURVEYOR

MAP OF
SECTION NO. 7
MONTGOMERY VILLAGE
PROPERTY OF F.W. FINNEY CONST. CORP.
ROANOKE COUNTY, VIRGINIA
SCALE: 1" = 100'
NOV. 13, 1972

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

PLAT BOOK 8 PG. 62