

LEGEND

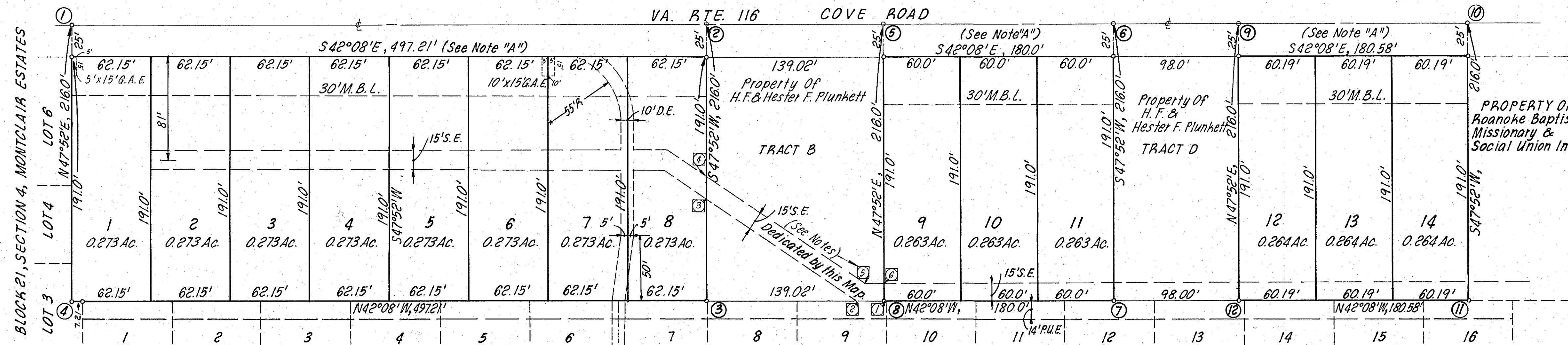
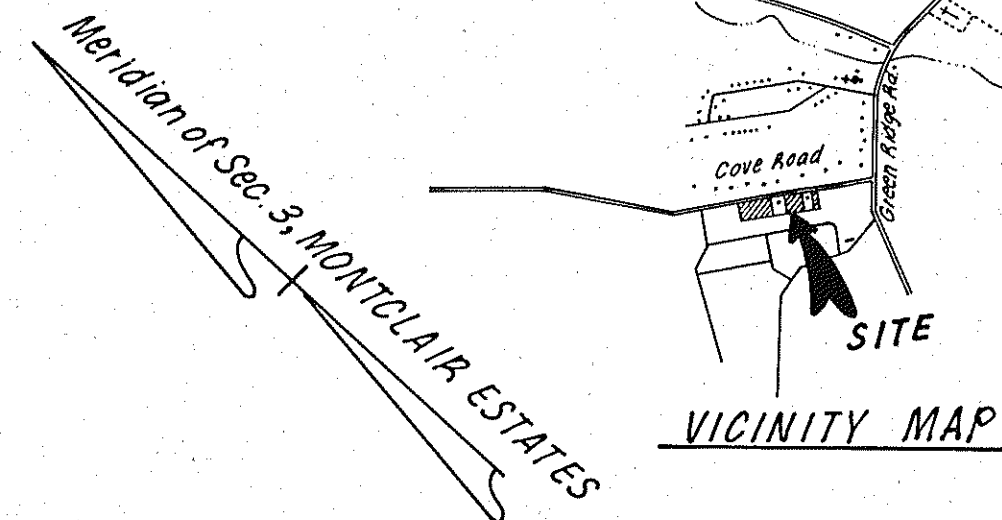
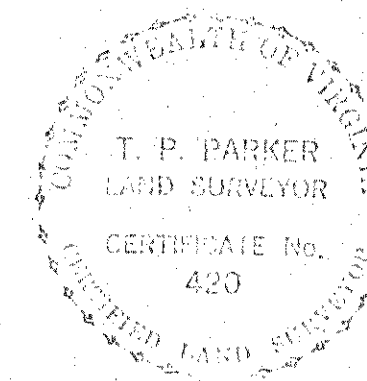
P.U.E. Denotes Public Utility Easement.
 G.A.E. Denotes Guy Anchor Easement.
 D.E. Denotes Drainage Easement.
 M.B.L. Denotes Minimum Bldg. Line.
 S.E. Denotes Sewer Easement.

NOTE:

Iron Pins are placed at all lot corners.

BOUNDARY DATA					
COR.	BEARING	DIST.	N	S	E W
1-2	S 42°08'E	497.21		368.724	333.557
2-3	S 47°52'W	216.0		144.905	160.183
3-4	N 42°08'W	497.21	368.724		333.557
4-1	N 47°52'E	216.0	144.905		160.183
TOT.	ACR=2.466		513.629	513.629	493.740
5-6	S 42°08'E	180.0		133.485	120.754
6-7	S 47°52'W	216.0		144.905	160.183
7-8	N 42°08'W	180.0	133.485		120.754
8-5	N 47°52'E	216.0	144.905		160.183
TOT.	ACR=0.893		278.390	278.390	280.937

BOUNDARY DATA					
COR.	BEARING	DIST.	N	S	E W
9-10	S 42°08'E	180.58		133.916	121.144
10-11	S 47°52'W	216.0		144.905	160.183
11-12	N 42°08'W	180.58	133.916		121.144
12-9	N 47°52'E	216.0	144.905		160.183
TOT.	ACR=0.895		278.821	278.821	281.327
Total Boundary Contains 4.254 Acres.					



Know all men by these Presents to Wit:

That Parker and Wiley Inc. is the Owner of the three Tracts of land shown hereon Bounded by Corners 1 thru 4, and 5 thru 8, and 9 thru 12, inclusive; Subdivided into lots and known as Map of Sec. No. 7, MONTCLAIR ESTATES and being all of the Property Conveyed to said Owner by Deed Dated APRIL 14, 1975 From H. F. Plunkett and Hester F. Plunkett And Recorded in Deed Book 1016, Page 484, in the Clerk's Office for the Circuit Court of Roanoke County, Virginia, Subject only to the lien of a Certain Deed of Trust Dated APRIL 12, 1975 and Record in Deed Book 1016, Page 484. To W. Heywood Fralin, Trustee.

securing H. F. Plunkett & Hester F. Plunkett Hereafter Referred to as Beneficiaries, The payment of a certain Sum of money.

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 thru 15.1-485 of the Code of Virginia, as Amended to Date.

The Said Owner with the Consent of the Undersigned Trustee and Beneficiaries 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.

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 Release the County of Roanoke and Va. Dept. of Highways from any or all claim or claims for Damages which said Owner, its successors and assigns, Mayor Might have against the County or Va. Dept. of Hwys. by Reason of Establishing Proper Grade Lines on and along such Streets as Shown on this Plat of the Subdivision (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 Va. Dept. of Hwys. and said County or Va. Dept. of Hwys. shall not be required to Construct any Retaining Wall or Walls along the Streets and Property Lines thereof or Maintain any easements as Shown Hereon.

Witness the Signatures and Seals on this day of, 1975.
 PARKER & WILEY INC.

By Paul F. Wiley President Attest John T. Parker Secretary

W. Heywood Fralin
 Sole Acting Trustee

H. F. Plunkett Hester E. Plunkett
 Beneficiary Beneficiary

State of Virginia
 County of Roanoke
 I, James E. Houseman, A Notary Public in and for the Aforesaid State and County, Do hereby Certify that John T. Parker, Paul F. Wiley, W. Heywood Fralin, H. F. Plunkett and Hester F. Plunkett, whose names are signed to the foregoing writing dated April 21, 1975 have each personally appeared before me in my State and County and acknowledged the same on this 21 day of April, 1975.
 My Commission Expires: Nov. 25, 1978
James E. Houseman
 Notary Public

In the Clerk's Office for the Circuit Court of Roanoke Co., Virginia this map was presented and with the Certificates of Acknowledgment thereto Annexed, Admitted to Record at 1:40 o'clock P. M., on this 28 day of April, 1975.

TESTE: Elizabeth A. Stokes
 CLERK

APPROVED

By Charles H. Hinkle 3/4/75
 Secy. of Roanoke Co. Planning Comm. Date
Charles H. Hinkle 3-14-75
 City Engr. Roanoke Date
Loan W. W. W. 3-14-75
 Agent for Rke. City Planning Comm. Date

NOTES:

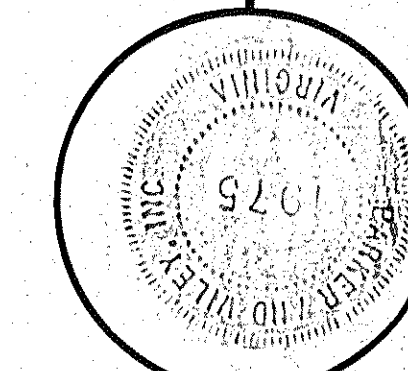
Boundary on 15' Sewer Eas. Across Tract 'B'

- ①-② W 42°08'W 20.0'
- ②-③ N 09°14'W 141.76'
- ③-④ N 47°52'E 18.01'
- ④-⑤ S 19°14'E 147.30'
- ⑤-⑥ S 42°08'E 15.34'
- ⑥-⑦ S 47°52'W 15.00'

"A" = 25' Strip dedicated for Street Purposes.

The 10' D.E. between lots 7 & 8 is a relocation of the 10' D.E. shown on the map of H. F. Plunkett property dated Dec. 11, 1968. The relocation of this easement is approved by Rke. Co. by their Approval of this map.

I, Hereby, Certify that this Plat of Survey is Correct.
T. P. Parker
 State Certified Engineer and Surveyor.



CORPORATE SEAL
 PARKER & WILEY INC.

MAP OF SECTION NO. 7 MONTCLAIR ESTATES

PROPERTY OF
 PARKER & WILEY INC.
 CATAWBA MAGISTERIAL DISTRICT
 ROANOKE COUNTY, VIRGINIA.
 SCALE: 1" = 50' FEB. 28, 1975

BY: T. P. PARKER & SON
 STATE CERT. ENGR. & SURV.