

THIS ORIGINAL SIZE PLAT HAS NOT BEEN REDUCED

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRS
1	1°03'17"	2974.79	54.76	27.38	54.76	N 51°22'52"W
2	27°30'07"	112.50	54.00	27.53	53.48	N 89°34'27"W
3	13°45'04"	112.50	27.00	13.57	26.94	N 88°08'02"E
4	8°24'19"	112.50	16.50	8.27	16.49	S 80°52'39"W
5	19°05'49"	112.50	37.50	18.92	37.32	N 85°22'17"W

LINE	BEARING	DISTANCE
1	N 37°35'48"E	14.15 (By Survey)

Water Line Easement
A-B N53°58'14"E 73.48'
B-C Delta = 27°18'11"
Radius = 115.00'
Arc = 54.80'
Tangent = 27.93'
Chord = 54.28'
Chord Bearing = 581°19'33"E

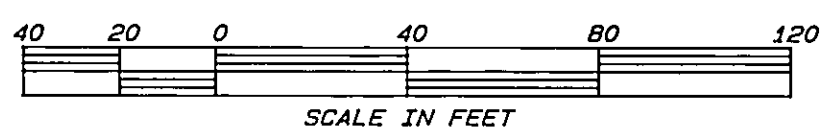
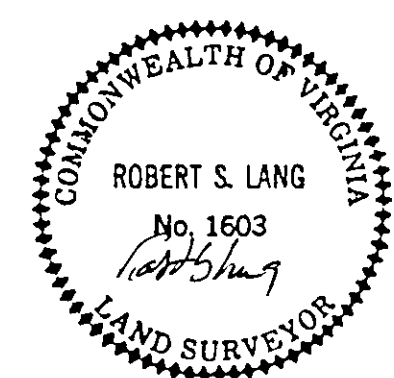
Note:

See Board of Zoning Appeals Case No. 2-90-A Dated Jan. 4, 1990. Variance Granted from Sections 36.1-190, 433(e), 585, City of Roanoke Zoning Ordinance.
1. Waiver of Side Yard Requirements on internal lots 2 and 4 Granted.
2. Waiver of required 5 foot Distance Between Parking and property lines on all internal lot Lines Granted.
3. 10 foot landscaping Requirement Reduced to 5 feet on the Northern Boundary on Lots 1 and 2 and the East and Northernly Boundaries on lot 4, said 5 feet to be measured from the back of the top of the Wall (See Site Plan by Balzer and Associates, Inc.).

COORDINATE LIST		
CORNER	NORTHING	EASTING
1	5,124.0505	9,841.2491
2	5,185.1746	9,791.6438
3	5,196.3830	10,155.3950
4	5,243.5560	10,155.3950
5	5,009.0830	10,210.9301
6	4,965.5569	10,042.6273
7	4,999.7347	9,999.8425
1	5,124.0505	9,841.2491

I HEREBY CERTIFY THAT THIS PLAT OF SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

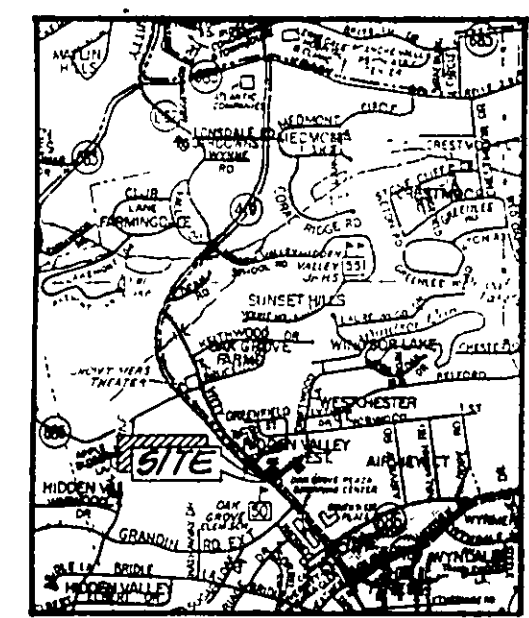
Robert S. Lang, L.S. (1603) 2/7/90 DATE



Edward R. Tucker 2-14-90
APPROVING AGENT, CITY OF ROANOKE
Charles M. Huffine 2-14-90
ENGINEER
CITY OF ROANOKE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WAS PRESENTED, AND WITH THE CERTIFICATES OF DEDICATION AND ACKNOWLEDGEMENTS HERETO ATTACHED, IS ADMITTED TO RECORD ON THIS 15th DAY OF February, 1990, AT 12:48 O'CLOCK P.M.

Phyllis Phillips
Deputy Clerk



VICINITY MAP
Not to Scale

AND ALL MEN B. THESE PRESENTS, TO WIT:
THAT FRANK D. PORTER, III, BEVERLY V. PORTER, LEE T. HELMS, AND SANDRA R. HELMS ARE THE FEE SIMPLE OWNERS OF THE LAND SHOWN HEREIN BOUNDED BY CORNERS 1 THRU 7 TO 1, INCLUSIVE, SAID LAND HAVING BEEN CONVEYED BY DEED FROM WILLIAM C. ROBERTS AND RECORDED IN DEED BOOK 1301, PAGE 1564 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA.
SAID PARCEL IS ALSO SUBJECT TO A CERTAIN DEED OF TRUST MADE BY FRANK D. PORTER, III, BEVERLY V. PORTER, LEE T. HELMS AND SANDRA R. HELMS, DATED DECEMBER 19, 1988, AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN DEED BOOK 1594, PAGE 1566 TO WILLIAM R. RAKES AND WILLIAM J. CREECH, JR., TRUSTEES, EITHER OR BOTH OF WHOM MAY ACT, SECURING A LOAN MADE BY COLONIAL AMERICAN NATIONAL BANK, BENEFICIARY.
The Said Owner hereby grants and transfers to the City of Roanoke such portions of the premises shown and set apart on this plat for water line and sewer line easements for public use.

THE PLATTING AS SHOWN HEREON IS WITH THE FREE WILL AND CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND IN COMPLIANCE WITH SECTION 15.1-477 OF THE 1990 CODE OF VIRGINIA, AS AMENDED TO DATE, AND FURTHER IN COMPLIANCE WITH THE LAND SUBDIVISION ORDINANCES OF THE CITY OF ROANOKE, VIRGINIA, AS AMENDED TO DATE.

WITNESS THE FOLLOWING SEALS AND SIGNATURES ON THIS 8th DAY OF February, 1990.

Frank D. Porter III
FRANK D. PORTER, III
Beverly V. Porter
BEVERLY V. PORTER
Lee Thum Helms
LEE T. HELMS
Sandra R. Helms
SANDRA R. HELMS
Colonial American National Bank, NOW CREDIT BANK
BENEFICIARY

STATE OF VIRGINIA
CITY/COUNTY OF Roanoke
I, Pamela Mayorshi, A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY/COUNTY AND STATE DO HEREBY CERTIFY THAT Frank D. Porter III and Beverly V. Porter WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 8th DAY OF February, 1990.
Pamela Mayorshi
NOTARY PUBLIC
MY COMMISSION EXPIRES: March 7, 1992

STATE OF VIRGINIA
CITY/COUNTY OF Roanoke
I, Pamela Mayorshi, A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY/COUNTY AND STATE DO HEREBY CERTIFY THAT Lee T. Helms and Sandra R. Helms WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 8th DAY OF February, 1990.
Pamela Mayorshi
NOTARY PUBLIC
MY COMMISSION EXPIRES: March 7, 1992

STATE OF VIRGINIA
CITY/COUNTY OF Roanoke
I, Bonnie S. Woodbridge, A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY/COUNTY AND STATE DO HEREBY CERTIFY THAT Emily W. Rice, Vice-President, Credit Bank WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 16th DAY OF February, 1990.
Bonnie S. Woodbridge
NOTARY PUBLIC
MY COMMISSION EXPIRES: September 21, 1990

PLAT OF SURVEY FOR
SUGAR LOAF
CROSSING

SHOWING THE RESUBDIVISION OF EXISTING 1.093 ACRE PARCEL AND EXISTING 0.565 ACRE PARCEL AND CREATING HEREON LOT 1 (0.422 ACRE), LOT 2 (0.301 ACRE), LOT 3 (0.525 ACRE) AND LOT 4 (0.399 ACRE) CITY OF ROANOKE, VIRGINIA SURVEYED NOVEMBER 29, 1989 JOB NUMBER 891010003 LOT LINES REVISED 12/14/89

Revised Per
Roanoke City
Comments 2/7/90
2/14/90