

THIS ORIGINAL SIZE PLAT HAS NOT BEEN REDUCED

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
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°05'48"	112.50	37.50	18.92	37.32	N 85°22'17"W
6	32°05'08"	105.00	58.80	30.19	58.03	S 82°41'55"E

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

3	S 76°40'30"W	42.00
4	S 14°10'37"W	18.00
5	S 29°54'17"W	24.78
6	S 16°40'08"W	18.00

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

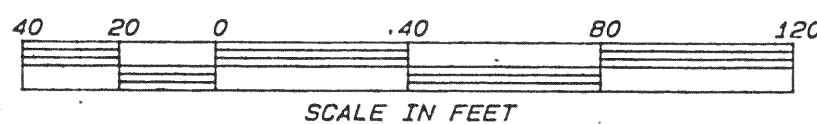
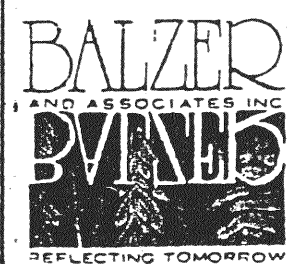
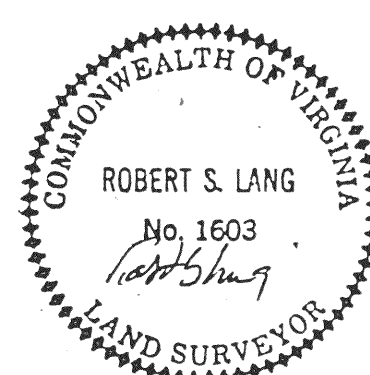
Note:

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.).

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



LEGEND
 SURVEYED PROPERTY LINE
 DEED LINE

- NOTES**
- LEGAL REFERENCE: DEED BOOK 1594, PAGE 1564
 - TAX MAP NUMBERS: 5090208 AND 5090209
 - PROPERTY NOT IN ANY FEMA FLOOD HAZARD ZONE.
 - IRON PING SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 - See Covenants for Parking lot and drainage easements, etc. in Deed Book 1594, Circuit Court, City of Roanoke, Virginia.
 - All vehicular access and entranceways for this Subdivision are restricted to Route 419 (Electric Road, S.W.). See Development plan "Sugarloaf Crossing" prepared by Balzer and Associates, dated September 21, 1989.
 - MAIN SAN SEWER LINE FROM WOODMAR DRIVE TO EASTERN BOUNDARY, LOT 1, MAINTAINED BY CITY OF ROANOKE. LATERALS TO LOTS 2, 3 & 4 PRIVATELY MAINTAINED.

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT HP PROPERTIES, A VIRGINIA GENERAL PARTNERSHIP, IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON AS LOTS 1, 2 AND 4, SAID LAND HAVING BEEN CONVEYED BY DEEDS FROM FRANK D. PORTER, III, BEVERLY V. PORTER, LEE T. HELMS AND SANDRA R. HELMS, AND RECORDED IN DEED BOOK 1617, PAGES 157, 163 AND 166 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA.

SAID LOTS 1, 2 AND 4 ARE ALSO SUBJECT TO CERTAIN DEEDS OF TRUST MADE BY HP PROPERTIES, A VIRGINIA GENERAL PARTNERSHIP, RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, IN DEED BOOK 1617, PAGES 160, 169 AND 172 TO R. DAVID BARBE AND W. HEYWOOD FRALIN TO SECURE PAYMENT OF A PROMISSORY NOTE PAYABLE TO CENTRAL FIDELITY BANK, NOTEHOLDER.

THAT LEE T. HELMS AND SANDRA R. HELMS ARE THE FEE SIMPLE OWNERS OF THE LAND SHOWN HEREON AS LOT 3, SAID LAND HAVING BEEN CONVEYED BY DEED FROM WILLIAM C. ROBERTS, RECORDED IN DEED BOOK 1594, PAGE 1564 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, AND BY DEED FROM FRANK D. PORTER, III AND BEVERLY V. PORTER, RECORDED IN DEED BOOK 1617, PAGE 179 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA.

SAID LOT 3 IS ALSO SUBJECT TO A CERTAIN DEED OF TRUST MADE BY LEE T. HELMS AND SANDRA R. HELMS, RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, IN DEED BOOK 1621, PAGE 568 TO MICHAEL J. AHERON AND EDWARD A. NATT, EITHER OF WHOM MAY ACT, TO SECURE PAYMENT OF A NOTE PAYABLE TO DOMINION BANK NATIONAL ASSOCIATION, BENEFICIARY.

THE PLATTING 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 1950 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 25th DAY OF July, 1990.

Frank D. Porter III
 HP PROPERTIES
 A VIRGINIA
 GENERAL PARTNERSHIP
 LEE T. HELMS
 SANDRA R. HELMS
 CENTRAL FIDELITY BANK
 NOTEHOLDER

Lee T. Helms
 LEE T. HELMS
 SANDRA R. HELMS
 CENTRAL FIDELITY BANK
 NOTEHOLDER

Sandra R. Helms
 SANDRA R. HELMS
 CENTRAL FIDELITY BANK
 NOTEHOLDER

Edward A. Natt
 EDWARD A. NATT
 MICHAEL J. AHERON
 DOMINION BANK NATIONAL ASSOCIATION
 BENEFICIARY

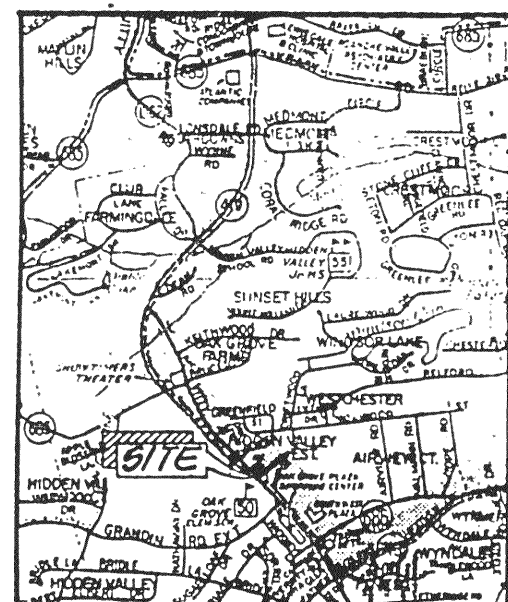
Michael J. Aheron
 MICHAEL J. AHERON
 DOMINION BANK NATIONAL ASSOCIATION
 BENEFICIARY

Donna B. Lukacs
 DONNA B. LUKACS
 CITY OF ROANOKE
 CLERK OF THE CIRCUIT COURT

Robert S. Lang
 ROBERT S. LANG
 LAND SURVEYOR

#2 AREA RESERVED FOR STORM WATER MANAGEMENT (0.1707 Ac.) SEE MAINTENANCE AGREEMENT IN D.B. PG. , CIRCUIT COURT, CITY OF ROANOKE, VIRGINIA

VA. RTE. 419 ELECTRIC ROAD
 R/W VARIES



VICINITY MAP
 Not to Scale

REVISED PLAT BOOK 1, PAGE 925. THIS REVISION ADDED SOUTHWESTERN STORMWATER MANAGEMENT AREA AND 15' DRAINAGE EASEMENT ALONG WOODMAR DRIVE. THESE ARE THE ONLY REVISIONS.

REVISED
 PLAT OF SURVEY FOR
SUGAR LOAF CROSSING

SHOWING THE
 REVISION OF
 STORM WATER MANAGEMENT AREAS
 ON PLAT OF SURVEY FOR
 "SUGARLOAF CROSSING"
 (Map Book 1, Page 925)
 CITY OF ROANOKE, VIRGINIA
 SURVEYED MARCH 22, 1990
 JOB NUMBER 890100003

Edward R. Tuckew
 APPROVING AGENT, CITY OF ROANOKE
 PLANNING COMMISSION
 DATE 1-11-91

Edward R. Tuckew
 ENGINEER
 CITY OF ROANOKE
 DATE 1-11-91

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 ACKNOWLEDGMENTS HERETO ATTACHED, IS ADMITTED TO RECORD ON THIS 11th DAY OF January 1991 AT 2:40 O'CLOCK P.M.

By Lena Testerman, Deputy Clerk