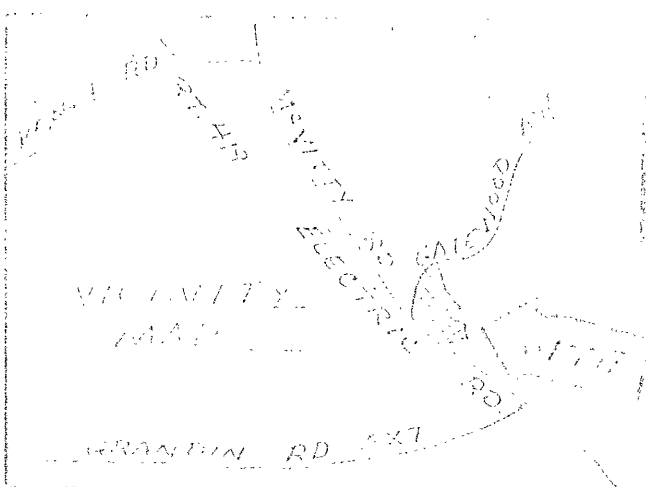


THIS ORIGINAL MAP HAS NOT BEEN REPRODUCED



HP PROPERTIES AND COOTS WARD MANAGEMENT COMPANY ARE THE FREE SIMPLE OWNERS OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 1 THRU 14 TO 1, INCLUSIVE, SAID LAND BEING ALL OF THE LAND CONVEYED TO SAID HP PROPERTIES IN DEED BOOK 1749, PAGE 113 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, AND ALL OF THE LAND CONVEYED TO SAID COOTS WARD MANAGEMENT COMPANY IN DEED BOOK 1669, PAGE 707 AS RECORDED IN THE AFORESAID CLERK'S OFFICE.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE SUBDIVIDED THE LAND AS SHOWN HEREON, AS REQUIRED BY SECTION 15.1-465 THROUGH 15.1-485 OF THE 1950 CODE OF VIRGINIA, AS AMENDED TO DATE, ENTIRELY WITH THEIR OWN FREE WILL AND CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS OR PROPRIETORS OF THE LAND AND THE TRUSTEES IN ANY DEED OF TRUST, OR OTHER INSTRUMENT IMPOSING A LIEN UPON SUCH LAND, IF ANY THERE BE.

IN WITNESS WHEREON ARE HEREBY PLACED THE FOLLOWING SIGNATURE AND SEAL:

HP PROPERTIES

BY: _____ ITS _____

COOTS WARD MANAGEMENT COMPANY

BY: _____ ITS _____

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, _____, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT _____, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS _____ DAY OF _____, 19____.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, _____, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT _____, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS _____ DAY OF _____, 19____.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

APPROVED:
ENGINEER, CITY OF ROANOKE
AGENT, CITY OF ROANOKE PLANNING COMMISSION

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS MAP WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THEREON ANNEXED, ADMITTED TO RECORD AT _____ O'CLOCK _____ P.M. ON THIS _____ DAY OF _____, 19____, IN AND BOOK _____ PAGE _____

BY: _____ CLERK

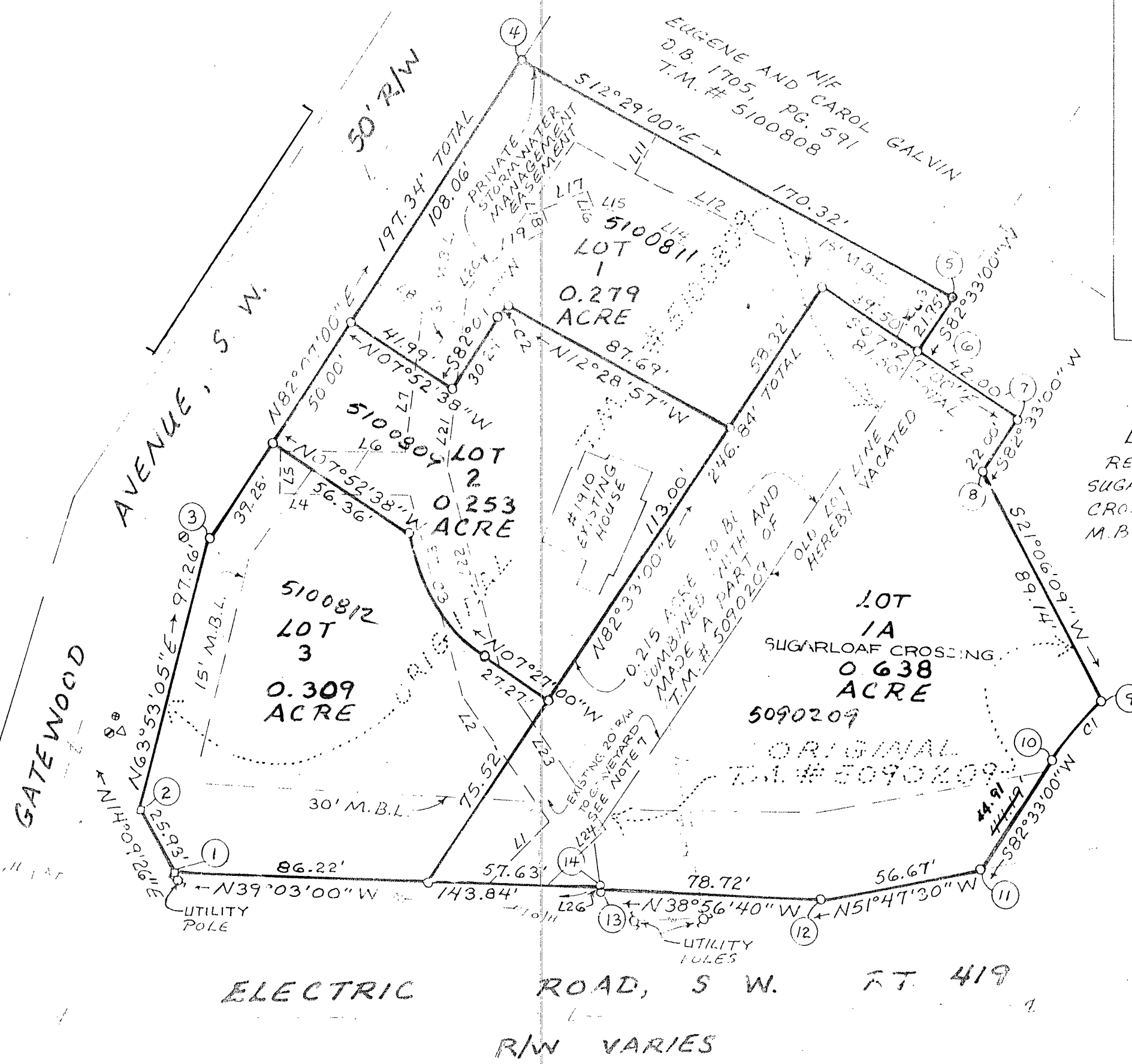
- LEGEND
- IRON PIN FOUND
 - IRON PIN SET
 - FIRE HYDRANT
 - MAN HOLE
 - S.S. CLEANOUT
 - VALVE
 - CONC. MONUMENT

CURVE	RADIUS	TANGENT	CHORD	BEARING	LENGTH	DELTA
C1	112.50'	13.5'	22.10'	S 38°15'02" W	27.00'	13°45'04"
C2	38.00'	2.25'	4.49'	S 85°30'35" W	4.50'	66°43'48"
C3	60.00'	17.33'	49.33'	N 17°05'20" E	51.39'	48°04'40"

NEW PRIVATE SUGARLOAF CROSSING
MANAGEMENT LASEALING

NUMBER	DEFLECTION	LENGTH
L1	N 26°51'18" W	23.00'
L2	N 13°56'16" E	53.10'
L3	N 33°58'34" E	72.05'
L4	N 40°53'29" W	44.90'
L5	N 49°08'31" E	15.00'
L6	N 40°53'29" W	43.93'
L7	N 55°28'36" E	48.70'
L8	N 07°53'00" W	18.79'
L9	N 82°07'00" E	91.06'
L10	N 12°29'00" W	53.41'
L11	N 77°31'00" E	15.08'
L13	N 74°52'40" E	15.00'
L14	N 15°07'20" W	110.55'
L15	N 41°49'49" W	4.00'
L16	N 25°00'12" E	7.00'
L17	N 64°59'48" W	17.00'
L18	N 25°00'12" E	7.00'
L19	N 71°02'42" W	24.90'
L20	N 83°31'22" E	12.10'
L21	N 55°28'36" E	62.27'
L22	N 33°58'34" E	73.75'
L23	N 13°56'18" E	62.88'
L24	N 86°51'15" W	28.38'
L25	N 39°03'00" W	20.25'

BOUNDARY COORDINATES ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTHING	EASTING
1	1981.29402	4015.15036
2	2006.43829	4021.49287
3	2049.25040	4108.82420
4	2076.31680	4304.29920
5	1910.02340	4341.11480
6	1907.17734	4319.35011
7	1865.52919	4324.79623
8	1862.67674	4302.98270
9	1779.51279	4270.88825
10	1778.69048	4243.96532
11	1772.86740	4199.43443
12	1807.91906	4154.90500
13	1869.14403	4105.42426
14	1869.58931	4105.76857
1	1981.29402	4015.15036
TOTAL AREA = 1.479 ACRES		



- NOTES:
- OWNER OF RECORD: HP PROPERTIES AND COOTS WARD MANAGEMENT COMPANY
 - LEGAL REFERENCE: DEED BOOK 1749, PAGE 113
DEED BOOK 1669, PAGE 707
 - TAX MAP NUMBERS: 5090209 AND 5100809
 - NO TITLE REPORT FURNISHED
 - PROPERTY IS IN F.E.M.A. DEFINED ZONE X UNSHADED.
 - CURRENTLY ZONED: C1 (T.M. #5090209)
CN (CONDITIONAL) (T.M. #5100809)
 - EXISTING 20' R/W TO GRAVEYARD AS SHOWN CROSSING LOT 1A - SUGARLOAF CROSSING - WAS TAKEN FROM PLAT PREPARED BY H.E. DEARING, SHOWING PROPERTY OF E.N. MILLER AND SON, DATED DECEMBER 2, 1960. TITLE REPORT #X95-1759 PREPARED BY LAWYER TITLE INSURANCE CORPORATION DATED OCTOBER 2, 1995 MAKES NO REFERENCE TO THE EXISTENCE OR RELEASE OF SUCH EASEMENT.

SUBDIVISION PLAT FOR
HP PROPERTIES
&
COOTS WARD MANAGEMENT COMPANY

SHOWING THE SUBDIVISION OF 1.07 ACRES
OWNED BY HP PROPERTIES
CREATING HEREON LOT 1 (0.279 AC)
LOT 2 (0.253 AC) AND LOT 3 (0.309 AC)
PHASE II
SUGARLOAF CROSSING
AND COMBINING 0.215 ACRES
OF SAID 1.07 ACRES WITH ORIGINAL
LOT 1 SUGARLOAF CROSSING (M.B.1, PAGE 1032)
PROPERTY OF COOTS WARD MANAGEMENT COMPANY
TO CREATE NEW LOT 1A (0.638 AC)
SUGARLOAF CROSSING
SITUATED AT ELECTRIC ROAD AND GATEWOOD AVENUE S.W.
CITY OF ROANOKE, VIRGINIA

JANUARY 4, 1997
102-1997-1-1