

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT HP PROPERTIES AND COOTS WARD MANAGEMENT COMPANY ARE THE FEE SIMPLE OWNERS OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 1 THRU 16 TO 1, INCLUSIVE, SAID LAND BEING PART 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: Lee Thomas Helms MD ITS MEMBER

COOTS WARD MANAGEMENT COMPANY  
BY: Lee Thomas Helms MD ITS MEMBER

STATE OF VIRGINIA  
COMMONWEALTH AT LARGE

I, Tonia Anderson, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Lee Thomas Helms MD WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 18 DAY OF August, 1997.

Tonia Anderson  
NOTARY PUBLIC

MY COMMISSION EXPIRES 4-30-99

STATE OF VIRGINIA  
COMMONWEALTH AT LARGE

I, Tonia Anderson, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Fred Coats DDS WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 19 DAY OF August, 1997.

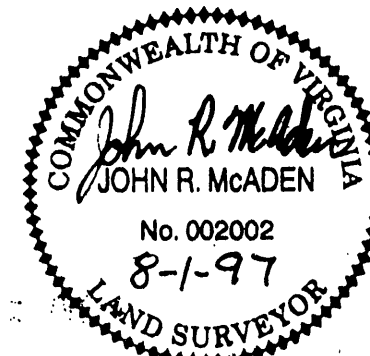
Tonia Anderson  
NOTARY PUBLIC

MY COMMISSION EXPIRES 4-30-99

APPROVED:  
L. Bane Caburn, Esq. 9-4-97  
ENGINEER, CITY OF ROANOKE  
John Thomas Helms MD 9/2/97  
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 THERETO ANNEXED, ADMITTED TO RECORD AT 3:40 O'CLOCK P.M. ON THIS 8TH DAY OF September, 1997, IN MAP BOOK 1, PAGE 1712.

BY: Arthur R. Crish M. Allen  
CLERK  
Arthur R. Crish M. Allen  
DEPUTY CLERK



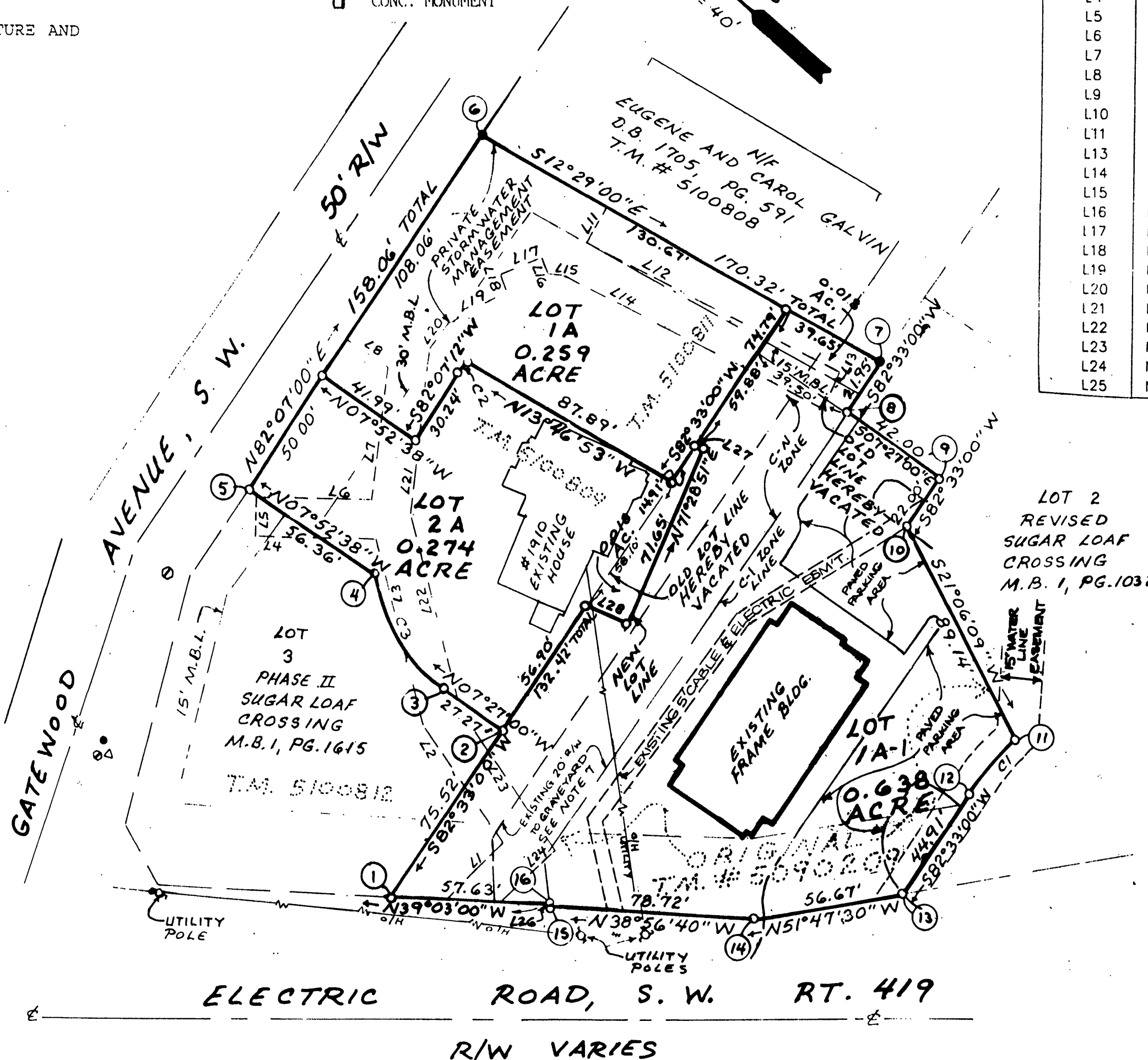
I HEREBY CERTIFY THAT THIS PLAT IS FROM A CURRENT FIELD SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.  
John R. McAden  
JOHN R. McADEN  
002002

THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY CURRENT F.E.M.A. MAPS. SEE F.E.M.A. MAP #51161C0043D (EFFECTIVE DATE:10/15/93)

CURVE	RADIUS	TANGENT	CHORD	BEARING	LENGTH	DELTA
C1	112.50'	13.57'	26.94'	S 88°15'02" W	27.00'	13°45'04"
C2	38.00'	2.25'	4.49'	S 85°30'35" W	4.50'	06°46'46"
C3	60.00'	27.39'	49.84'	N 17°05'20" E	51.39'	49°04'40"

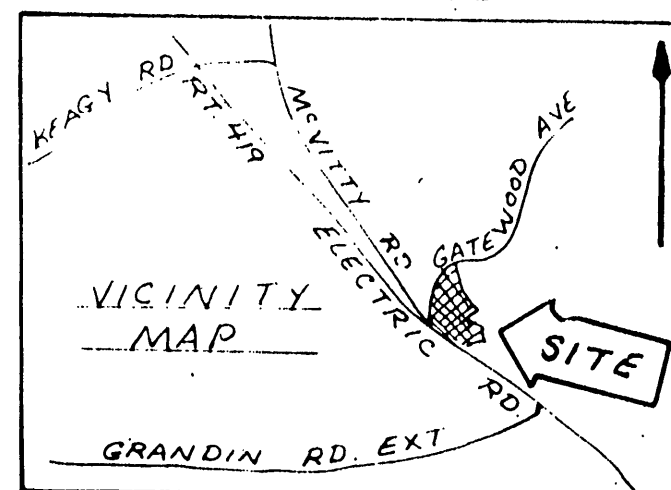
LEGEND

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



PRIVATE STORMWATER MANAGEMENT EASEMENT		
NUMBER	DIRECTION	DISTANCE
L1	N 86°51'15" W	29.57'
L2	N 13°56'18" E	53.12'
L3	N 33°58'34" E	72.08'
L4	N 40°53'29" W	44.90'
L5	N 49°06'31" 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°58'48" 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'

THIS ORIGINAL PLAT HAS NOT BEEN REDUCED



COORDINATE LIST

CORNER	NORTHING	EASTING
1	838.02154	4765.17304
2	847.81353	4840.05553
3	874.85333	4836.51967
4	922.49290	4851.16540
5	978.32108	4843.44122
6	999.99993	5000.00152
7	833.70655	5036.81562
8	830.86049	5015.05092
9	789.21504	5020.49668
10	786.36250	4998.68239
11	703.20042	4966.58865
12	702.37797	4939.66121
13	696.55490	4895.13032
14	731.60658	4850.60091
15	792.83152	4801.12015
16	793.27452	4801.46271
1	838.02154	4765.17304

- NOTES:
- OWNER OF RECORD: HP PROPERTIES AND COOTS WARD MANAGEMENT COMPANY
  - LEGAL REFERENCE: MAP BOOK 1, PAGE 1615
  - TAX MAP NUMBERS: 5100812, 5100811 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, 5100811 AND 5100812)
  - 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.

RESUBDIVISION PLAT FOR  
HP PROPERTIES  
&  
COOTS WARD MANAGEMENT COMPANY  
SHOWING THE RESUBDIVISION OF LOTS 1, 2 & 1A  
OWNED BY HP PROPERTIES  
& COOTS WARD MANAGEMENT COMPANY

PHASE II  
SUGARLOAF CROSSING

MAP BOOK 1, PAGE 1615  
CREATING HEREON  
LOT 1A (0.259 ACRE)  
LOT 2A (0.274 ACRE)  
LOT 1A-1 (0.638 ACRE)  
SITUATED AT ELECTRIC ROAD & GATEWOOD AVENUE, S.W.  
CITY OF ROANOKE, VIRGINIA  
AUGUST 1, 1997  
JOB NUMBER 94157-A

