

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT H P PROPERTIES AND COOTS WARD MANAGEMENT COMPANY ARE THE FEE SIMPLE OWNERS OF THE LAND SHOWN HEREON, BOUNDED BY CORNERS 1 THRU 20 TO 1, INCLUSIVE, AND IS PART OF THE LAND CONVEYED TO SAID H P PROPERTIES IN DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, IN DEED BOOK 1749, PAGE 113 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.

THAT ECS PROPERTIES, LLC ARE THE FEE SIMPLE OWNERS OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 6 THRU 12 TO 22 TO 6, INCLUSIVE, SAID LAND BEING ALL OF THE LAND CONVEYED TO SAID OWNERS IN DEED BOOK 1797, PAGE 1681 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA.

THE PLATTING OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS OR PROPRIETORS OF THE LAND AND THE TRUSTEES OF ANY DEED OF TRUST, OR OTHER INSTRUMENT IMPOSING A LIEN UPON SUCH LAND, IF ANY THERE BE, AS REQUIRED BY SECTION 15.1-465 THRU 15.1-485 OF THE CODE OF VIRGINIA (1950) AS AMENDED, AND THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA.

IN WITNESS WHEREON ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS:

H P PROPERTIES, L.L.C.

BY [Signature] ITS MANAGER

COOTS WARD MANAGEMENT COMPANY

BY [Signature] ITS PARTNER

ECS PROPERTIES, LLC

BY [Signature] ITS MANAGER

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, [Signature], A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT [Signature], WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 11-21-97 DAY OF November, 1997.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11-21-2001

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, [Signature], A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT [Signature], WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 11-21-97 DAY OF November, 1997.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11-21-2001

APPROVED:

[Signature]
ENGINEER, CITY OF ROANOKE

11-21-97
DATE

AGENT, CITY OF ROANOKE PLANNING COMMISSION

11-21-97
DATE

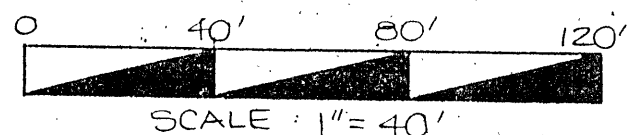
IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS MAP WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED, ADMITTED TO RECORD AT 8:30 O'CLOCK A.M. ON THIS 21st DAY OF Nov, 1997, IN MAP BOOK 1751, PAGE 1751.

BY: [Signature]
CLERK

DEPUTY CLERK

LEGEND

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



CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	BEARING
C1	13°45'04"	112.50'	27.00'	13.57'	26.94'	S88°15'02"W
C2	06°46'46"	38.00'	4.50'	2.25'	4.49'	S85°30'35"W
C3	49°04'40"	60.00'	51.39'	27.39'	49.84'	N17°05'20"E

LINE TABLE

LINE	BEARING	DISTANCE
L26	S 37°42'48" W	0.56'
L27	S 18°27'00" E	4.12'
L28	N 18°31'08" W	18.14'

COORDINATE LIST FOR TAX MAP # 5090209 & 5100809

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	985.17891	4892.96869
7	943.58502	4898.71751
8	947.73089	4928.67197
9	948.08241	4933.14818
10	862.72454	4954.08474
11	870.02705	5003.92931
12	830.86049	5015.05092
13	789.21504	5020.49668
14	786.36250	4998.68239
15	703.20042	4966.58865
16	702.37797	4939.66121
17	696.55490	4895.13032
18	731.60658	4850.60091
19	792.83152	4801.12015
20	793.27452	4801.46271
1	838.02154	4765.17304

COORDINATE LIST FOR TAX MAP # 5100811

CORNER	NORTHING	EASTING
6	985.17891	4892.96869
21	999.99993	5000.00156
22	833.70655	5036.81562
12	830.86049	5015.05092
11	870.02705	5009.92931
10	862.72454	4954.08474
9	948.08241	4933.14818
8	947.73089	4928.67197
7	943.58502	4898.71751
6	985.17891	4892.96869

NOTE: THIS PLAT SUPERCEDES AND RENDERS NULL AND VOID PLAT RECORDED IN MAP BOOK 1, PAGE 1712.

REVISED PLAT

OF
RESUBDIVISION PLAT
FOR

H P PROPERTIES

&

COOTS WARD MANAGEMENT COMPANY

AND

ECS PROPERTIES, LLC

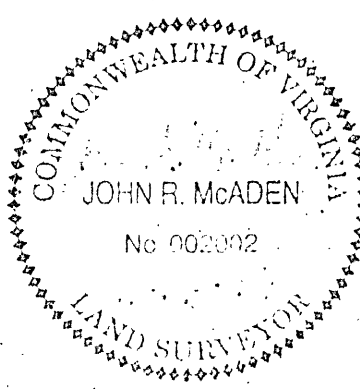
SHOWING THE RESUBDIVISION OF LOTS 1, 2, & 1A
OWNED BY H P PROPERTIES
& COOTS WARD MANAGEMENT COMPANY
AND ECS PROPERTIES, LLC

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
NOVEMBER 14, 1997
JOB NUMBER 94157-B

NOTE: 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: OCTOBER 15, 1993.)



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

002002

NOTES:

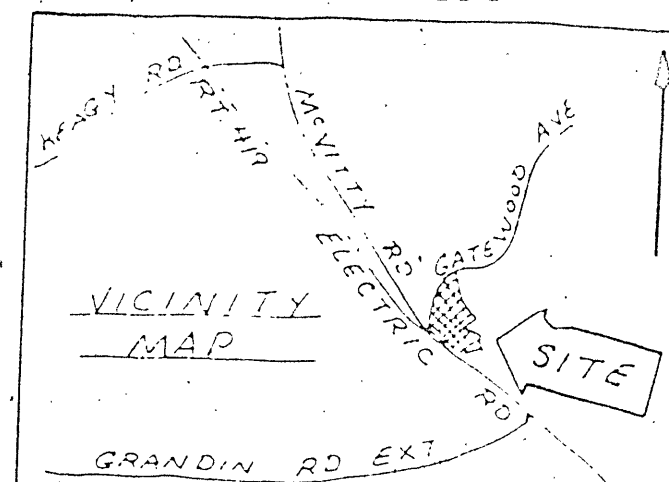
- OWNERS OF RECORD: H P PROPERTIES AND COOTS WARD MANAGEMENT COMPANY
LEGAL REFERENCE: MAP BOOK 1, PAGE 1615
TAX MAP NUMBER: 5090209, 5100809, AND 5100812

ECS PROPERTIES, LLC
LEGAL REFERENCE: DEED BOOK 1797, PAGE 1681
TAX MAP NUMBER: 5100811
- NO TITLE REPORT FURNISHED.
- PROPERTY IS CURRENTLY ZONED: C-1 (T.M. # 5090209)
CN (CONDITIONAL- T.M. # 5100809, 5100811, AND 5100812)
- EXISTING 20' RW 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

THIS REVISED PLAT IS FOR THE SOLE PURPOSE OF AMENDING H P PROPERTIES, L.L.C. AS THE OWNER OF LOT 1

M.B. 1 PG 175

THIS ORIGINAL PLAT HAS NOT BEEN REDUCED



PRIVATE STORMWATER MANAGEMENT EASEMENT

LINE	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°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'

BALZER
AND ASSOCIATES, INC.
REGISTERED PROFESSIONAL ENGINEERS
1208 CORPORATE CIR., ROANOKE, VIRGINIA 24060
TEL: 781-751-1751