

NOTES:

1. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT BY A LICENSED ATTORNEY. THERE MAY EXIST ENCUMBRANCES NOT SHOWN WHICH AFFECT THE SUBJECT PROPERTY.
2. THE SUBJECT PROPERTY LIES WITHIN ZONE "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP NO. 51161C0163G, DATED SEPTEMBER 28, 2007.
3. REFERENCE: SURVEY OF THE FIRST DIVISION OF THE P. TAYLOR TROUT FARM BY W. LOFTON SMITH, C.E., DATED FEBRUARY 28, 1910, RECORDED IN D.B. 52, PG. 161.
4. REFERENCE: SURVEY OF THE SECOND DIVISION OF THE P. TAYLOR TROUT FARM BY W. LOFTON SMITH, C.E., DATED FEBRUARY 28, 1910, RECORDED IN D.B. 52, PG. 164.
5. REFERENCE: SURVEY FOR DONALD L. CYPHERS BY C.E. LACY, JR., DATED DECEMBER 12, 1990, RECORDED IN D.B. 1632, PG. 687, SHOWING LOT 6 OF THE SECOND DIVISION OF THE P. TAYLOR TROUT FARM.
6. REFERENCE: PLAT OF SURVEY SHOWING 3.16 ACRES FOR BOXLEY BLOCK, LLC BY LMW P.C., DATED DECEMBER 3, 2003, SHOWING THE FIRST AND SECOND DIVISION OF THE P. TAYLOR TROUT FARM.
7. REFERENCE: RIGHT OF WAY PLAT FOR CITY OF ROANOKE ENGINEERING BY T.P. PARKER & SON, DATED MAY 5, 1998, RECORDED IN M.B. 1, PG. 1931 SHOWING NEW RIGHT OF WAY ALONG BAKER AVENUE, N.W.
8. REFERENCE: RIGHT OF WAY PLAT FOR CITY OF ROANOKE ENGINEERING BY T.P. PARKER & SON, DATED MAY 5, 1998, REVISED APRIL 5, 1999, RECORDED IN M.B. 1, PG. 1939-1940 SHOWING NEW RIGHT OF WAY ALONG BAKER AVENUE, N.W.
9. REFERENCE: PLAT OF SURVEY FOR ECHO SENTINEL, LLC BY ACS DESIGN, DATED DECEMBER 26, 2006.
10. REFERENCE OF PROPERTY CONVEYANCE:  
\* INSTRUMENT # 030024715 BEING TAX PARCELS 2510106, 2510107, 2510108, 2510109, 2510110, 2510111, 2510112, 2510113, 2510114, 2510115, 2510116 AND 2510117 CONVEYED TO UNIFIED HUMAN SERVICES TRANSPORTATION SYSTEMS, INC.  
\* INSTRUMENT # 070000732 BEING TAX PARCELS 2510301 AND 2510303 CONVEYED TO ECHO SENTINEL GROUP, LLC.  
\* INSTRUMENT # 070017024 BEING TAX PARCEL 2510105 CONVEYED TO M&V ASSOCIATES, LLC.
11. BRECKENRIDGE AVENUE, N.W. IS CLOSED BY ORDINANCE # 37815-061807, DATED JUNE 18, 2007.
12. 31ST STREET, N.W., A 15' ALLEY & A PORTION OF BRECKENRIDGE AVENUE, N.W. ARE CLOSED BY ORDINANCE # 37912-091707, DATED SEPTEMBER 17, 2007.
13. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
14. THE RECORDATION OF THIS PLAT OF SUBDIVISION DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOT, PARCEL OR TRACT OF LAND SHOWN HEREON THAT IS INTENDED FOR SALE AND/OR CONVEYANCE MUST BE CONVEYED BY DEED AND SAID DEED MUST BE RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF THE CITY OF ROANOKE.

PROPERTY LINE TABLE		
LINE	BEARING	DISTANCE
1-2	N 83°47'46" E	37.25'
3-4	S 76°57'00" W	37.53'
4-1	N 05°59'00" W	192.05'
5-6	S 12°35'36" W	147.01'
6-3	S 76°57'00" W	406.10'
6-4	S 76°57'00" W	443.63'
6-7	S 12°35'36" W	16.64'
7-8	S 12°35'36" W	166.49'
9-10	N 05°56'15" W	151.44'
10-24	N 05°56'15" W	7.56'
10-4	N 05°56'15" W	15.12'
10-26	N 76°57'00" E	37.54'
10-7	N 76°57'00" E	438.30'
15-16	S 76°57'00" W	120.00'
16-17	S 76°57'00" W	80.00'
17-11	N 12°36'05" E	332.70'
18-11	S 78°02'10" E	15.06'
5-18	S 78°02'10" E	15.06'
16-20	S 27°19'12" W	17.54'
15-19	S 27°19'12" W	19.76'
19-20	S 76°56'38" W	116.17'
20-21	S 76°56'38" W	78.21'
21-22	S 76°56'01" W	16.74'
23-9	N 05°56'15" W	30.27'
24-4	N 05°56'15" W	7.56'
24-25	N 76°57'00" E	37.54'
25-26	S 05°59'00" E	7.56'
26-27	N 76°57'00" E	363.76'
27-28	N 05°59'00" W	159.33'
28-5	N 83°47'46" E	88.85'
26-3	N 05°59'00" W	15.11'
3-29	N 76°57'00" E	363.76'
29-6	N 76°57'00" E	42.34'
7-27	S 76°57'00" W	37.00'
27-29	N 05°59'00" W	15.11'
29-28	N 05°59'00" W	144.22'

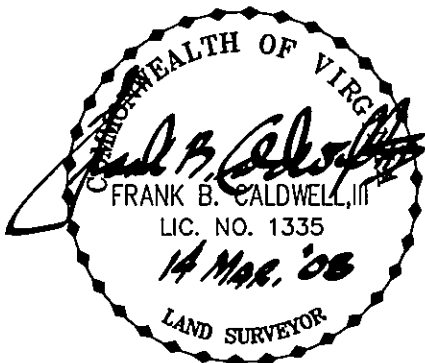
COORDINATE LIST (ASSUMED DATUM)		
CORNER	NORTHING	EASTING
1	5000.0000	5000.0000
2	5004.0255	5037.0319
3	4817.4674	5056.5850
4	4808.9931	5020.0243
1	4999.9968	5000.0052
5	5052.6394	5484.2474
6	4909.1661	5452.1948
7	4892.9264	5448.5668
8	4730.4418	5412.2670
9	4643.3356	5037.2504
10	4793.9632	5021.5849
11	5046.3956	5513.7131
12	5044.9535	5522.1508
13	5027.7998	5611.0102
14	4991.5639	5752.0291
15	4766.8731	5635.9582
16	4739.7770	5519.0573
17	4721.7129	5441.1235
18	5049.5175	5498.9802
19	4749.3172	5626.8891
20	4723.0738	5513.7222
21	4705.4058	5437.5340
22	4701.6212	5421.2274
23	4613.2307	5040.3801
24	4801.4755	5020.8036
25	4809.9521	5057.3740
26	4802.4333	5058.1621
27	4884.5786	5412.5266
28	5043.0406	5395.9182
29	4899.6063	5410.9515

RESUBDIVISION PLAT  
FOR  
**UNIFIED HUMAN SERVICES TRANSPORTATION  
SYSTEMS, INC., ECHO SENTINEL GROUP, LLC  
& M&V ASSOCIATES, LLC**

SHOWING LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 & 12 (INSTRUMENT # 030024715), SURVEY OF THE FIRST DIVISION OF THE P. TAYLOR TROUT FARM (D.B. 52, PG. 161), LOTS 1, 2, 3, 4, 5, 7, 8, 9, 10, 11 & 12 (INSTRUMENT # 030024715), SURVEY OF THE SECOND DIVISION OF THE P. TAYLOR TROUT FARM (D.B. 52, PG. 164), LOT 6 (INSTRUMENT # 070017024), SURVEY OF THE SECOND DIVISION OF THE P. TAYLOR TROUT FARM (D.B. 52, PG. 164), PARCELS 1 & 3 (INSTRUMENT # 070000732), PLAT OF SURVEY FOR ECHO SENTINEL, LLC BY ACS DESIGN, DATED DECEMBER 26, 2006, THE CLOSURE OF 31ST STREET, N.W., A 15' ALLEY AND A PORTION OF BRECKENRIDGE AVENUE, N.W. BY ORDINANCE # 37912-091707, AND THE CLOSURE OF BRECKENRIDGE AVENUE, N.W. BY ORDINANCE # 37815-061807  
CREATING HEREON

**LOT 6A 0.1688 ACRE  
TRACT A 1.5001 ACRES  
TRACT B 2.0371 ACRES  
PARCEL 1A 0.8107 ACRE  
PARCEL 3A 0.7662 ACRE**

SITUATE BAKER AVENUE, N.W., BRECKENRIDGE AVENUE, N.W. & 31ST STREET, N.W.  
CITY OF ROANOKE, VIRGINIA



REVISED: MAR. 14, 2008  
PER CITY COMMENTS  
TAX Nos. 2510105, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 2510301, 3  
DATE: FEB. 18, 2008  
CALC. JC CHK'D FBC  
CLOSED: JC  
SHEET 2 OF 3

**CWA**  
**CALDWELL WHITE ASSOCIATES**  
ENGINEERS / SURVEYORS / PLANNERS  
4203 MELROSE AVENUE, NW  
P.O. BOX 8280  
ROANOKE, VIRGINIA 24017  
(540) 366-3400 FAX: (540) 366-8702

SCALE: 1"= 50'  
N.B.: WES-55  
DRAWN: JC  
W.O.: 08-0001