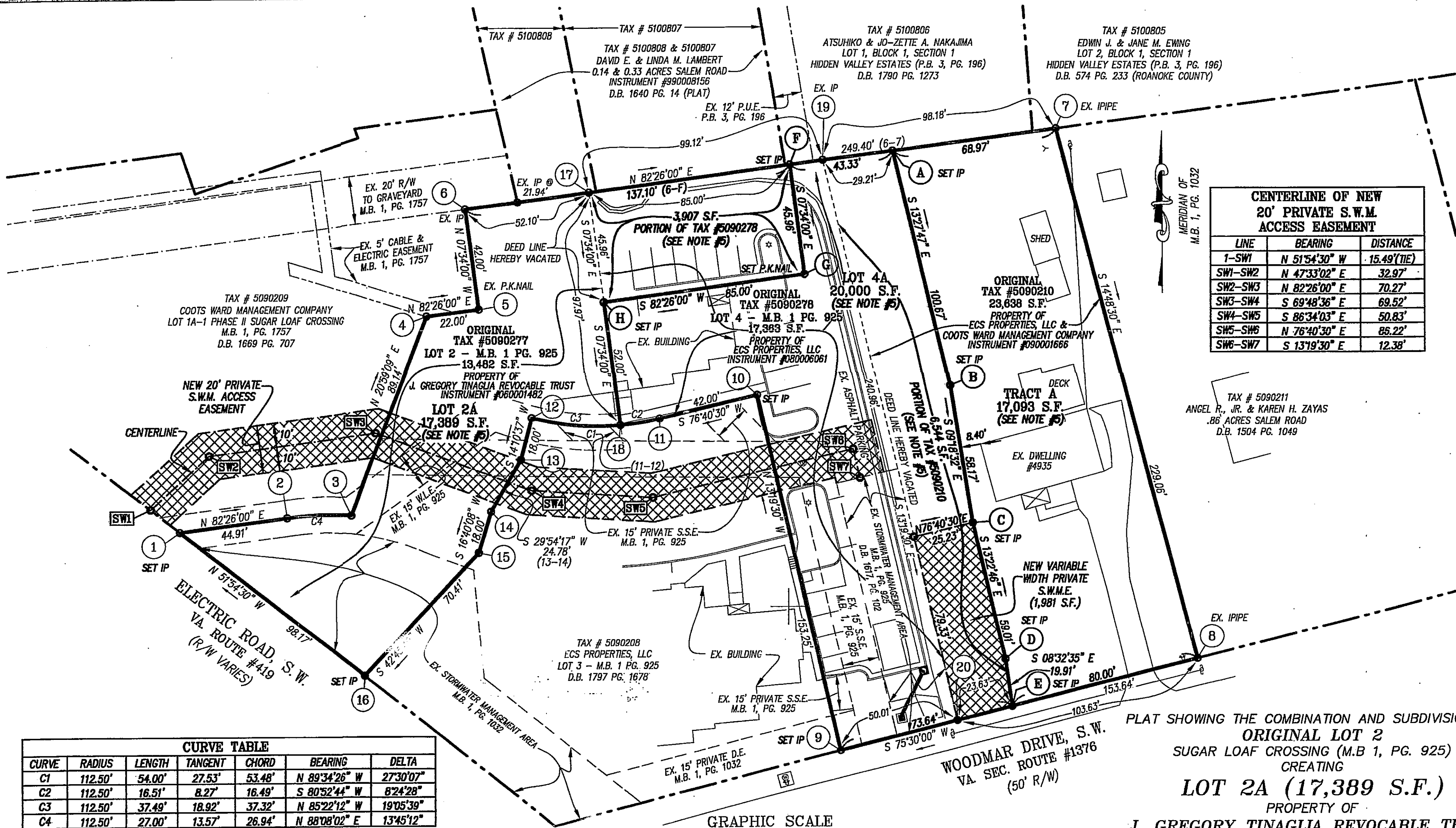


**NOTES:**

- THIS PROPERTY IS NOT LOCATED WITHIN THE LIMITS OF A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAP #51161C0231 G, DATED SEPTEMBER 28, 2007 AND HAS BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. ZONE X (UNSHADED).
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THIS PROPERTY THAT ARE NOT SHOWN HEREON.
- IRON PINS WERE SET OR FOUND AS SHOWN HEREON.
- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- A (3,907 S.F.) PORTION OF ORIGINAL TAX #5090278, LOT 4 BOUNDED BY CORNERS F THRU H TO 17, TO F INCLUSIVE IS TO BE CONVEYED TO THE J. GREGORY TINAGLIA REVOCABLE TRUST AND IS TO BE ADDED TO AND COMBINED WITH ORIGINAL TAX #5090277, LOT 2 (13,482 S.F.) CREATING HEREON LOT 2A (17,389 S.F.). A (6,544 S.F.) PORTION OF ORIGINAL TAX #5090210, BOUNDED BY CORNERS A THRU E TO 20 TO 19 TO A INCLUSIVE IS TO BE CONVEYED TO ECS PROPERTIES, LLC AND IS TO BE ADDED TO AND COMBINED WITH ORIGINAL TAX #5090278, LOT 4 (17,363 S.F.) LESS THE 3,907 S.F. PORTION OF TAX #5090278 BEING ADDED TO ORIGINAL LOT 2, CREATING HEREON LOT 4A (20,000 S.F.) AND THE REMAINING PORTION OF ORIGINAL TAX #5090210 PROPERTY OF ECS PROPERTIES, LLC & COOTS WARD MANAGEMENT COMPANY, TRACT A (17,093 S.F.).
- THESE LOTS ARE SERVED BY PUBLIC WATER & SEWER.
- 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.
- APPROVAL HEREOF BY THE CITY OF ROANOKE SUBDIVISION AGENT IS FOR PURPOSES OF ENSURING COMPLIANCE WITH THE CITY OF ROANOKE SUBDIVISION ORDINANCE. PRIVATE MATTERS, SUCH AS COMPLIANCE WITH RESTRICTIVE COVENANTS OR OTHER TITLE REQUIREMENTS, APPLICABLE TO THE PROPERTIES SHOWN HEREON, ARE NOT REVIEWED OR APPROVED WITH REGARD TO THIS SUBDIVISION OR RE-SUBDIVISION.
- LINE FROM CORNERS A THRU E AND F THRU H ARE NEW DIVISION LINES. DEED LINES FROM CORNER 17 TO H AND 19 TO 20 ARE HEREBY VACATED.
- NOT ALL PHYSICAL IMPROVEMENTS ARE SHOWN HEREON FOR CLARITY PURPOSES.

PLAT SHOWING THE COMBINATION AND SUBDIVISION OF
ORIGINAL LOT 2
SUGAR LOAF CROSSING (M.B. 1, PG. 925)
CREATING

LOT 2A (17,389 S.F.)

PROPERTY OF
J. GREGORY TINAGLIA REVOCABLE TRUST
(INSTRUMENT #060001482)

ORIGINAL LOT 4
SUGAR LOAF CROSSING (M.B. 1, PG. 925)
CREATING

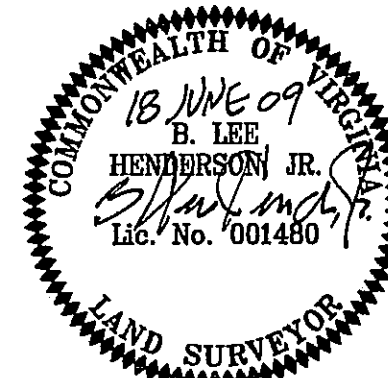
LOT 4A (20,000 S.F.)

PROPERTY OF
ECS PROPERTIES, LLC
(INSTRUMENT #080006061)
AND
ORIGINAL TAX #5090210
23,638 S.F.
CREATING

TRACT A (17,093 S.F.)
PROPERTY OF
**ECS PROPERTIES, LLC &
COOTS WARD MANAGEMENT COMPANY**
(INSTRUMENT #090001666)
SITUATED ALONG ELECTRIC ROAD, S.W. &
WOODMAR AVENUE, S.W.
CITY OF ROANOKE, VIRGINIA

CENTERLINE OF NEW 20' PRIVATE S.W.M. ACCESS EASEMENT		
LINE	BEARING	DISTANCE
1-SW1	N 51°54'30" W	15.49'(TIE)
SW1-SW2	N 47°33'02" E	32.97'
SW2-SW3	N 82°26'00" E	70.27'
SW3-SW4	S 69°48'36" E	69.52'
SW4-SW5	S 86°34'03" E	50.83'
SW5-SW6	N 76°40'30" E	85.22'
SW6-SW7	S 13°19'30" E	12.38'

TAX # 5090211
ANGEL R., JR. & KAREN H. ZAYAS
.86 ACRES SALEM ROAD
D.B. 1504 PG. 1049



4664 BRAMBLETON AVENUE, SW
P.O. BOX 20669
ROANOKE, VIRGINIA 24018

LUMSDEN ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
ROANOKE, VIRGINIA

DATE: June 16, 2009
COMM. NO.: 07-256
SCALE: 1" = 30'
SHEET 2 OF 2

PHONE: (540) 774-4411
FAX: (540) 772-9445
E-MAIL: MAIL@LUMSDENPC.COM