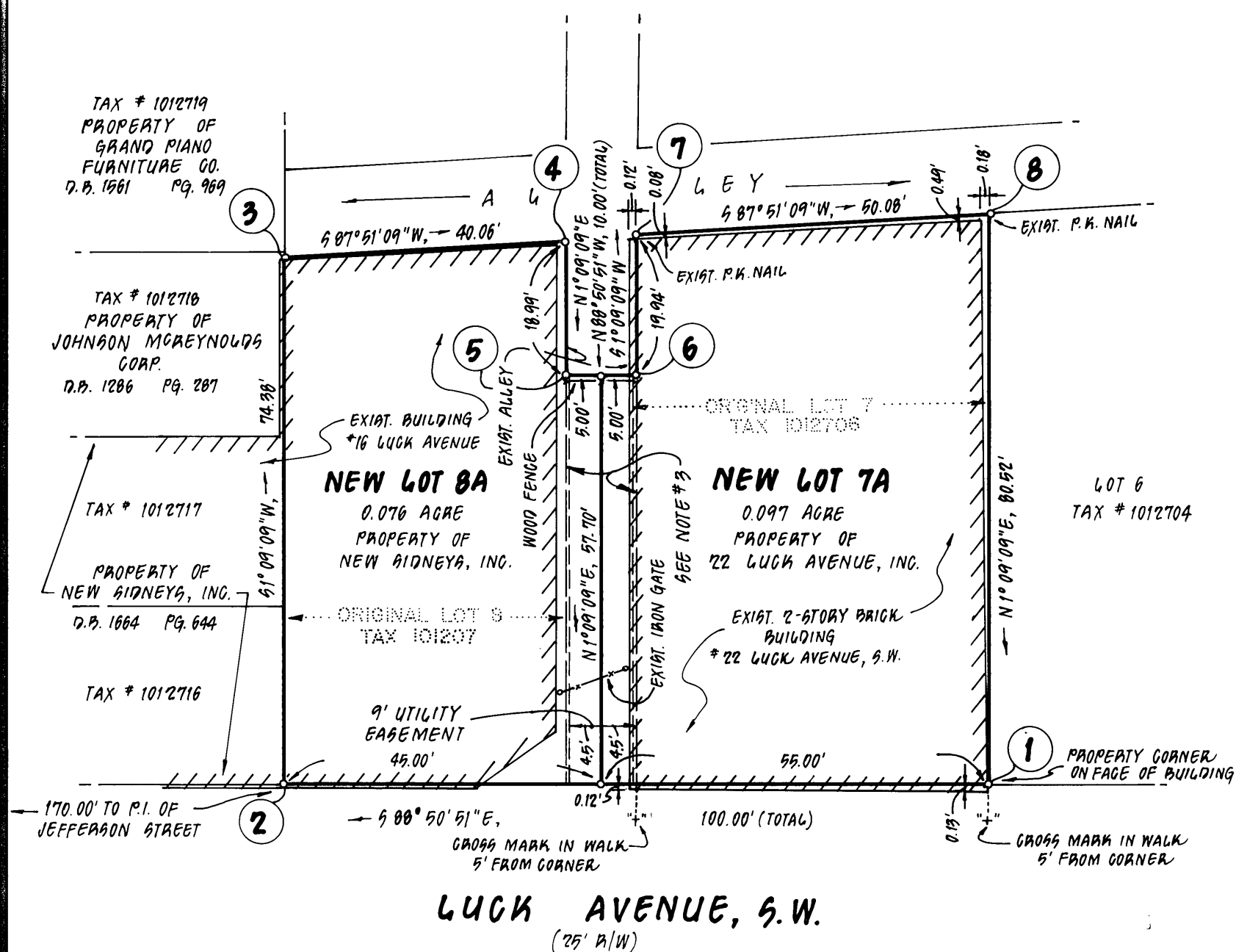
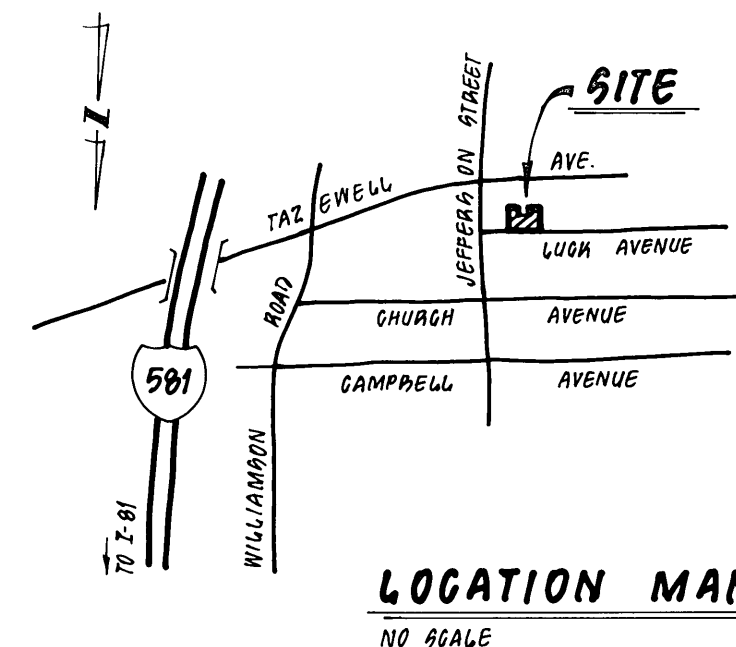


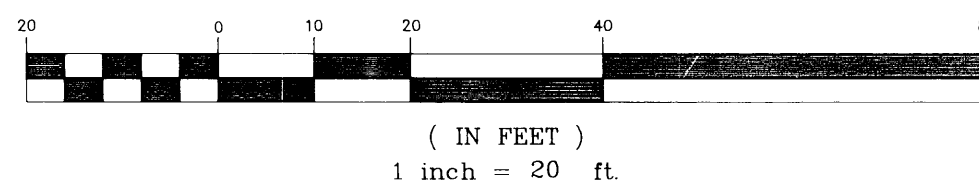
BOUNDARY TABLE

ORIGIN OF COORDINATES ARE ASSUMED		
Corner	Northing	Easting
0	5,000.00000	5,000.00000
1	5,080.50371	5,001.61954
2	5,078.49244	5,101.59532
3	5,004.12748	5,100.09927
4	5,002.62626	5,060.06497
5	5,021.60857	5,060.44685
6	5,021.80971	5,050.44888
7	5,001.87672	5,050.04787
8	5,000.00000	5,000.00000
Area: 7,552 Sq.Ft. 0.173 Acres		



MERIDIAN OF
ROANOKE CITY OFFICIAL
SURVEY S.W. 2

GRAPHIC SCALE



KNOW ALL MEN BY THESE PRESENTS, TO WIT,

THAT 22 LUCK AVENUE, INC. AND NEW SIDNEY'S INC. ARE THE FEE SIMPLE OWNERS AND PROPRIETORS OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 TO 8 TO 1 INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO 22 LUCK AVENUE, INC. BY DEED DATED OCTOBER 28, 1992, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, IN DEED BOOK 1669, PAGE 525 AND PART OF THE LAND CONVEYED TO NEW SIDNEY'S INC. BY DEED DATED JUNE 30, 1992, RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1664, PAGE 643, AND AN ALLEY VACATED BY ORDINANCE NUMBER 31441-051793 DATED MAY 17, 1993.

THE SAID OWNERS CERTIFY THAT THEY HAVE SUBDIVIDED THIS LAND, AS SHOWN HEREON, ENTIRELY WITH THEIR OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH THE VIRGINIA CODE OF 1950, AS AMENDED TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE LAND SUBDIVISION ORDINANCES.

THE SAID OWNERS, BY VIRTUE OF THE RECORDATION OF THIS PLAT, DEDICATES ALL THE EASEMENTS WITHIN THIS SUBDIVISION FOR PUBLIC USE IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE AND THE VIRGINIA LAND SUBDIVISION ACT.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEAL ON THIS 12 DAY OF May, 1994.

NEW SIDNEY'S INC.

22 LUCK AVENUE, INC.

Sidney A. Weinstein
SIDNEY A. WEINSTEIN, PRESIDENT

Raphael E. Ferris
RAPHAEL E. FERRIS, PRESIDENT

STATE OF VIRGINIA

City of Roanoke

I, *Donna Ann Peters*, A NOTARY PUBLIC IN AND FOR THE AFORESAID *City of Roanoke* AND STATE DO HEREBY CERTIFY THAT SIDNEY A. WEINSTEIN, PRESIDENT, NEW SIDNEY'S INC. AND RAPHAEL E. FERRIS, PRESIDENT, 22 LUCK AVENUE, INC., WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED *May 12, 1994*, HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID *City of Roanoke* AND STATE AND ACKNOWLEDGED THE SAME ON *May 12, 1994*.

MY COMMISSION EXPIRES *December 31, 1994*

NOTARY PUBLIC

NOTES:

1. THIS PROPERTY IS NOT LOCATED WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST EASEMENTS NOT SHOWN HEREON.
3. THIS PLAT COMBINES 1/2 OF A 10 FOOT ALLEY VACATED BY ORDINANCE #31441-051793, DATED MAY 17, 1993, WITH ORIGINAL TAX #1012706 AND ORIGINAL TAX #1012707.
4. SURVEY INFORMATION SHOWN HEREON FOR LOT 7 AND ALLEY BASED ON A CURRENT FIELD SURVEY.

APPROVED:

Edward R. Tucker
AGENT, CITY OF ROANOKE PLANNING COMMISSION

5/20/94
DATE

L. B. Lumsden
CITY ENGINEER, ROANOKE, VIRGINIA

DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED TO RECORD ON May 23, 1994, 1994, AT 3:50 O'CLOCK P.M.

TESTEE: ARTHUR B. CRUSH, III, CLERK

Kathy Childs
DEPUTY CLERK

PLAT SHOWING
THE COMBINATION OF A PORTION OF
10' ALLEY (VACATED BY
ORDINANCE No. 31441-051793) WITH
LOTS 7 AND 8 BLOCK 3
ROANOKE CITY OFFICIAL
SURVEY S.W. 2

CREATING HEREON NEW
Lot 7A (0.097 Acres)

PROPERTY OF
22 Luck Avenue, Inc.

AND CREATING NEW
Lot 8A (0.076 Acres)

PROPERTY OF
NEW SIDNEY'S, INC.

SITUATED ALONG LUCK AVENUE, S.W.
ROANOKE, VIRGINIA

SCALE: 1" = 20' DATE: 12 MAY 1994

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