THAT 120 LUCK, LLC, A VIRGINIA LIMITED LIABILITY COMPANY IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY CORNERS 2 TROUGH 5 TO 1 AND BEING PORTIONS OF THE LAND CONVEYED TO SAID OWNER BY INSTRUMENT RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA BY INSTRUMENT AT NUMBER 180002758 AND IS SUBJECT TO A DEED OF TRUST RECORDED AT INSTRUMENT 180008591.

THAT BY ORDINANCE #41226-082018 DATED AUGUST 20. 2018, A PORTION OF THE 10' PUBLIC ÄLLEY BOUNDED BY CORNERS 1 TO 2 TO 5 TO 6 TO 1, INCLUSIVE, WAS VACATED BY THE CITY OF ROANOKE AND HEREBY QUITCLAIMED TO 120 LUCK. LLC AND IS TO BE ADDED TO AND COMBINED WITH PROPERTY OF 120 LUCK, LLC. THE CITY OF ROANOKE SHALL RETAIN AN EASEMENT FOR UTILITIES OVER THE VACATED PORTION OF THE ALLEY.

THE SAID OWNER CERTIFIES THAT IT HAS COMBINED THIS LAND, AS SHOWN HEREON, ENTIRELY WITH ITS OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH THE VIRGINIA CODE OF 1950, AS REQUIRED BY SECTION 15.2-2240 THROUGH 15.2-2279, AS AMENDED TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE LAND SUBDIVISION ORDINANCES.

THE SAID OWNER, BY VIRTUE OF THE RECORDATION OF THIS SUBDIVISION PLAT, GRANTS TO THE WESTERN VIRGINIA WATER AUTHORITY, ALL SANITARY SEWER LINE RIGHTS AND EASEMENT AS SHOWN HEREON, TO CONSTRUCT, INSTALL, IMPROVE, OPERATE, INSPECT, USE, MAINTAIN, REPAIR AND REPLACE A SEWER LINE OR LINES TOGETHER WITH RELATED IMPROVEMENTS, INCLUDING SLOPE(S), IF APPLICABLE, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO FROM A PUBLIC ROAD, UPON, OVER, UNDER AND ACROSS CERTAIN TRACTS OR PARCELS OF LAND BELONGING TO THE OWNER. SAID EASEMENT IS RECORDED IN THE CLERK'S OFFICE OF THE CITY OF ROANOKE IN INSTRUMENT 190007609.

THE SAID OWNER CERTIFIES THAT IT HAS GRANTED AN EASEMENT FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF THE RETAINING WALL AND CHAIN LINK FENCE OVER SAID PORTION OF THE VACATED ALLEY TO THE TRUSTEES OF GREENE MEMORIAL UNITED METHODIST CHURCH (PARCEL 1012601). SAID EASEMENT IS RECORDED IN THE CLERK'S OFFICE OF THE CITY OF ROANOKE IN INSTRUMENT 1900023069.

TRUSTEES OF GREENE MEMORIAL UNITED METHODIST CHURCH, OWNER OF TAX PARCEL 1012601, RECORDED IN INSTRUMENT 120005463, HEREON RELINQUISHES THEIR RIGHT TO OWNERSHIP AND POSSESSION OF A 10' ALLEY VACATED RIGHT-OF-WAY AND QUIT CLAIM THEIR RIGHT TO OWNERSHIP AND POSSESSION TO 120 LUCK, LLC.

120 LUCK, LLC

BILL CHAPMAN - MANAGER

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED TO RECORDED AT 1:48 O'CLOCKP.M. ON THIS 16th DAY OF Jan, 2020, IN INSTRUMENT 200000402

TESTE: BRENDA S. HAMILTON

CLERK

TRUSTEES OF GREENE MEMORIAL UNITED METHODIST CHURCH

Lukung GEORGE K. FISHER, JR. - TRUSTEE

SAMUEL G. WILSON - TRUSTEE

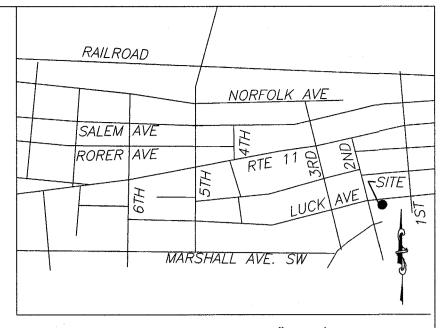
ANN B. SEDDON - TRUSTEE

NOTES:

- 1. OWNER OF RECORD: 120 LUCK, LLC, A VIRGINIA LIMITED LIABILITY COMPANY. NAME CHANGED FROM 415 OHW LLC, AUGUST 21, 2018.
- 2. LEGAL REFERENCE: INSTRUMENT 180002758
- 3. THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT FROM OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.
- 4. PROPERTY IS IN F.E.M.A. DEFINED ZONE "X" AS SHOWN ON F.I.R.M. 51161C0164G WITH AN EFFECTIVE DATE OF SEPTEMBER 28, 2007. ZONE "X" IS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

10013.08

THE RECORDATION OF THIS PLAT OF SUBDIVISION DOES NOT CONSTITUTE A CONVEYANCE OF LAND, ANY LOTS, PARCEL OR TRACT OF LAND SHOWN HEREON THAT IS INTENDED FOR SALE/ OR CONVEYANCE MUST BE CONVEYED BY DEED AND SAID DEED MUST BE RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF ROANOKE.

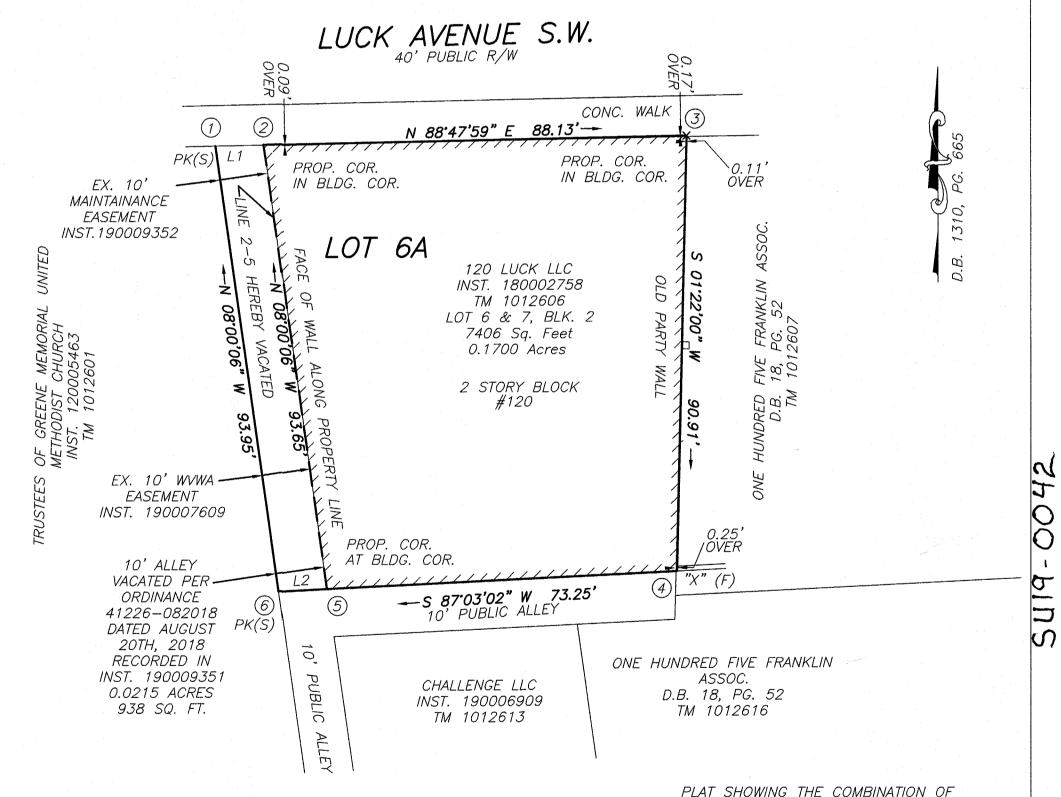


VICINITY SKETCH ~ 1"=800"

Coordinate	List (Assumed)	
Corner	Northing(Y)	Easting(X)
1	10000.00	10000.00
2	10000.21	10010.07
3	10002.23	10098.30
4	9911.17	10096.01
5	9907.47	10023.10

9906.96

LINE TABLE						
INE		BEARING		DISTANCE		
L1	Ν	<i>88*47'59"</i>	E	10.07'		
L2	S	<i>87°05'39"</i>	W	10.04		





AREA TABLE

COMBINED PARCEL 8344 SQ. FT. O ACRES IN R/W DEDICATION

LONG SURVEYING, LLC 4650 FACTORY MILL ROAD MAIDENS, VA 23102 804-314-5620

I HEREBY CERTIFY THAT THIS PLAT IS FROM A CURRENT FIELD SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BRIAN M ONG, L.S SCALE: 1"=20

LOT 6 & 7 BLOCK 2 SHEET 2 S.W. OF THE OFFICIAL SURVEY (7406 SQ. FT.) AND A 10 FOOT ALLEY (938 SQ. FT.) VACATED BY ORDINANCE 42226-082018. CREATING HEREON

LOT 6A (8344 SQ. FT.) PROPERTY OF 120 LUCK, LLC SITUATED AT 120 LUCK AVENUE S.W. ROANOKE VIRGINIA

SEPT. 29. 2019

SHEET 1 OF 2

COMMONWEALTH OF VIRGINIA	COMMONWEALTH OF VIRGINIA	COMMONWEALTH OF VIRGINIA	COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF TOONOKE, TO-WIT:	CITY/COUNTY OF KOONDKE, TO-WIT:	CITY/COUNTY OF RODNOKE, TO-WIT:	CITY/COUNTY OF Richmond, TO-WIT:
DHONCBROWN, A NOTARY PUBLIC IN AND FOR	Debbie (Brown, A NOTARY PUBLIC IN AND FOR	Deble Brown, A NOTARY PUBLIC IN AND FOR	1, Breaton Shields Lyer, A NOTARY PUBLIC IN AND FOR
THE JUBISDICTION AFORESAID, DO HEREBY CERTIFY THAT	THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THAT	THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THAT	THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THAT
WHO IS KNOWN TO ME AND WHOSE NAME IS SIGNED TO	, Patricia H- Quillem WHO IS KNOWN TO ME AND WHOSE NAME IS SIGNED TO	WHO IS KNOWN TO ME AND WHOSE NAME IS SIGNED TO	, William Chapter
THE FOREGOING INSTRUMENT PERSONALLY APPEARED	THE FOREGOING INSTRUMENT PERSONALLY APPEARED	THE FOREGOING INSTRUMENT PERSONALLY APPEARED	WHO IS KNOWN TO ME AND WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT PERSONALLY APPEARED
BEFORE ME AND HAS ACKNOWLEDGED THE SAME BEFORE	BEFORE ME AND HAS ACKNOWLEDGED THE SAME BEFORE	BEFORE ME AND HAS ACKNOWLEDGED THE SAME BEFORE	BEFORE ME AND HAS ACKNOWLEDGED THE SAME BEFORE
ME IN THE JURISDICTION AFORESAID THIS DAY OF THE BIE C. BROWN NOTARY OF THE	ME IN THE JURISDICTION AFORESAID THIS DAY OF THE C. BROWN NOTARY . 42	ME IN THE JURISDICTION AFORESAID THIS DY DAX OF COMMON NOTION	ME IN THE JURISDICTION AFORESAID THIS 19 DAY OF December, 2019.
NOTARY PUBLIC DEBIC (BOWN) REG. #252607 MY COMMISSION OF THE PUBLIC DEBIC (BOWN)	NOTARY PUBLIC DIAM (DIAM) ** REG. #252607 ** MY COMMISSION CONTROL OF CONTR	NOTARY PUBLIC DUDIO COMMISSION	* NOTARY PUBLIC DAS
MY COMMISSION EXPIRES SEPTEMBLE 30, 2021	MY COMMISSION EXPIRES SEPTENDER 30,000/	MY COMMISSION EXPIRES OF MOUSE DOWN THE STATE OF VIEW	MY COMMISSION EXPIRES morch 3, 2022
	m_{min}	THUR WILLIAM	BRENTON SHIELDS LUPER
			NOTARY PUBLIC REG. #7600809 COMMONWEALTH OF VIRGINIA MY COMMISSION EXPIRES MARCH 31, 2022
COMMONWEALTH OF VIRGINIA	COMMONWEALTH OF VIRGINIA	COMMONWEALTH OF VIRGINIA	COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF BOONKIL , TO-WIT:	CITY/COUNTY OF RODINGE ,TO-WIT:	CITY/COUNTY OF BORNOKE, TO-WIT:	CITY/COUNTY OF HEARSD ,TO-WIT:
Debie CBOWN. A NOTARY PUBLIC IN AND FOR	Debbie C BIDDO. A NOTARY PUBLIC IN AND FOR	Deboie CBrown, A NOTARY PUBLIC IN AND FOR	1, Patrica - Green, A NOTARY PUBLIC IN AND FOR
THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THAT	THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THAT	THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THAT	THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THAT
· And Soddon	, SAMUEL G. WILSON	- 7 Mily Wellengeray	, Jeans Bady Vice President
WHO IS KNOWN TO ME AND WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT PERSONALLY APPEARED	WHO IS KNOWN TO ME AND WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT PERSONALLY APPEARED	WHO IS KNOWN TO ME AND WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT PERSONALLY APPEARED	WHO IS KNOWN TO ME AND WHOSE NAME IS SIGNED TO
BEFORE ME AND HAS ACKNOWLEDGED THE SAME BEFORE	BEFORE ME AND HAS ACKNOWLEDGED THE SAME BEFORE	BEFORE ME AND HAS ACKNOWLEDGED THE SAME BEFORE	THE FOREGOING INSTRUMENT PERSONALLY APPEARED BEFORE ME AND HAS ACKNOWLEDGED THE SAME BEFORE
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NOVENDER, 2019.	NOVENDER, 2019. NOTARY PUBLIC PUBLIC PUBLIC	MOVENDEN , 2019.	"", December, 2019.
NOTARY PUBLIC PUBLIC DUWN * REG. #252607 * MY COMMISSION *	NOTARY PUBLIC DE LOCO C BLOWN ANY COMMISSION *	NOTARY PUBLIC DIDON TOWN AREG. #252	NOTARY PUBLIC
MY COMMISSION EXPIRES SEPTEMBER 30, 2001	MY COMMISSION EXPIRES DEPTENDER 30 0001	MY COMMISSION EXPIRES REPRENEUR 30, 2021 1805	MY COMMISSION EXPIRES _ St31-26
William Commence		ALTH OF N	REGISTER PATRICIA"
			C OTARIA.
COMMONWEALTH OF VIRGINIA	COMMONWEALTH OF VIRGINIA		NNO. 2000 DEL
CITY/COUNTY OF ROZNOKE, TO-WIT:	CITY/COUNTY OF ROSNOR , TO-WIT:	COMMONWEALTH OF VIRGINIA CITY/COUNTY OF ROUNTY., TO-WIT:	
Table (Roll)	Mathia a Roman	CITY/COUNTY OF NONDOLL ,TO-WIT:	OF VIRGINGO
THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THAT	I, Debre CORDIO, A NOTARY PUBLIC IN AND FOR	Debie C. BOWN, A NOTARY PUBLIC IN AND FOR	
, Mary J. Soudier	THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THAT	THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THAT	
WHO IS KNOWN TO ME AND WHOSE NAME IS SIGNED TO	WHO IS KNOWN TO ME AND WHOSE NAME IS SIGNED TO	WHO IS KNOWN TO ME AND WHOSE NAME IS SIGNED TO	
THE FOREGOING INSTRUMENT PERSONALLY APPEARED	THE FOREGOING INSTRUMENT PERSONALLY APPEARED	THE FOREGOING INSTRUMENT PERSONALLY APPEARED	
ME IN THE JURISDICTION AFORESAID THIS DAY OF	BEFORE ME AND HAS ACKNOWLEDGED THE SAME BEFORE MENIN THE JURISDICTION AFORESAID THIS DAY OF	BEFORE ME AND HAS ACKNOWLEDGED THE SAME BEFORE	CRIF C.
MOKADER, 2019.	MONEMBER, 2019.	ME IN THE JURISDICTION AFORESAID THIS 2 DAY OF	NOTARY OF
NOTARY PUBLIC DUON REG. #252607	NOTARY A	\forestartage , 2019.	REG. #252607 : *
CAMPINISION :	MY COMMISSION	NOTARY PUBLIC PUBLIC DEDICTOR	438181 N. 18 18 18 18 18 18 18 18 18 18 18 18 18
MY COMMISSION EXPIRES SOPTEMBLE 30, 2021	MY COMMISSION EXPIRES DEPTENDED 30 300/ 1805/1715	MY COMMISSION EXPIRES SEPTEMBER 30, 2021	THE CHOIMING THE CONFINATION OF
	A CONTRACT OF THE CONTRACT OF		PLAT SHOWING THE COMBINATION OF LOT 6 & 7 BLOCK 2 SHEET 2 S.W.
		AO HTM.	OF THE OFFICIAL SURVEY (7406 SQ. FT.) AND A 10 FOOT ALLEY (938 SQ. FT.)
		ANE ALITA	VACATED BY ORDINANCE 42226-082018,
		CII)	CREATING HEREON LOT 6A (8344 SQ. FT.)
		RRIAN M LONG ZI Lic. No. A	PROPERTY OF
APPROVED 3		002372	120 LUCK, LLC SITUATED AT 120 LUCK AVENUE S.W.
1/1/2020	LONG SURVEYING, LLC	19NG-291902	ROANOKE VIRGINIA

LONG SURVEYING, LLC 4650 FACTORY MILL ROAD MAIDENS, VA 23102 804-314-5620

SUBDIVISION AGENT

1/1/2026 DATE

SHEET 2 OF 2

SEPT. 29. 2019