

INSTRUMENT

EXTERIOR BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
1-2	S 59°57'59" W	166.57'
2-3	S 59°26'07" W	308.48'
3-4	S 59°29'29" W	549.26'
4-5	N 36°44'40" W	1753.41'
5-6	N 37°17'40" W	209.54'
6-7	N 37°24'17" W	408.76'
*7-8	S 89°32'20" E	2.25'
8-9	S 89°31'28" E	1076.29'
9-10	S 30°52'54" E	401.63'
10-11	S 31°58'14" E	392.41'
11-12	N 50°04'46" E	152.00'
12-13	S 66°43'44" E	45.00'
13-14	N 23°16'16" E	67.50'
14-15	N 29°18'16" E	101.10'
15-16	S 86°27'29" E	85.37'
16-17	S 56°39'14" E	17.78'
17-18	S 18°23'14" E	114.05'
18-19	S 70°30'46" W	40.00'
19-20	S 18°23'14" E	250.00'
20-21	N 70°31'36" E	190.01'
21-22	S 24°59'44" E	50.23'
22-23	S 70°31'36" W	155.78'
23-24	S 18°23'14" E	58.19'
24-25	S 48°30'54" E	128.93'
25-26	S 60°08'44" E	42.31'
26-27	N 70°31'04" E	86.34'
27-28	S 19°28'24" E	228.98'
28-29	N 36°29'01" W	25.46'
29-30	N 40°37'01" W	62.60'
30-31	N 37°10'42" W	24.80'
31-32	N 54°30'45" W	177.00'
32-33	N 46°19'45" W	45.56'
33-34	S 59°15'59" W	144.60'
34-35	S 30°44'01" E	255.57'
35-36	N 82°49'08" E	259.27'
36-1	S 18°28'48" E	101.19'

* DENOTES CHORD BEARING & DISTANCE

BOUNDARY COORDINATES ORIGIN OF COORDINATES VIRGINIA STATE PLANE - SOUTH ZONE		
CORNER	NORTHING	EASTING
1	3656812.64005	11059609.28757
2	3656729.27235	11059465.08576
3	3656572.40618	11059199.46544
4	3656293.56591	11058726.25062
5	3657698.59219	11057677.27599
6	3657865.28782	11057550.31303
7	3658189.99328	11057302.01360
8	3658189.97520	11057304.25943
9	3658181.04205	11058380.51542
10	3657836.34989	11058586.65892
11	3657503.46020	11058794.43297
12	3657601.00219	11058911.00724
13	3657583.22341	11058952.34627
14	3657645.23196	11058979.01442
15	3657733.39425	11059028.49797
16	3657699.29561	11059106.76239
17	3657689.52201	11059121.61517
18	3657581.29256	11059157.59132
19	3657567.94875	11059119.88267
20	3657330.71203	11059198.74165
21	3657394.05468	11059377.88160
22	3657348.52634	11059399.10743
23	3657296.59449	11059252.23847
24	3657241.37524	11059270.59370
25	3657155.96878	11059367.17880
26	3657134.90688	11059403.87392
27	3657163.70382	11059485.27379
28	3656947.81750	11059561.60973
29	3656968.28492	11059546.47364
30	3657015.80319	11059505.72104
31	3657035.56278	11059490.73442
32	3657138.31555	11059346.61341
33	3657169.77526	11059313.65904
34	3657095.87762	11059189.36785
35	3656876.20422	11059319.97523
36	3656908.61506	11059577.21185
1	3656812.64005	11059609.28757

TOTAL AREA = 43.976 AC. (1,915,606 S.F.)

NEW GANDER WAY-VARIABLE WIDTH & 50 R/W		
LINE	BEARING	DISTANCE
A-B	S 52°45'54" W	49.40'
B-C	S 58°11'28" W	67.75'
*C-D	S 58°56'45" W	54.74'
D-E	S 55°27'31" W	199.30'
*E-F	N 72°10'40" W	395.95'
F-G	N 19°48'51" W	140.53'
*G-H	N 42°30'10" W	405.01'
H-I	N 65°11'29" W	174.69'
*I-J	N 53°47'20" W	121.79'
J-K	N 42°23'10" W	68.66'
*K-L	N 19°25'33" W	42.91'
*L-M	S 47°36'50" W	83.48'
M-N	S 65°20'47" E	42.91'
*N-O	S 42°23'10" E	68.66'
O-P	S 53°47'20" E	141.56'
*P-Q	S 65°11'29" E	174.69'
Q-R	S 42°30'10" E	366.44'
*R-S	S 19°48'51" E	140.53'
S-T	S 54°36'11" E	342.33'
T-U	S 30°44'01" E	52.71'
U-3	N 59°29'29" E	50.00'
3-2	N 59°26'07" E	308.48'
2-1	N 59°57'59" E	166.57'
1-A	N 18°28'48" W	84.96'

* DENOTES CHORD BEARING & DISTANCE

20' & 30' SANITARY SEWER EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
S1-S2	S 79°08'07" W	134.76'
S2-S3	S 53°15'20" W	258.50'
S3-S4	N 36°44'40" W	530.17'
S5-S6	S 30°52'55" E	199.40'
S6-S7	N 63°12'05" E	213.75'
S7-S8	N 66°22'02" E	89.55'

20' D.E. LINE TABLE		
LINE	BEARING	DISTANCE
D1-D2	N 36°44'40" W	185.83'
D2-D3	N 19°48'53" W	225.23'
D3-D4	N 26°42'00" W	141.39'
D4-D5	N 39°50'03" E	25.00'
D6-D4	S 69°21'18" E	77.74'
D7-D8	N 56°52'10" W	57.04'
D8-D9	N 41°15'35" W	138.87'
D9-D10	N 36°44'41" W	341.74'
D10-D11	N 84°13'20" W	196.73'

VARIABLE WIDTH CROSS ACCESS/PARKING EASEMENT		
LINE	BEARING	DISTANCE
CA1-CA2	N 36°44'40" W	382.86'
CA2-CA3	N 53°15'20" E	54.59'
CA3-CA4	S 74°04'18" E	33.51'
CA4-CA5	S 29°46'51" W	16.26'
CA5-CA6	S 36°44'40" E	276.27'
CA6-CA7	S 53°15'20" W	20.00'
CA7-CA8	S 36°44'40" E	73.52'
*CA8-CA1	S 53°19'52" W	40.00'

* DENOTES CHORD BEARING & DISTANCE

P.S.W.M.E. LINE TABLE		
LINE	BEARING	DISTANCE
SW1-20	S 18°23'14" E	154.92'
20-24	S 38°48'33" E	114.65'
24-SW2	S 48°30'54" E	87.74'
SW2-33	S 59°15'59" W	26.37'
33-SW3	N 46°19'45" W	44.68'
SW3-SW4	S 58°50'59" W	214.40'
SW4-SW5	N 31°09'01" W	273.00'
SW5-SW6	N 14°03'29" E	47.82'
SW6-SW1	N 59°15'59" E	211.30'
*7-8	S 89°32'20" E	2.25'
8-SW7	S 89°31'28" E	298.71'
SW7-SW8	S 00°28'32" W	387.12'
SW8-6	N 37°17'40" W	81.58'
6-7	N 37°24'17" W	408.76'
SW9-SW10	S 89°31'28" E	241.60'
SW10-SW11	S 00°28'32" W	73.31'
SW11-SW12	S 59°02'34" W	283.15'
SW12-SW9	N 00°28'32" E	220.97'
SW13-SW14	N 74°41'23" W	37.62'
SW14-SW15	N 44°04'40" W	48.00'
SW15-SW16	N 02°37'28" E	54.83'
SW16-SW17	N 82°49'08" E	97.48'
SW17-SW18	S 19°38'04" E	78.85'
*SW18-D	S 57°33'19" W	32.92'
D-SW13	S 55°27'31" W	34.32'

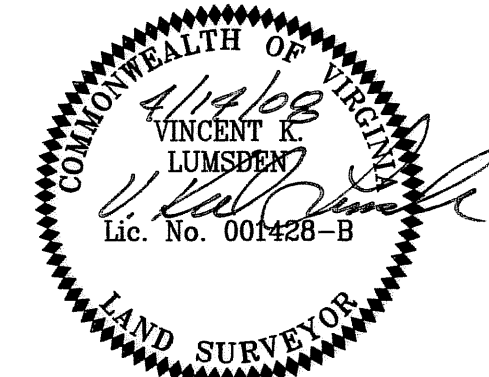
* DENOTES CHORD BEARING & DISTANCE

VARIABLE WIDTH SIGHT DISTANCE EASEMENT		
LINE	BEARING	DISTANCE
SD1-SD2	S 65°40'57" W	328.36'
SD2-SD3	N 82°26'18" W	89.07'
*SD3-E	N 84°31'24" E	242.90'(TIE)
E-SD1	N 55°27'31" E	176.92'(TIE)

* DENOTES CHORD BEARING & DISTANCE

15', 20' & VARIABLE WIDTH P.D.E. & P.S.W.M.A. LINE TABLE		
LINE	BEARING	DISTANCE
PD1-PD2	S 32°54'26" E	238.83'
PD2-PD3	N 63°02'04" E	241.29'
PD3-PD4	S 26°57'56" E	141.52'
PD5-PD6	S 52°27'05" E	171.46'
PD6-28	S 19°28'24" E	80.60'
28-29	N 36°29'01" W	25.46'
29-30	N 40°37'01" W	62.60'
30-31	N 37°10'42" W	24.80'
31-32	N 54°30'45" W	177.00'
32-33	N 46°19'45" W	45.56'
33-SW2	N 59°15'59" E	26.37'
SW2-25	S 48°30'54" E	41.19'
25-26	S 60°08'44" E	42.31'
26-PD5	S 37°32'55" W	8.33'
5-SW8	N 37°17'40" W	127.97'
SW8-PD7	N 00°28'32" E	24.49'
PD7-PD8	S 37°17'40" E	147.39'
PD8-PD9	S 36°44'40" E	86.59'
PD9-PD10	S 52°47'35" W	15.00'
PD10-5	N 36°44'40" W	86.64'

15' P.D.E. TRACT IIA-1		
LINE	BEARING	DISTANCE
B-PD11	S 58°11'28" W	24.13'(TIE)
PD11-PD12	N 76°10'42" W	23.40'
PD12-PD13	S 78°24'27" W	45.11'
PD13-SW17	N 19°38'40" W	46.90'(TIE)



PLAT SHOWING THE SUBDIVISION & COMBINATION OF
ORIGINAL PARCELS "A", "B", "C" & "D"
INSTRUMENT #200715889

CREATING
GANDER MOUNTAIN PLAZA
PROPERTY OF

KTJ LIMITED PARTNERSHIP
ONE HUNDRED FIFTY-ONE,
KTJ LIMITED PARTNERSHIP
ONE HUNDRED SEVENTY-SIX
& KTJ LIMITED PARTNERSHIP
ONE HUNDRED SEVENTY-SEVEN

AND SHOWING THE SUBDIVISION & COMBINATION OF
ORIGINAL TRACTS "A" & "IIA"

P.B. 29, PG. 189

AND A PORTION OF ORIGINAL PARCEL "B"
INSTRUMENT #200715889

CREATING
TRACT "IIA-1" (4.193 AC.)

PROPERTY OF
HOLLINS HOSPITALITY, LLC
AND THE
DEDICATION OF (2.593 AC.)
FOR GANDER WAY
SITUATED ALONG PLANTATION ROAD &
INTERSTATE I-81
HOLLINS MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

PARCEL IDENTIFICATION TABLE		
NEW PARCEL/TRACT	PROPOSED PARCEL ID FULL (PPIDF)	PROPOSED PROPERTY ID (TPID)
A-1	018.18-01-06.00-0000	
A-2	018.18-01-06.01-0000	5184584 00009
B-1	018.18-01-01.00-0000	
B-2	018.18-01-01.01-0000	5184584 00010
B-3	018.18-01-01.02-0000	5184584 00011
C-1	018.18-01-11.00-0000	
SWM LOT 1	018.18-01-11.01-0000	5184582 00003
SWM LOT 2	018.18-01-01.03-0000	5184584 00012
IIA-1	027.06-04-17.01-0000	

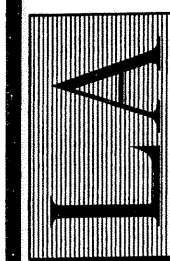
NOTES:

- 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 #51161C0152 G, DATED SEPTEMBER 28, 2007 AND HAS BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
- 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.
- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE SHOWN HEREON.
- APPROVAL HEREOF BY THE ROANOKE COUNTY SUBDIVISION AGENT IS FOR PURPOSES OF ENSURING COMPLIANCE WITH THE ROANOKE COUNTY 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 THE SUBDIVISION.
- PORTIONS OF EXISTING P.S.M.E., 10' P.S.S.E., 25' P.A.E. & 20' P.W.L.E. LOCATED WITHIN THE NEW VARIABLE WIDTH R/W (GANDER WAY) HEREBY ABANDONED. ADDITIONALLY REMAINING PORTIONS OF P.S.M.E., 20' P.W.L.E., 10' P.S.S.E. AND 20' P.A.E. LYING WITHIN NEW P.S.W.M.E. ARE HEREBY ABANDONED.
- PORTION OF EXISTING 15' W.L.E. (D.B. 1157, PG. 63 & D.B. 1336, PG. 1311) AND A PORTION OF EXISTING 20' W.L.E. (D.B. 1146, PG. 722) WITHIN NEW VARIABLE WIDTH R/W (GANDER WAY) TO BE VACATED BY SEPARATE INSTRUMENT.
- THE PROPERTY OWNERS ASSOCIATION SHALL ASSUME THE MAINTENANCE RESPONSIBILITY OF THE STORMWATER MANAGEMENT FACILITIES AS SHOWN HEREON AND IN AN EASEMENT PROPERLY DEDICATED.
- THIS IS A SUBDIVISION AND COMBINATION OF ORIGINAL TAX #018.18-01-06.00 (PARCEL "A"), TAX #018.18-01-01.00 (PARCEL "B"), TAX #018.18-01-11.00 (PARCEL "C"), TAX #018.18-01-10.00 (PARCEL "D"), TAX #027.06-04-17.01 (TRACT "A") AND TAX #027.06-04-18.01 (TRACT "IIA").
- FOR CLARITY PURPOSES EXISTING PHYSICAL FEATURES LOCATED ON NEW TRACT IIA-1 AND "GANDER PLAZA".
- ROANOKE COUNTY ORDINANCE #32790-9, DATED MARCH 27, 1990 ZONING CONDITION STATES THAT "ACCESS TO THE PROPERTY FOR ANY COMMERCIAL USE SHALL ONLY BE FROM PLANTATION ROAD" THEREFORE, ACCESS IS PROHIBITED FROM CARVIN STREET.

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ROANOKE, VIRGINIA



DATE: April 14, 2008
COMM. NO.: 08-087
SCALE: NONE

SHEET 4 OF 5

INSTRUMENT #

2008-07582