

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT _____ IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE COMBINED AND SUBDIVIDED, BEING ORIGINAL ONM #018.18-01-01.00-0000, #018.18-01-06.00-0000, #018.18-01-10.00-0000 & #018.18-01-11.00-0000 WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED _____ AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA IN INSTRUMENT # _____

THAT HOLLINS HOSPITALITY, LLC IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE COMBINED AND SUBDIVIDED, BEING ORIGINAL ONM 027.06-04-17.01-0000 & #027.06-04-18.01-0000 WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED DECEMBER 28, 1999 RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA IN DEED BOOK 1644, PAGE 1910 AND BY DEED DATED JULY 11, 2003 RECORDED IN THE AFORESAID CLERK'S OFFICE IN INSTRUMENT #200316537.

THE SAID OWNERS CERTIFY THAT THEY HAVE COMBINED AND SUBDIVIDED THIS LAND, AS SHOWN HEREON, ENTIRELY WITH THEIR OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH SECTION 15.2-2240 THROUGH 2276 OF THE CODE OF VIRGINIA, 1950 (AS AMENDED) TO DATE, AND WITH THE ROANOKE COUNTY SUBDIVISION ORDINANCES (AS AMENDED).

THE SAID OWNER DOES BY VIRTUE OF THE RECORDATION OF THIS PLAT, DEDICATE IN FEE SIMPLE TO THE COUNTY OF ROANOKE ALL OF THE LAND EMBRACED WITHIN THE STREET OF THIS SUBDIVISION; ALL PUBLIC UTILITY EASEMENTS, PUBLIC DRAINAGE EASEMENTS WITHIN SAID BOUNDARY ARE HEREBY DEDICATED FOR PUBLIC USE, ALL OF THE PUBLIC SANITARY SEWER EASEMENTS AND PUBLIC WATERLINE EASEMENTS WITHIN SAID BOUNDARY ARE HEREBY DEDICATED TO THE WESTERN VIRGINIA WATER AUTHORITY AND ITS ASSIGNS.

THE SAID OWNER DOES AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT AND SUBDIVISION AND THE ACCEPTANCE OF THE DEDICATION OF THE STREETS SHOWN HEREON BY THE BOARD OF SUPERVISORS OF ROANOKE COUNTY, VIRGINIA, ON ITS BEHALF AND FOR AND ON ACCOUNT OF ITS HEIRS, SUCCESSORS, AND ASSIGNS, SPECIFICALLY RELEASES THE COUNTY OF ROANOKE, VIRGINIA AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION FROM ANY OR ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SUCH SAID OWNER, ITS SUCCESSORS, AND ASSIGNS, MAY OR MIGHT HAVE AGAINST THE COUNTY OF ROANOKE OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION BY REASON OF ESTABLISHING GRADE LINES ON OR ALONG SUCH STREETS AS SHOWN ON THIS PLAT OF SUBDIVISION (OR SUCH CHANGED STREETS AS MAY BE AGREED UPON IN THE FUTURE) AND BY REASON OF DOING NECESSARY GRADING, CUTTING OR FILLING FOR THE PURPOSE OF PLACING SUCH STREETS UPON PROPER GRADE AS MAY FROM TIME TO TIME BE ESTABLISHED BY SAID COUNTY OR VIRGINIA DEPARTMENT OF TRANSPORTATION AND SAID COUNTY OR VIRGINIA DEPARTMENT OF TRANSPORTATION SHALL NOT BE REQUIRED TO CONSTRUCT ANY RETAINING WALL OR WALLS ALONG THE STREETS AND PROPERTY LINES THEREOF OR MAINTAIN ANY EASEMENTS AS SHOWN HEREON.

IN WITNESS THEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS THIS ____ DAY OF _____ 2007.

_____, OWNER

BY: _____
IT'S

HOLLINS HOSPITALITY, LLC, OWNER

BY: _____
IT'S

STATE OF _____
OF _____

I, _____, A NOTARY PUBLIC IN AND FOR THE AFORESAID _____ AND STATE DO HEREBY CERTIFY THAT _____ FOR _____ OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED _____ 2007, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID _____ AND STATE AND ACKNOWLEDGED THE SAME ON _____ 2007.
MY COMMISSION EXPIRES _____, REGISTRATION # _____

NOTARY PUBLIC

STATE OF VIRGINIA
OF _____

I, _____, A NOTARY PUBLIC IN AND FOR THE AFORESAID _____ AND STATE DO HEREBY CERTIFY THAT J. GRANGER MACFARLANE, MEMBER, FOR HOLLINS HOSPITALITY, LLC, OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED _____ 2007, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID _____ AND STATE AND ACKNOWLEDGED THE SAME ON _____ 2007.
MY COMMISSION EXPIRES _____, REGISTRATION # _____

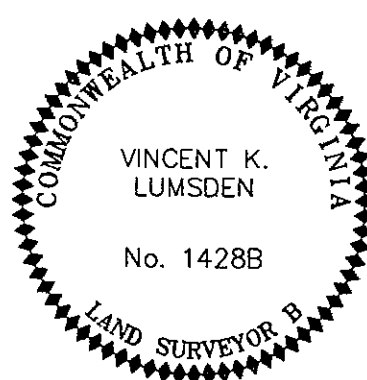
NOTARY PUBLIC

NOTES:

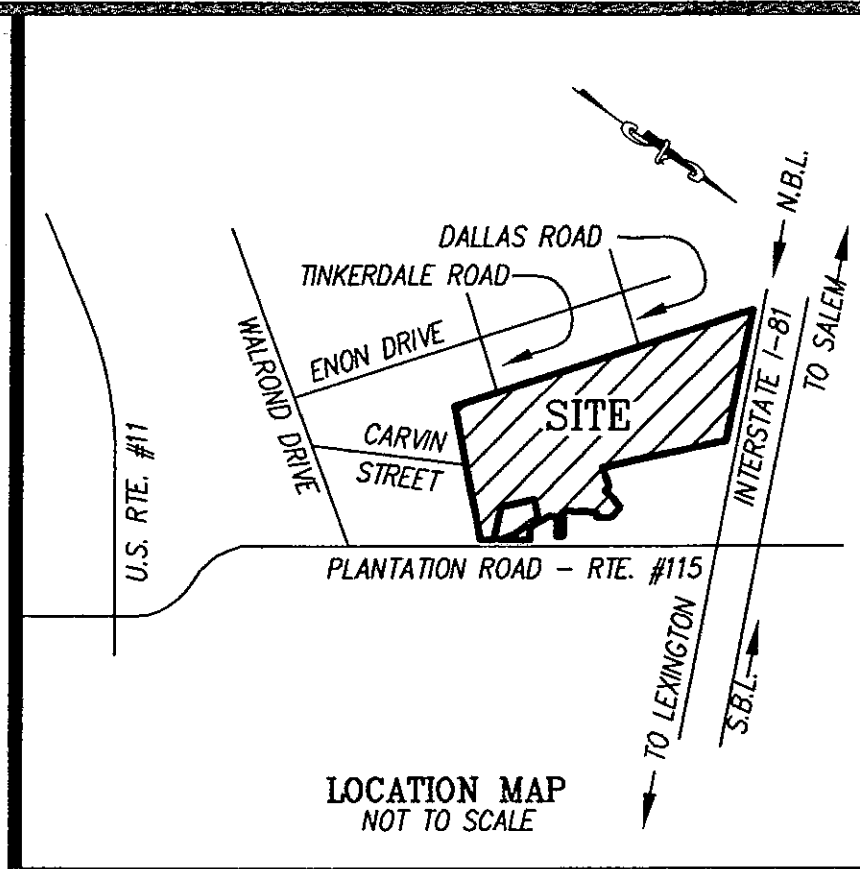
1. THIS PROPERTY IS NOT LOCATED WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAP #51161C0022 D, DATED OCTOBER 15, 1993 AND HAS BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
2. THIS PLAT WAS PREPARED WITH THE BENEFIT OF A CURRENT TITLE REPORT AS PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED AUGUST 9, 2006 (COMMITMENT #NCS-249528-MPLS).
3. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
4. IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE SHOWN HEREON.
5. 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.
6. PORTIONS OF EXISTING 25' P.S.M.E., 10' S.S.E., 25' P.A.E. & 20' P.W.L.E. LOCATED WITHIN THE NEW VARIABLE WIDTH R/W HEREBY ABANDONED.
7. PORTION OF EXISTING 15' W.L.E. (D.B. 1157, PG. 63 & D.B. 1336, PG. 1311) WITHIN NEW VARIABLE WIDTH R/W TO BE VACATED BY SEPARATE INSTRUMENT.
8. THE PROPERTY OWNERS ASSOCIATION SHALL ASSUME THE MAINTENANCE RESPONSIBILITY OF THE STORMWATER MANAGEMENT FACILITIES AS SHOWN HEREON.

BOUNDARY COORDINATES ORIGIN OF COORDINATES VIRGINIA STATE PLANE - SOUTH ZONE		
CORNER	NORTHING	EASTING
1	3656809.08641	11059610.47523
2	3656727.39963	11059464.65668
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	3656809.08641	11059610.47523
TOTAL AREA = 43.991 AC. (1,916,246 S.F.)		

LEGEND	
EX.	EXISTING
D.B.	DEED BOOK
P.B.	PLAT BOOK
PG.	PAGE
AC.	ACRES
S.F.	SQUARE FEET
R/W	RIGHT-OF-WAY
IP	IRON PIN
VDOT	VIRGINIA DEPT. OF TRANSPORTATION
A=	ARC LENGTH
P.D.E.	PRIVATE DRAINAGE EASEMENT
P.A.E.	PRIVATE ACCESS EASEMENT
P.S.S.E.	PRIVATE SANITARY SEWER EASEMENT
P.W.L.E.	PRIVATE WATERLINE EASEMENT
W.L.E.	WATERLINE EASEMENT
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
P.S.W.M.E.	PRIVATE STORMWATER MANAGEMENT EASEMENT
P.S.W.M.A.	PRIVATE STORMWATER MANAGEMENT ACCESS EASEMENT



INSTRUMENT #



☒ APPROVED

APPROVED:

AGENT, ROANOKE COUNTY PLANNING COMMISSION DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT, THERETO ANNEXED, IS ADMITTED TO RECORD ON _____ 2007, AT ____ O'CLOCK ____ M.

TESTEE: STEVEN A. MCGRAW, CLERK

DEPUTY CLERK

PLAT SHOWING THE SUBDIVISION & COMBINATION OF
OMN #018.01-01-01.00-0000, #018.01-01-06.00-0000
& #018.01-01-11.00-0000

PARCELS "A", "B" & "C"
PROPERTY OF

**KTJ LIMITED PARTNERSHIP
ONE HUNDRED FIFTY-ONE**

INSTRUMENT # _____

CREATING NEW

PARCEL "A-1" (7.928 AC.),

PARCEL "A-2" (6.909 AC.),

PARCEL "B-1" (6.211 AC.),

PARCEL "B-2" (3.011 AC.),

PARCEL "B-3" (1.093 AC.),

PARCEL "B-4" (2.984 AC.),

PARCEL "C-1" (5.724 AC.) &

STORMWATER MANAGEMENT LOT (1.913 AC.),

AND

OMN #027.06-04-17.01-0000 & #027.06-04-18.01-0000

TRACT "A" & "IIA"

PROPERTY OF

HOLLINS HOSPITALITY, LLC

D.B. 1644, PG. 1910 & INSTRUMENT #200316537

CREATING NEW

TRACT "IIA-1" (3.100 AC.),

AND THE

DEDICATION OF (2.875 AC.)

FOR ROAD WIDENING PURPOSES

SITUATED ALONG PLANTATION ROAD &

INTERSTATE I-81

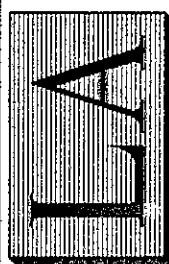
HOLLINS MAGISTERIAL DISTRICT

ROANOKE COUNTY, VIRGINIA

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

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

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



DATE: October 1, 2007
COMM. NO.: 06-224
SCALE: NONE

SHEET 1 OF 4

INSTRUMENT #