

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT KTJ LIMITED PARTNERSHIP ONE HUNDRED FIFTY-ONE IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE COMBINED AND SUBDIVIDED, BEING ORIGINAL PARCEL "A" TAX #018.18-01-08.00-0000 WHICH COMPRISES A PORTION OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED SEPTEMBER 25, 2007 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA IN INSTRUMENT #200715894 & #200715895. WHICH SAID LAND IS SUBJECT TO THE LIENS OF 2 CERTAIN DEEDS OF TRUST TO DEWEY B. MORRIS AND WILSON R. TRICE, TRUSTEES SECURING BNC NATIONAL BANK, BENEFICIARY DATED SEPTEMBER 26, 2007 AND RECORDED IN INSTRUMENT #200715903 & #200715908.

THAT KTJ LIMITED PARTNERSHIP ONE HUNDRED SEVENTY-SIX IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE COMBINED AND SUBDIVIDED, BEING ORIGINAL PARCEL "B" TAX #018.18-01-01.00-0000 WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED SEPTEMBER 26, 2007 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA IN INSTRUMENT #200715900. WHICH SAID LAND IS SUBJECT TO THE LIENS OF 2 CERTAIN DEEDS OF TRUST TO DEWEY B. MORRIS AND WILSON R. TRICE, TRUSTEES SECURING BNC NATIONAL BANK, BENEFICIARY DATED SEPTEMBER 26, 2007 AND RECORDED IN INSTRUMENT #200715904 & #200715910.

THAT KTJ LIMITED PARTNERSHIP ONE HUNDRED SEVENTY-SEVEN IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE COMBINED AND SUBDIVIDED, BEING ORIGINAL PARCELS "C" & "D" TAX #018.18-01-11.00-0000 AND #018.18-01-10.00-0000 WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED SEPTEMBER 26, 2007 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA IN INSTRUMENT #200715901. WHICH SAID LAND IS SUBJECT TO THE LIENS OF 2 CERTAIN DEEDS OF TRUST TO DEWEY B. MORRIS AND WILSON R. TRICE, TRUSTEES SECURING BNC NATIONAL BANK, BENEFICIARY DATED SEPTEMBER 26, 2007 AND RECORDED IN INSTRUMENT #200715905 & #200715911.

THAT HOLLINS HOSPITALITY, LLC IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE COMBINED AND SUBDIVIDED, BEING ORIGINAL TAX # 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. WHICH SAID LAND IS SUBJECT TO THE LIENS OF 4 DEEDS OF TRUST, AS MODIFIED OR AMENDED TO STEVE LYON AND FRANK SOWERS, TRUSTEES SECURING FNB SALEM BANK AND TRUST, ITS SUCCESSORS AND/OR ASSIGNS, BENEFICIARY DATED NOVEMBER 10, 2005 AND RECORDED IN INSTRUMENT #200518584, TO STEVE LYON AND FRANK SOWERS, TRUSTEES SECURING FIRST NATIONAL BANK, ITS SUCCESSORS AND/OR ASSIGNS, BENEFICIARY DATED JUNE 27, 2006 AND RECORDED IN INSTRUMENT #200610316, TO STEVE LYON AND FRANK SOWERS, TRUSTEES SECURING FNB SALEM BANK AND TRUST, ITS SUCCESSORS AND/OR ASSIGNS, BENEFICIARY DATED NOVEMBER 23, 2004 AND RECORDED IN INSTRUMENT #200421188 AND TO DAVID B. SPIGLE AND H. WATTS STEGER, III, TRUSTEES SECURING BANK OF BOTETOURT BENEFICIARY DATED JANUARY 23, 2006 AND RECORDED IN INSTRUMENT #200601445.

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 OWNERS, 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.

THE SAID OWNERS, BY VIRTUE OF THE RECORDATION OF THIS SUBDIVISION PLAT, GRANTS TO THE WESTERN VIRGINIA WATER AUTHORITY, ALL WATERLINE RIGHTS AND EASEMENTS AND ALL SANITARY SEWER LINE RIGHTS AND EASEMENTS AS SHOWN HEREON. TO CONSTRUCT, INSTALL, IMPROVE, OPERATE, INSPECT, USE, MAINTAIN, REPAIR AND REPLACE A WATER AND/OR 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.

THE SAID OWNERS DO 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 WHEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS THIS 18th DAY OF April, 2008.

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

BY: Joseph H. Ryan President
ITS

HOLLINS HOSPITALITY, LLC, OWNER

BY: J. Granger MacFarlane Member
ITS

TRUSTEES

BY: Steve Lyon N/A
STEVE LYON

BENEFICIARY

BY: Frank Sowers Senior VP.
FIRST NATIONAL BANK ITS

TRUSTEES (EITHER MAY ACT)

BY: Dewey B. Morris
DEWEY B. MORRIS

BENEFICIARY

BY: BNC National Bank
BNC NATIONAL BANK ITS

TRUSTEES (EITHER MAY ACT)

BY: David B. Spigle
DAVID B. SPIGLE

BENEFICIARY

BY: Bank of Botetourt
BANK OF BOTETOURT ITS

STATE OF Minnesota
County of Hennepin

I, Walter J. Weinstein, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT Joseph H. Ryan, FOR KTJ LIMITED PARTNERSHIP ONE HUNDRED FIFTY-ONE, KTJ LIMITED PARTNERSHIP ONE HUNDRED SEVENTY-SIX AND KTJ LIMITED PARTNERSHIP ONE HUNDRED SEVENTY-SEVEN, OWNERS, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED April 23, 2008, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON April 23, 2008.
MY COMMISSION EXPIRES 1-31-2010, REGISTRATION # 233583

NOTARY PUBLIC

STATE OF VIRGINIA
County of Roanoke

I, Vetta W. Bayse, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT J. Granger MacFarlane, MEMBER, FOR HOLLINS HOSPITALITY, LLC, OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED 4-18, 2008, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON April 22, 2008.
MY COMMISSION EXPIRES January 31, 2009, REGISTRATION # 357040

NOTARY PUBLIC

STATE OF VIRGINIA
City of Salem

I, Deborah E. Galloway, A NOTARY PUBLIC IN AND FOR THE AFORESAID City AND STATE DO HEREBY CERTIFY THAT Stephen C. Lyon Sr VP, FOR FIRST NATIONAL BANK, ITS SUCCESSORS AND/OR ASSIGNS, BENEFICIARY, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED 4-18-08, 2008, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID City AND STATE AND ACKNOWLEDGED THE SAME ON April 18, 2008.
MY COMMISSION EXPIRES 8/31/09, REGISTRATION # 248323

Deborah E. Galloway
NOTARY PUBLIC

STATE OF VIRGINIA
County of Roanoke

I, Thea I. McKinney, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT George F. Hanks IV, FOR BANK OF BOTETOURT, BENEFICIARY, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED 4-21-08, 2008, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON 4-21-08, 2008.
MY COMMISSION EXPIRES 1-31-12, REGISTRATION # 295476

Thea I. McKinney
NOTARY PUBLIC

STATE OF MINNESOTA
County of Hennepin

I, Diane L. Andrajack, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT Robert K. Whittemore, FOR BNC NATIONAL BANK, BENEFICIARY, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED 5-20-2008, 2008, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON May 20, 2008.
MY COMMISSION EXPIRES 1-31-2010, REGISTRATION # 233583

Diane L. Andrajack
NOTARY PUBLIC

STATE OF VIRGINIA
City of Richmond

I, Wilson R. Trice, A NOTARY PUBLIC IN AND FOR THE AFORESAID City AND STATE DO HEREBY CERTIFY THAT Wilson R. Trice, TRUSTEE, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED May 27, 2008, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID City AND STATE AND ACKNOWLEDGED THE SAME ON May 27, 2008.
MY COMMISSION EXPIRES 8/31/2010, REGISTRATION # 223583

Carole S. Gynette
NOTARY PUBLIC

STATE OF VIRGINIA
City of Salem

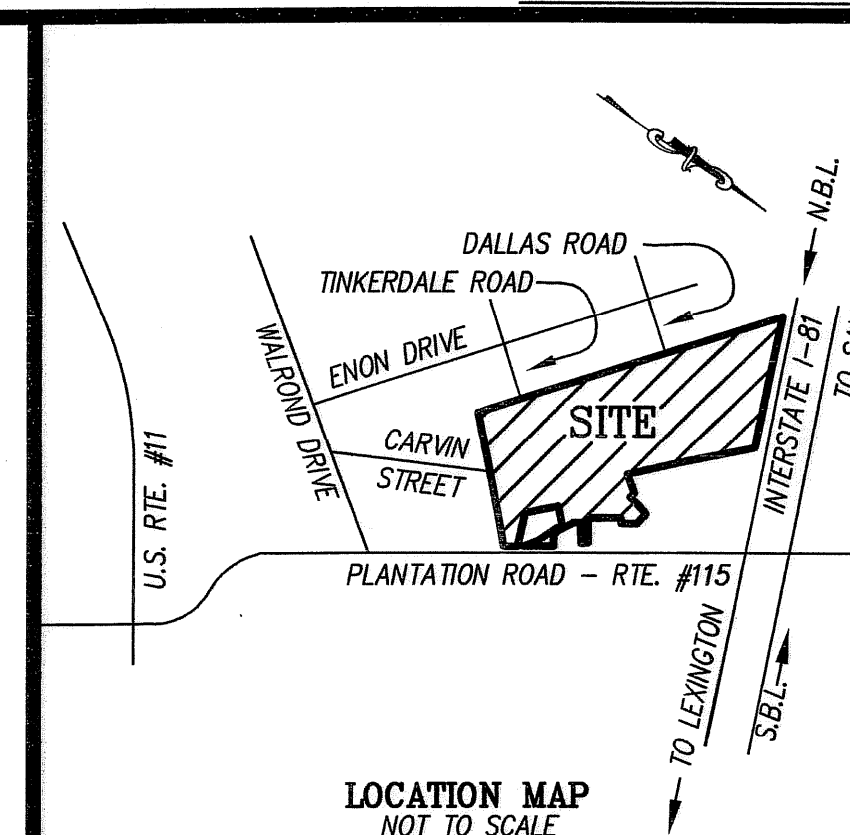
I, Deborah E. Galloway, A NOTARY PUBLIC IN AND FOR THE AFORESAID City AND STATE DO HEREBY CERTIFY THAT Steve Lyon and Frank Sowers, TRUSTEES, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED April 18, 2008, HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID City AND STATE AND ACKNOWLEDGED THE SAME ON April 18, 2008.
MY COMMISSION EXPIRES 8/31/09, REGISTRATION # 248323

Deborah E. Galloway
NOTARY PUBLIC

STATE OF VIRGINIA
County of Roanoke

I, Thea I. McKinney, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT H. Watts Steger III, TRUSTEE, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED 4-21-08, 2008, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON 4-21-08, 2008.
MY COMMISSION EXPIRES 1-31-12, REGISTRATION # 295476

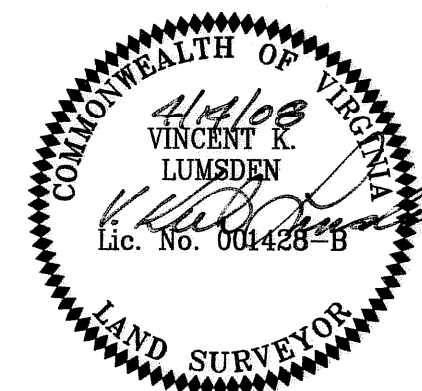
Thea I. McKinney
NOTARY PUBLIC



APPROVED: Denise Swind 5/28/08
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 May 30, 2008, AT 10:57 O'CLOCK AM.

TESTEE: STEVEN A. MCGRAW, CLERK
DEPUTY CLERK



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.)

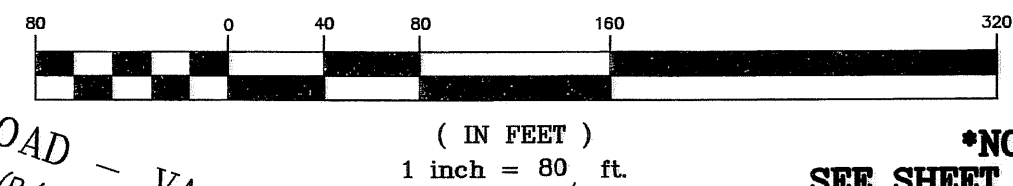
PROPERTY OF
HOLLINS HOSPITALITY, LLC
AND THE
DEDICATION OF (2.593 AC.)
FOR GANDER WAY
SITUATED ALONG PLANTATION ROAD &
INTERSTATE I-81
HOLLINS MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

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

DATE: April 14, 2008
COMM. NO.: 08-087
SCALE: NONE
SHEET 1 OF 5

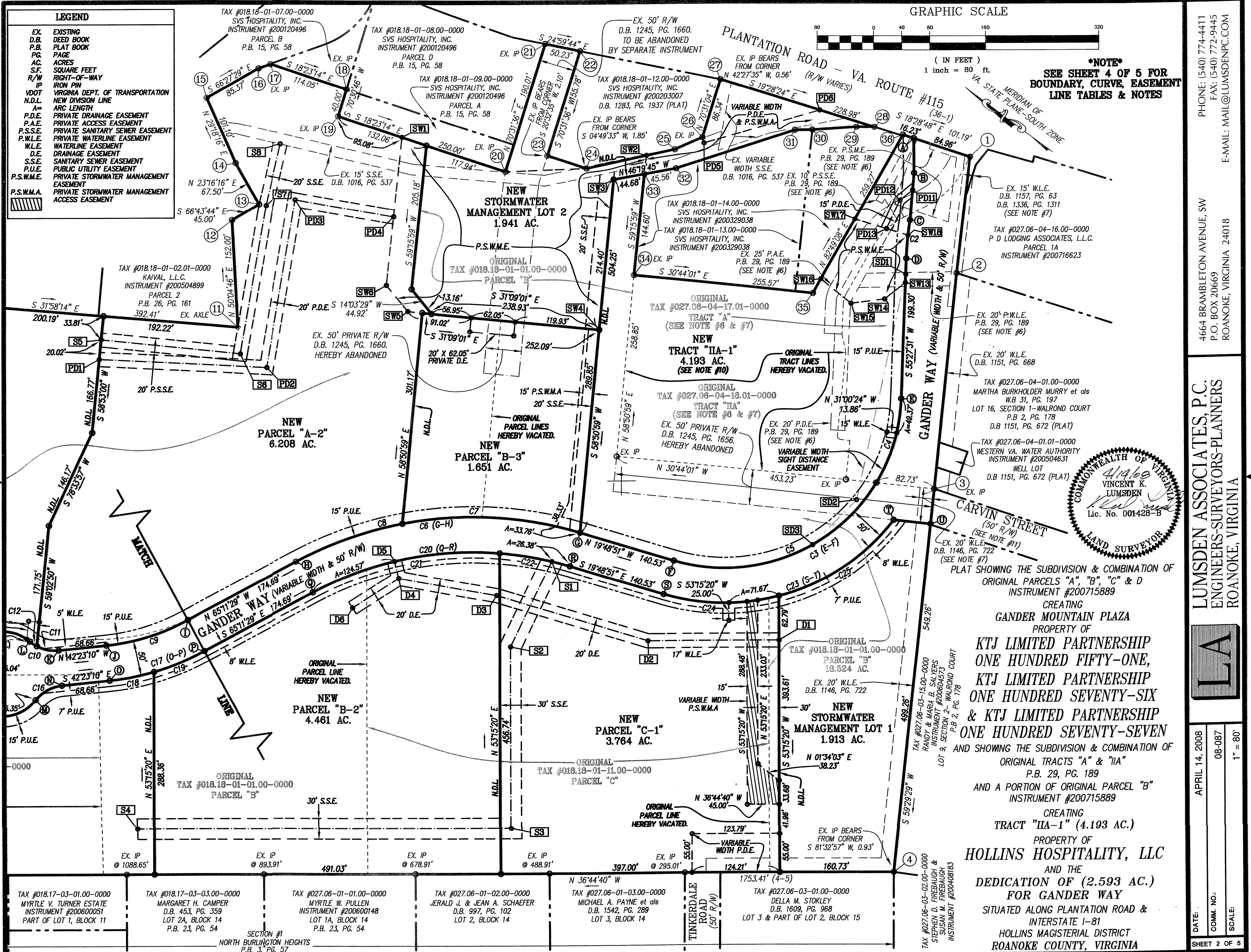
PHONE: (540) 774-4411
FAX: (540) 772-9445
E-MAIL: MAIL@LUMSDENPC.COM
4664 BRAMBLETON AVENUE, SW
P.O. BOX 20669
ROANOKE, VIRGINIA 24018

GRAPHIC SCALE



NOTE
SEE SHEET 4 OF 5 FOR
BOUNDARY, CURVE, EASEMENT
LINE TABLES & NOTES

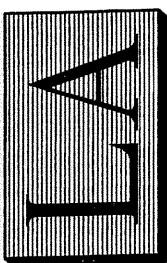
LEGEND	
EX.	EXISTING
D.B.	DEED BOOK
P.B.	PLAT BOOK
P.G.	PAGE
AC.	ACRES
S.F.	SQUARE FEET
R/W	RIGHT-OF-WAY
IP	IRON PIN
VDOT	VIRGINIA DEPT. OF TRANSPORTATION
N.D.L.	NEW DIVISION LINE
A=	ARC LENGTH
P.D.E.	PRIVATE DRAINAGE EASEMENT
P.A.E.	PRIVATE ACCESS EASEMENT
P.S.S.E.	PRIVATE SANITARY SEWER EASEMENT
P.W.L.E.	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



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ENGINEERS-SURVEYORS-PLANNERS
ROANOKE, VIRGINIA



DATE: APRIL 14, 2008
COMM. NO.: 08-087
SCALE: 1" = 80'

DATE: APRIL 14, 2008
COMM. NO.: 08-087
SCALE: 1" = 80'

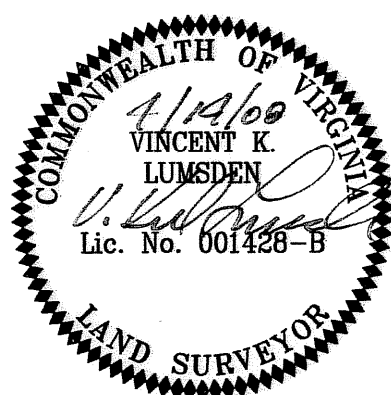
PLAT SHOWING THE SUBDIVISION & COMBINATION OF
ORIGINAL PARCELS "A", "B", "C" & "D"
INSTRUMENT #200715889

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"
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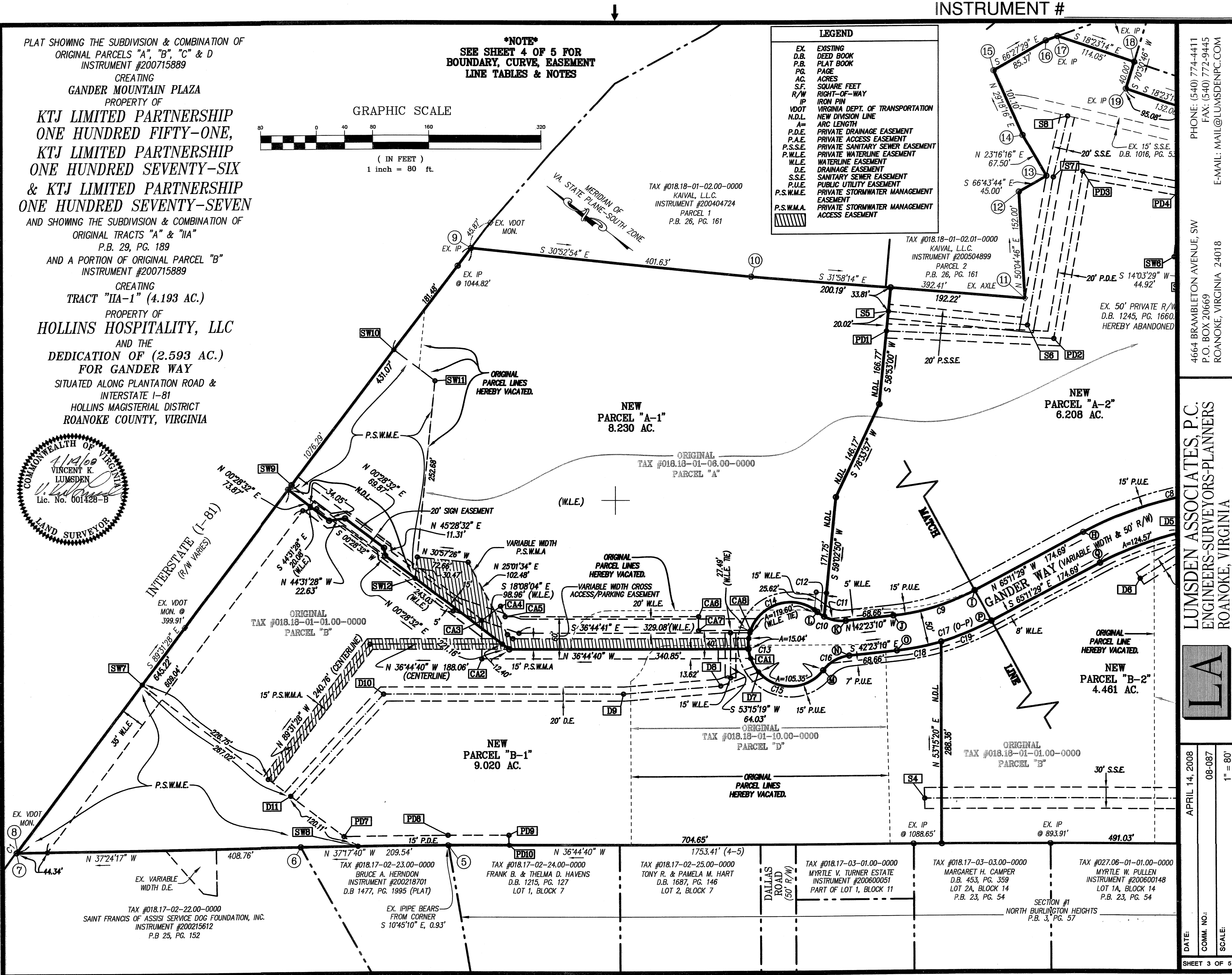
NOTE
SEE SHEET 4 OF 5 FOR
BOUNDARY, CURVE, EASEMENT
LINE TABLES & NOTES

GRAPHIC SCALE



(IN FEET)
1 inch = 80 ft.

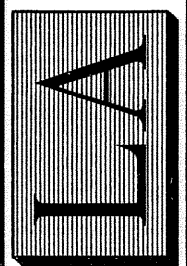
LEGEND	
EX.	EXISTING
D.B.	DEED BOOK
P.B.	PLAT BOOK
P.G.	PAGE
AC.	ACRES
S.F.	SQUARE FEET
R/W	RIGHT-OF-WAY
IP	IRON PIN
VDOT	VIRGINIA DEPT. OF TRANSPORTATION
N.D.L.	NEW DIVISION LINE
A=	ARC LENGTH
P.D.E.	PRIVATE DRAINAGE EASEMENT
P.A.E.	PRIVATE ACCESS EASEMENT
P.S.S.E.	PRIVATE SANITARY SEWER EASEMENT
P.W.L.E.	PRIVATE WATERLINE EASEMENT
W.L.E.	WATERLINE EASEMENT
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ROANOKE, VIRGINIA



DATE: APRIL 14, 2008
COMM. NO.: 08-087
SCALE: 1" = 80'
SHEET 3 OF 5

INSTRUMENT # 2008-07582

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°58'44" 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°38'40" E	78.85'
*SW18-D	S 57°33'19" W	32.92'
D-SW13	S 55°27'31" W	34.32'

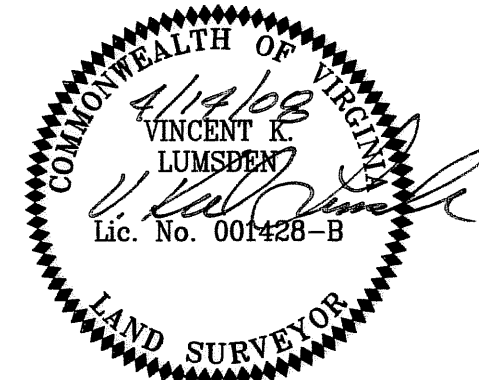
* DENOTES CHORD BEARING & DISTANCE

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.

0.853 AC. PORTION OF ORIGINAL
PARCEL "B" CONTAINED IN
NEW PARCEL "A-1"

LINE	BEARING	DISTANCE
1-2	S 89°31'28" E	322.21'
2-3	S 58°46'26" W	85.34'
3-4	S 00°28'32" W	28.46'
4-5	S 59°02'34" W	283.15'
5-6	N 00°28'32" E	53.24'
6-7	N 45°28'32" E	11.31'
7-8	N 00°28'32" E	69.87'
8-9	N 44°31'28" W	22.63'
9-1	N 00°28'32" E	73.87'

CHART #1

0.298 AC. PORTION OF ORIGINAL
PARCEL "B" CONTAINED IN
NEW PARCEL "A-1"

LINE	BEARING	DISTANCE
*10-11	S 79°45'28" W	55.87'
11-12	N 36°44'40" W	116.58'
*12-13	N 53°31'24" W	17.32'
13-14	N 36°44'40" W	119.66'
*14-15	S 81°44'40" E	77.78'
15-10	S 36°44'40" E	222.76'

CHART #2

0.002 AC. PORTION OF ORIGINAL
PARCEL "B" CONTAINED IN
NEW PARCEL "A-1"

LINE	BEARING	DISTANCE
16-17	N 59°02'50" E	9.58'
17-18	N 36°44'40" W	14.46'
*18-19	S 01°16'11" W	4.74'
*19-16	S 02°37'01" E	11.79'

CHART #3

0.015 AC. PORTION OF ORIGINAL
PARCEL "D" CONTAINED IN
NEW PARCEL "A-1"

LINE	BEARING	DISTANCE
*11-20	S 49°36'59" W	5.01'
20-13	N 36°44'40" W	133.49'
*13-12	S 53°31'24" E	17.32'
12-11	S 36°44'40" E	116.58'

CHART #4

* DENOTES CHORD BEARING & DISTANCE

0.043 AC. PORTION OF ORIGINAL
PARCEL "B" CONTAINED IN
NEW PARCEL "A-2"

LINE	BEARING	DISTANCE
16-17	N 59°02'50" E	9.58'
17-21	S 36°44'40" E	87.56'
*21-22	S 50°58'05" E	151.35'
22-23	N 65°11'29" W	21.91'
*23-24	N 53°47'20" W	121.79'
24-25	N 42°23'10" W	68.66'
*25-16	N 25°34'39" W	31.81'

CHART #5

* DENOTES CHORD BEARING & DISTANCE

2.209 AC. PORTION OF ORIGINAL
PARCEL "D" CONTAINED IN
NEW PARCEL "B-1"

LINE	BEARING	DISTANCE
29-30	N 36°44'40" W	369.80'
30-31	N 53°15'20" E	234.46'
*31-32	N 89°45'17" E	36.53'
*32-13	S 89°58'15" E	20.20'
13-20	S 36°44'40" E	133.49'
*20-26	S 20°32'30" E	111.08'
*26-27	S 65°20'47" E	42.91'
27-28	S 42°23'10" E	52.87'
28-29	S 52°05'51" W	274.80'

CHART #6

* DENOTES CHORD BEARING & DISTANCE

1.960 AC. PORTION OF ORIGINAL
PARCEL "C" CONTAINED IN
NEW PARCEL "B-2"

LINE	BEARING	DISTANCE
33-34	S 53°15'20" W	456.74'
34-35	N 36°44'40" W	188.90'
35-36	N 53°15'20" E	434.10'
*36-33	S 43°34'45" E	190.25'

CHART #7

* DENOTES CHORD BEARING & DISTANCE

0.744 AC. PORTION OF ORIGINAL
PARCEL "A" CONTAINED IN
NEW PARCEL "B-3"

LINE	BEARING	DISTANCE
37-38	N 58°50'59" E	301.17'
38-39	S 31°09'01" E	112.16'
39-40	S 58°50'55" W	280.90'
*40-37	N 41°23'39" W	113.98'

CHART #8

* DENOTES CHORD BEARING & DISTANCE

0.907 AC. PORTION OF ORIGINAL
PARCEL "B" CONTAINED IN
NEW PARCEL "B-3"

LINE	BEARING	DISTANCE
39-41	S 31°09'01" E	139.93'
41-42	S 58°50'59" W	289.85'
*42-40	N 27°29'18" W	140.22'
40-39	N 58°50'55" E	280.90'

CHART #9

* DENOTES CHORD BEARING & DISTANCE

0.126 AC. PORTION OF ORIGINAL
PARCEL "B" CONTAINED IN
NEW PARCEL "C-1"

LINE	BEARING	DISTANCE
49-50	S 53°15'20" W	393.61'
50-51	N 36°44'40" W	14.00'
51-52	N 53°15'20" E	390.30'
*52-49	S 50°01'59" E	14.39'

CHART #10

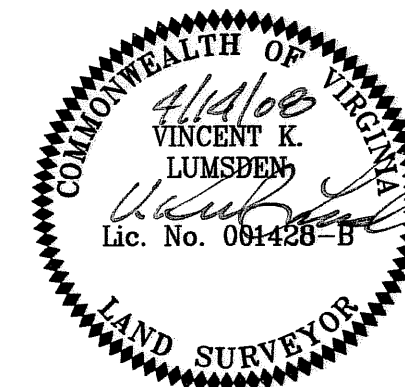
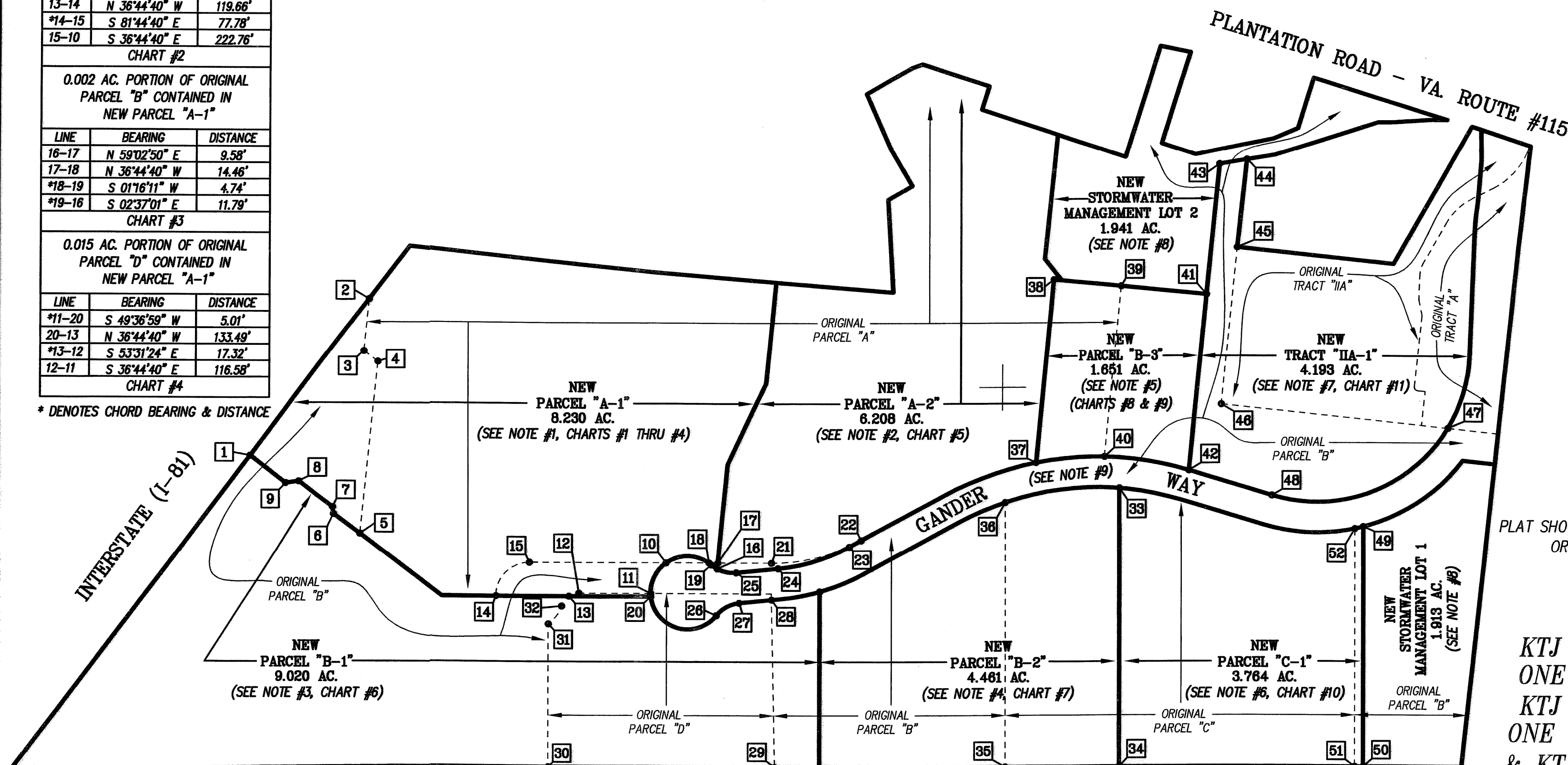
* DENOTES CHORD BEARING & DISTANCE

1.478 AC. PORTION OF ORIGINAL
PARCEL "B" CONTAINED IN
NEW TRACT "IIA-1"

LINE	BEARING	DISTANCE
42-43	N 58°50'59" E	504.25'
43-44	S 46°19'45" E	44.68'
44-45	S 59°15'59" W	144.60'
44-45	S 58°50'59" W	258.85'
45-46	S 30°44'01" E	370.50'
*46-47	N 57°43'30" W	307.22'
47-42	N 19°48'51" W	140.53'

CHART #11

* DENOTES CHORD BEARING & DISTANCE



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

NOTES:

- (0.853 AC.), (0.298 AC.) & (0.002 AC.) PORTIONS OF ORIGINAL PARCEL "B" PROPERTY OF KTJ LIMITED PARTNERSHIP ONE HUNDRED SEVENTY-SIX AND A (0.015 AC.) PORTION OF ORIGINAL PARCEL "D" PROPERTY OF KTJ LIMITED PARTNERSHIP ONE HUNDRED SEVENTY-SEVEN IS TO BE CONVEYED TO AND TO BE ADDED TO AND COMBINED WITH A (7.063 AC.) REMAINING PORTION OF ORIGINAL PARCEL "A", CREATING NEW PARCEL "A-1" (8.230 AC.) PROPERTY OF KTJ LIMITED PARTNERSHIP ONE HUNDRED FIFTY-ONE.
- (0.043 AC.) PORTION OF ORIGINAL PARCEL "B" PROPERTY OF KTJ LIMITED PARTNERSHIP ONE HUNDRED SEVENTY-SIX IS TO BE CONVEYED TO AND TO BE ADDED TO AND COMBINED WITH A (6.165 AC.) REMAINING PORTION OF ORIGINAL PARCEL "A", CREATING NEW PARCEL "A-2" (6.208 AC.) PROPERTY OF KTJ LIMITED PARTNERSHIP ONE HUNDRED FIFTY-ONE.
- (2.209 AC.) PORTION OF ORIGINAL PARCEL "D" PROPERTY OF KTJ LIMITED PARTNERSHIP ONE HUNDRED SEVENTY-SEVEN IS TO BE CONVEYED TO AND TO BE ADDED TO AND COMBINED WITH A (0.490 AC.) AND (6.321 AC.) PORTIONS OF REMAINING ORIGINAL PARCEL "B", CREATING NEW PARCEL "B-1" (9.020 AC.) PROPERTY OF KTJ LIMITED PARTNERSHIP ONE HUNDRED SEVENTY-SIX.
- (1.960 AC.) PORTION OF ORIGINAL PARCEL "C" PROPERTY OF KTJ LIMITED PARTNERSHIP ONE HUNDRED SEVENTY-SEVEN IS TO BE CONVEYED TO AND TO BE ADDED TO AND COMBINED WITH A (2.501 AC.) REMAINING PORTION OF ORIGINAL PARCEL "B", CREATING NEW PARCEL "B-2" (4.461 AC.) PROPERTY OF KTJ LIMITED PARTNERSHIP ONE HUNDRED SEVENTY-SEVEN.
- (0.744 AC.) PORTION OF ORIGINAL PARCEL "A" PROPERTY OF KTJ LIMITED PARTNERSHIP ONE HUNDRED FIFTY-ONE AND A (0.907 AC.) PORTION OF ORIGINAL PARCEL "B" PROPERTY OF KTJ LIMITED PARTNERSHIP ONE HUNDRED SEVENTY-SIX IS TO BE CONVEYED TO AND TO BE ADDED TO AND COMBINED, CREATING NEW PARCEL "B-3" (1.651 AC.) PROPERTY OF KTJ LIMITED PARTNERSHIP ONE HUNDRED SEVENTY-SIX.
- (0.126 AC.) PORTION OF ORIGINAL PARCEL "B" PROPERTY OF KTJ LIMITED PARTNERSHIP ONE HUNDRED SEVENTY-SIX IS TO BE CONVEYED TO AND TO BE ADDED TO AND COMBINED WITH A (3.638 AC.) REMAINING PORTION OF ORIGINAL PARCEL "C", CREATING NEW PARCEL "C-1" (3.764 AC.) PROPERTY OF KTJ LIMITED PARTNERSHIP ONE HUNDRED SEVENTY-SEVEN.
- (1.478 AC.) PORTION OF ORIGINAL PARCEL "B" PROPERTY OF KTJ LIMITED PARTNERSHIP ONE HUNDRED SEVENTY-SIX IS TO BE CONVEYED TO AND TO BE ADDED TO AND COMBINED WITH A (0.609 AC.) REMAINING PORTION OF ORIGINAL TRACT "A", AND A (2.106 AC.) REMAINING PORTION OF ORIGINAL TRACT "IIA", PROPERTY OF HOLLINS HOSPITALITY, LLC, CREATING NEW TRACT "IIA-1" (4.193 AC.) PROPERTY OF HOLLINS HOSPITALITY, LLC.
- NEW STORMWATER MANAGEMENT LOT 1 (1.913 AC.) AND NEW STORMWATER MANAGEMENT LOT 2 (1.941 AC.) ARE REMAINING PORTIONS OF ORIGINAL PARCEL "B" AND ARE THE PROPERTY OF KTJ LIMITED PARTNERSHIP ONE HUNDRED SEVENTY-SIX. NEW STORMWATER MANAGEMENT LOT 1 TO BE CONVEYED TO KTJ LIMITED PARTNERSHIP ONE HUNDRED SEVENTY-SEVEN AND NEW STORMWATER MANAGEMENT LOT 2 TO BE CONVEYED TO KTJ LIMITED PARTNERSHIP ONE HUNDRED FIFTY-ONE.
- GANDER WAY A VARIABLE WIDTH & 50' RIGHT-OF-WAY (2.593 AC.) DEDICATED AS PUBLIC ROAD, CONSISTS OF A (0.121 AC.) PORTION OF ORIGINAL TRACT "IIA", A (0.657 AC.) PORTION OF ORIGINAL TRACT "A" PROPERTY OF HOLLINS HOSPITALITY, LLC, A (0.012 AC.) PORTION OF ORIGINAL PARCEL "A" PROPERTY OF KTJ LIMITED PARTNERSHIP ONE HUNDRED FIFTY-ONE, A (1.650 AC.) PORTION OF ORIGINAL PARCEL "B" PROPERTY OF KTJ LIMITED PARTNERSHIP ONE HUNDRED SEVENTY-SIX, AND A (0.154 AC.) PORTION OF ORIGINAL PARCEL "D" PROPERTY OF KTJ LIMITED PARTNERSHIP ONE HUNDRED SEVENTY-SEVEN.