

KNOW ALL MEN BY THESE PRESENT TO WIT:

THAT TINKER CREEK DEVELOPERS, LLC IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 1 TO 29 TO 1, INCLUSIVE, AND, BEING A PORTION OF THE LAND CONVEYED TO SAID OWNER BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF ROANOKE, VIRGINIA IN INSTRUMENT NUMBER 200605457.

THE SAID OWNER HEREBY CERTIFIES THAT IT HAS RESUBDIVIDED THE LAND AS SHOWN HEREON ENTIRELY OF ITS OWN FREE WILL AND CONSENT AND IN ACCORDANCE WITH SECTION 15.2-2240 THROUGH 15.2-2279 OF THE CODE OF VIRGINIA 1950 (AS AMENDED) TO DATE, AND THE SUBDIVISION ORDINANCE OF THE COUNTY OF ROANOKE, VIRGINIA.

THAT BY VIRTUE OF THE RECORDATION OF THIS PLAT, THE OWNER HEREBY GRANTS TO THE COUNTY OF ROANOKE THOSE CERTAIN AREAS SHOWN HEREON AS SET APART FOR USE AS PUBLIC EASEMENTS.

THAT BY VIRTUE OF THE RECORDATION OF THIS PLAT, THE OWNER HEREBY GRANTS TO THE WESTERN VIRGINIA WATER AUTHORITY, ALL PUBLIC SANITARY SEWER AND WATER LINE RIGHTS AND EASEMENTS AS SHOWN HEREON, TO CONSTRUCT, INSTALL, IMPROVE, OPERATE, INSPECT, USE, MAINTAIN REPAIR, AND REPLACE SEWER AND WATER 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 ABOVE DESCRIBED OWNER DOES AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT AND SUBDIVISION, ON ITS BEHALF AND FOR AND ON ACCOUNT OF ITS SUCCESSORS AND ASSIGNS, SPECIFICALLY RELEASE THE COUNTY OF ROANOKE OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SAID OWNER, ITS SUCCESSORS AND ASSIGNS, MAY OR MIGHT HAVE AGAINST THE COUNTY OF ROANOKE OR THE VDOT BY REASON OF ESTABLISHING PROPER GRADE LINES ON AND 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 GRADES, AS MAY FROM TIME TO TIME, BE ESTABLISHED BY SAID COUNTY OR THE VDOT, AND SAID COUNTY OR THE VDOT 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.

THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DOES HEREBY DEDICATE TO THE COUNTY OF ROANOKE IN FEE SIMPLE TITLE, THE LAND SHOWN HEREON AS SET APART FOR PUBLIC STREETS BEING SHOWN HEREON AS 'OLD YORK ROAD' AND CONSISTING OF 0.243 ACRES.

IN WITNESS WHEREON ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS

NORMAN D. MASON - SOLE MEMBER 4/25/17
DATE

STATE OF VIRGINIA
CITY OF ROANOKE

I, MARCIA A. COCKRAM, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, DO HEREBY CERTIFY THAT NORMAN D. MASON, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 25 DAY OF APRIL, 2017.

Marcia A. Cockram 291806

NOTARY PUBLIC REGISTRATION NO.

MY COMMISSION EXPIRES: 2/29/20

APPROVED:

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 PROPERTY SHOWN HEREON, ARE NOT REVIEWED OR APPROVED WITH REGARD TO THIS SUBDIVISION OR RESUBDIVISION.

William S. Owen 4/25/17
DATE

SUBDIVISION AGENT FOR ROANOKE COUNTY PLANNING COMMISSION

BOUNDARY COORDINATES		
CORNER	NORTHING	EASTING
1	49218.7545	64861.5436
2	49265.2775	64843.2237
3	49272.2509	64821.8526
4	49341.7185	64764.0201
5	49356.5271	64747.7052
6	49486.7751	64687.5766
7	49585.9916	64843.1639
8	49617.8851	65058.3735
9	49646.7427	65078.8079
10	49747.1572	65061.6488
11	49773.6578	65186.7119
12	49887.2369	65228.3765
13	49683.8543	65650.4686
14	49383.2166	65287.2480
15	49379.1092	65282.4808

BOUNDARY COORDINATES		
CORNER	NORTHING	EASTING
16	48927.2301	65591.2621
17	48911.4317	65236.1041
18	48983.9822	65217.6749
19	49141.9080	65121.9541
20	49079.8119	64985.4108
21	49040.5349	64862.1997
22	49171.5950	64847.5170
23	49166.2389	64835.5510
24	49003.6439	64851.7721
25	49003.4162	64835.8702
26	49031.4511	64830.4004
27	49182.1689	64780.6015
28	49179.9604	64784.3268
29	49211.4858	64845.5037

NOTES:

- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY DATED AUGUST 8, 2015. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND MAY NOT INCLUDE ALL ENCUMBRANCES ON THE PROPERTY.
- THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "AE", ZONE "X" (SHADED) & ZONE "X" (UNSHADED) AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL NO. 51161C0154G AND 51161C0158G MAPS REVISED SEPTEMBER 28, 2007. THIS DETERMINATION IS BASED ON SAID MAPS AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
- ALL VISIBLE EASEMENTS ARE SHOWN.
- PUBLIC UTILITIES ARE AVAILABLE FOR THESE LOTS.
- BIG BEN DRIVE, SERVING THESE LOTS, IS PRIVATE AND MAINTENANCE, INCLUDING SNOW REMOVAL, IS NOT A PUBLIC RESPONSIBILITY. THIS STREET SHALL NOT BE ELIGIBLE FOR ACCEPTANCE INTO THE STATE SECONDARY SYSTEM FOR MAINTENANCE UNTIL SUCH TIME AS IT IS CONSTRUCTED AND OTHERWISE COMPLIES WITH ALL REQUIREMENTS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION FOR THE ADDITION OF SUBDIVISION STREETS CURRENT AT THE TIME OF SUCH REQUEST. ANY COSTS REQUIRED TO CAUSE THIS STREET TO BECOME ELIGIBLE FOR ADDITION TO THE STATE SYSTEM SHALL BE PROVIDED WITH FUNDS OTHER THAN THOSE ADMINISTERED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION.

VILLAGE AT TINKER CREEK HOMEOWNERS ASSOCIATION, INC.
INST. #201301836
TAX #027.20-03-98.00-0000
SWM/DETENTION POND/OPEN SPACE

EXISTING 15' PUBLIC SANITARY SEWER EASEMENT
P. B. 26. PG. 11
EXISTING 15' PUBLIC STORM DRAIN EASEMENT
P. B. 26. PG. 11

EXISTING 11' P.U.E.
P. B. 30, PG. 198

EXISTING 20' PUBLIC STORM DRAIN EASEMENT
P. B. 30. PG. 198

VILLAGE AT TINKER CREEK HOMEOWNERS ASSOCIATION, INC.
INST. #201000481
TAX #027.20-01-28.00-0000

TINKER CREEK DEVELOPERS, LLC
TAX #027.20-01-39.02-0000
LOT 9C1A1A (10.963 ACRES) DEED (10.955 ACRES) ACTUAL PLAT INST. #201301835

EXISTING 24' PRIVATE ACCESS EASEMENT
INST. #201301835

VILLAGE AT TINKER CREEK HOMEOWNERS ASSOCIATION, INC.
INST. #201407354
PLAT INST. #201301835
LOT 9C1A1B
TAX #027.20-01-39.18-0000

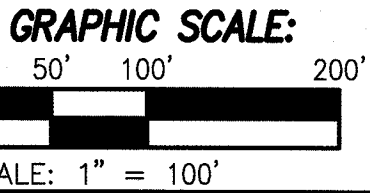
WILLIAM P. VINEYARD, JR.
C/O VINTON MOTORS
W.B. 52, PG. 277
TAX #027.20-01-27.00-0000

LEGEND:

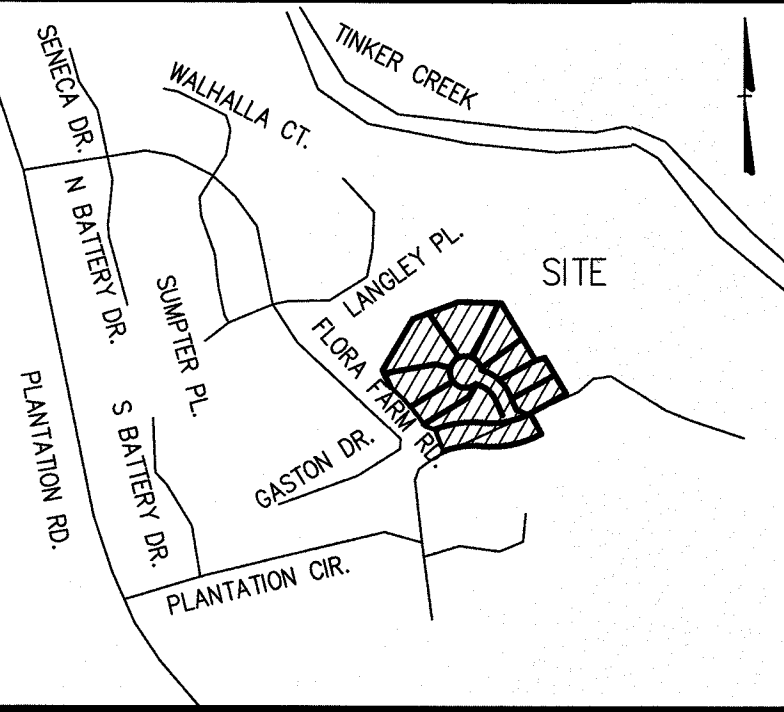
- IRF - IRON ROD FOUND
- IRS - IRON ROD SET
- AC - ACRE
- TOT. - TOTAL
- SWM - STORMWATER MANAGEMENT

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF ROANOKE, VIRGINIA, THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ATTACHED ADMITTED TO RECORD AT 2:20 O'CLOCK P.M. ON THIS 25 DAY OF April, 2017.

TESTEE: STEVE MCGRAW
CLERK
BY: Abdul Chane
DEPUTY CLERK



- THE COUNTY SCHOOL BOARD SHALL NOT BE OBLIGATED TO PROVIDE SERVICE ON PRIVATE STREETS PER SECTION 30-82-13.1 OF THE ROANOKE COUNTY ZONING ORDINANCE.
- THE APPLICANT SHALL HAVE THE RESPONSIBILITY FOR ADDRESSING THE COLLECTION OF SOLID WASTE ON PRIVATE STREETS PER SECTION 30-82-13.1 OF THE ROANOKE COUNTY ZONING ORDINANCE.
- BIG BEN DRIVE, SHOW HEREON, SHALL BE DEDICATED TO THE HOMEOWNERS ASSOCIATION. THE MAINTENANCE OF THE PRIVATE STREET SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
- ON STREET PARKING IS PROHIBITED ON AT LEAST ONE SIDE OF EACH STREET.
- OPEN SPACE SHOWN HEREON SHALL BE DEDICATED TO THE HOMEOWNERS ASSOCIATION. THE MAINTENANCE OF THE OPEN SPACE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
- THE HOMEOWNERS ASSOCIATION AND/OR PROPERTY OWNER OF THE LOTS IN THIS SUBDIVISION SHALL ASSUME THE MAINTENANCE RESPONSIBILITY OF THE STORM DRAIN SYSTEM AND THE STORMWATER MANAGEMENT FACILITIES LOCATED IN EASEMENTS PROPERLY DEDICATED ON THIS PLAT.
- THE RECORDATION OF THIS PLAT OF SUBDIVISION DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOT, PARCEL OR TRACT OF LAND SHOWN HEREON THAT IS INTENDED FOR SALE AND/OR CONVEYANCE MUST BE CONVEYED BY DEED RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF ROANOKE COUNTY.



VICINITY MAP (NOT TO SCALE)

PLAT SHOWING RE-SUBDIVISION OF
LOT 9C1A1A (10.955 ACRES)
INSTRUMENT NUMBER 201301835
BEING THE PROPERTY OF TINKER CREEK DEVELOPERS, LLC
CREATING HEREON

THE VILLAGE AT TINKER CREEK SECTION 3A

CREATING HEREON LOTS 122-130 AND LOT 9C1A1A1 (9.078 ACRES)

HOLLINS MAGISTERIAL DISTRICT
THE COUNTY OF ROANOKE, VIRGINIA

BEING SITUATE ON FLORA FARM ROAD
SCALE: 1" = 100' DATE: APRIL 5, 2017
M&C COMM. No. 1966-P3



Mattern & Craig
ENGINEERS-SURVEYORS

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