

NOTES:

- EXISTING VARIABLE WIDTH ACCESS EASEMENT (INST. #201000282) PROVIDES ACCESS FOR WILLAM P. VINEYARD, SR. (TAX #027.20-01-27.00-000).
- EXISTING VARIABLE WIDTH ACCESS EASEMENT (INST. #201000282) AND EXISTING 24' PRIVATE ACCESS EASEMENT (INST. #2010301835) PROVIDES ACCESS FOR TAX #027.20-01-39.18-0000.
- 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.
- 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.

AREA DISTRIBUTION TABLE

USE/DESIGNATION AREA	PRIOR PLAT(S) (ACRES)	ADDED/DEDICATED/VACATED THIS PLAT (ACRES)	NEW TOTALS (ACRES)
PUBLIC STREET	1.813	+ 0.243	2.056
PRIVATE STREETS	2.922	+ 0.177	3.099
OPEN SPACE	14.571	0.000	14.571
LOTS (SINGLE FAMILY)	15.636	+ 1.457	17.093
FUTURE LOT AREA	0.000	0.000	0.000
LOT 9C1A1A (1)	10.955	- 1.877	9.078
LOT 9C1A1B (2)	3.135	0.000	3.135
CLUBHOUSE LOT (3)	1.439	0.000	1.439
TOTAL	50.471	0.000	50.471

- LOT 9C1A1A (TAX #027.20-01-39.02-0000) AS RECORDED IN INSTRUMENT NUMBER 201301835, CREATED LOT FROM RECORDS SHOWING LOT HAVING 10.963 ACRES. THIS PLAT WAS PREPARED FROM A CURRENT BOUNDARY SURVEY AND SHOWS LOT 9C1A1A HAVING 10.955 ACRES.
- LOT 9C1A1B (TAX #027.20-01-39.18-0000) RECORDED IN INSTRUMENT NUMBER 201301835 IS PART OF PHASE III OPEN SPACE AREA AND CONSERVATION AREA.
- CLUBHOUSE LOT (TAX #027.20-01-28) RECORDED IN INSTRUMENT NUMBER 201000282 IS PART OF PHASE III OPEN SPACE

SEE SHEET 3 FOR
NEW EASEMENTS

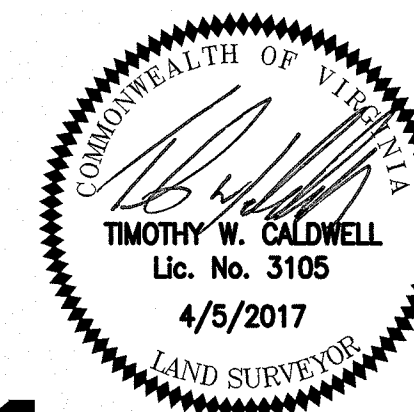
PLAT SHOWING RE-SUBDIVISION OF
LOT 9C1A1A (10.955 ACRES)
 INSTRUMENT NUMBER 201301835
 BEING THE PROPERTY OF TINKER CREEK DEVELOPERS, LLC
 CREATING HEREON

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

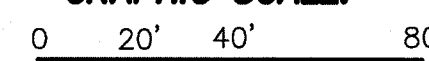
BEING SITUATE ON FLORA FARM ROAD
 SCALE: 1" = 40' DATE: APRIL 5, 2017
 M&C COMM. No. 1966-P3



Mattern & Craig
 ENGINEERS-SURVEYORS

701 FIRST STREET, S.W.
 ROANOKE, VIRGINIA 24016
 (540) 345-9342
 FAX (540) 345-7691

GRAPHIC SCALE:



SCALE: 1" = 40'-0"

