

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 16 TO 1, INCLUSIVE, AND BEING ALL OF LOT 9D SECTION IIIB, THE VILLAGE AT TINKER CREEK AS SHOWN ON PLAT BOOK 201901296, AND BEING ALL OF LOTS 137A AND 138A, SECTION IIIB, THE VILLAGE AT TINKER CREEK AS SHOWN ON PLAT BOOK 201910486, ALL OF WHICH ARE RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF ROANOKE, VIRGINIA.

THE ABOVE DESCRIBED OWNER HEREBY CERTIFIES THAT IT HAS RESUBDIVIDED THE LAND AS SHOWN HEREON AS REQUIRED BY SECTION 15.2-2240 THROUGH 15.2-2279 OF THE CODE VIRGINIA 1950 (AS AMENDED TO DATE) AND WITH THE SUBDIVISION ORDINANCE OF THE COUNTY OF ROANOKE, VIRGINIA (AS AMENDED TO DATE), ENTIRELY WITH THEIR OWN FREE WILL AND CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER OR PROPRIETOR OF THE LAND AND THE TRUSTEES IN ANY DEED OF TRUST, OR ANY OTHER INSTRUMENT IMPOSING A LIEN UPON SUCH LAND, IF ANY THERE BE.


THAT BY VIRTUE OF THE RECORDATION OF THIS PLAT, THE OWNER HEREBY GRANTS TO THE WESTERN VIRGINIA WATER AUTHORITY, ALL PUBLIC SANITARY SEWER RIGHTS AND EASEMENTS AS SHOWN HEREON, TO CONSTRUCT, INSTALL, IMPROVE, OPERATE, INSPECT, USE, MAINTAIN REPAIR, AND REPLACE SEWER 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.

IN WITNESS WHEREON ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS:

 5/21/2020
NORMAN D. MASON - SOLE MEMBER DATE

STATE OF Virginia
City Roanoke OF Roanoke

I, Elizabeth Wilcox, 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 21 DAY OF MAY, 2020.

 7845732
NOTARY PUBLIC REGISTRATION NO.

MY COMMISSION EXPIRES: 3/31/2023




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.

 5/21/2020
SUBDIVISION AGENT FOR DATE
ROANOKE COUNTY PLANNING COMMISSION

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 8:41 O'CLOCK A.M. ON THIS 22 DAY OF MAY, 2020.

TESTEE: STEVE MCGRAW
CLERK

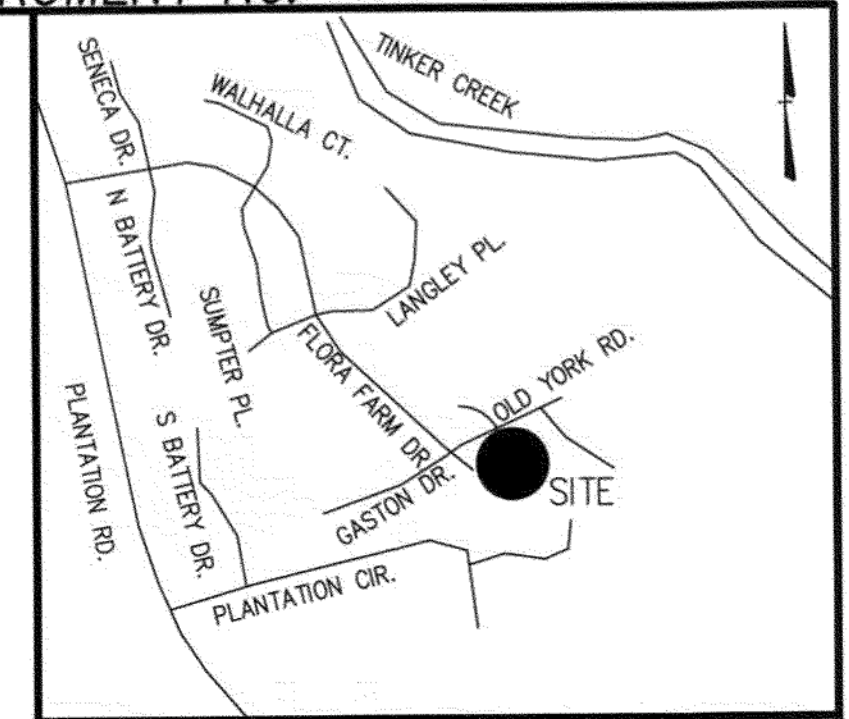
BY: 
DEPUTY CLERK

BOUNDARY COORDINATES

CORNER	NORTHING	EASTING
1	49182.176	64780.599
2	49179.960	64784.327
3	49211.486	64845.504
4	49230.197	64941.596
5	49256.744	65069.839
6	49294.479	65138.990
7	49203.089	65179.897
8	49181.067	65139.346
9	49141.908	65121.954
10	49079.812	64985.411
11	49040.535	64862.200
12	49171.595	64847.517
13	49166.239	64835.551
14	49003.644	64851.772
15	49003.416	64835.870
16	49031.451	64830.400

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	32° 29' 07"	175.00'	99.22'	N 78° 58' 52" E	97.90'
C2	33° 50' 20"	225.00'	132.88'	N 78° 18' 16" E	130.96'
C3	3° 10' 53"	175.00'	9.72'	N 64° 19' 45" E	9.72'
C4	15° 42' 54"	175.00'	48.00'	N 73° 46' 39" E	47.85'
C5	13° 35' 19"	175.00'	41.50'	N 88° 25' 46" E	41.41'
C6	3° 48' 44"	225.00'	14.97'	S 86° 40' 56" E	14.97'
C7	13° 43' 17"	225.00'	53.88'	N 84° 33' 03" E	53.76'
C8	12° 13' 25"	225.00'	48.00'	N 71° 34' 42" E	47.91'
C9	4° 04' 54"	225.00'	16.03'	N 63° 25' 33" E	16.03'



VICINITY MAP
(NOT TO SCALE)

NOTES:

- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND MAY NOT INCLUDE ALL ENCUMBRANCES ON THE PROPERTY.
- THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY FEMA, AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL NO. 51161C0154G AND 51161C0158G MAPS REVISED SEPTEMBER 28, 2007, ZONE "X" (UNSHADED). 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.
- CARDIFF COURT, 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.
- 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.
- 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 AND/OR PROPERTY OWNERS OF THE LOTS SHOWN HEREON.
- 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.
- THE HOMEOWNERS ASSOCIATION AND/OR THE PROPERTY OWNERS OF THE LOTS IN THIS SUBDIVISION SHALL ASSUME JOINT MAINTENANCE RESPONSIBILITIES FOR THE STORMDRAIN SYSTEMS AND STORMWATER MANAGEMENT FACILITIES ASSOCIATED WITH THE VILLAGE AT TINKER CREEK.

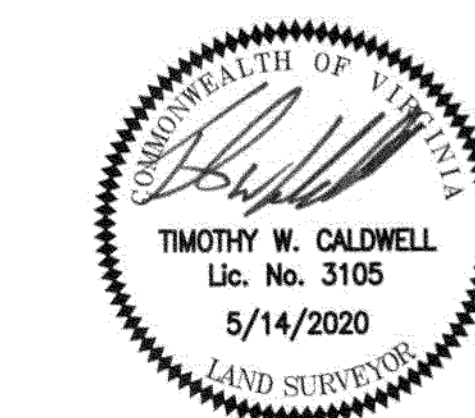
PLAT SHOWING RE-SUBDIVISION OF
THE VILLAGE AT TINKER CREEK
SECTION IIIB
LOT 9D, 137A, & 138A
(INSTRUMENT NUMBER 201901296 AND 201910486)

CREATING HEREON
LOT 9D1 (0.307 ACRE), LOT 133 (0.186),
LOT 134 (0.190 ACRE), LOT 135 (0.161 ACRE),
LOT 136 (0.139 ACRE), LOT 137A-1 (0.114),
& LOT 138A-1 (0.122 ACRE)

HOLLINS MAGISTERIAL DISTRICT
THE COUNTY OF ROANOKE, VIRGINIA

BEING SITUATE ON
OLD YORK ROAD

SCALE: 1" = 30" DATE: MAY 14, 2020
M&C COMM. No. 3837



I HEREBY CERTIFY THAT THIS PLAT IS FROM A
CURRENT FIELD SURVEY AND IS CORRECT TO THE
BEST OF MY KNOWLEDGE AND BELIEF.


TIMOTHY W. CALDWELL

 **Mattern & Craig**
ENGINEERS-SURVEYORS

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