

- NOTES:**
- EXISTING VARIABLE WIDTH ACCESS EASEMENT (INST. #201808498) FROM FLORA FARM ROAD TO PLANTATION CIRCLE, DESIGNATED FOR THE SOLE BENEFIT OF TAX #027.20-01-27.00-0000.
  - CARDIFF COURT, 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.
  - LOTS 133 THRU 136 ARE SHOWN ON DEVELOPMENT PLAN FOR VILLAGE AT TINKER CREEK - PHASE IIIA (COUNTY PLAN NO. SB-1501065).
  - LOTS 137A-1 AND 138A-1 ARE SHOWN ON DEVELOPMENT PLAN FOR VILLAGE AT TINKER CREEK - PHASE IIIB (COUNTY PLAN NO. SB-1701341).

AREA DISTRIBUTION TABLE

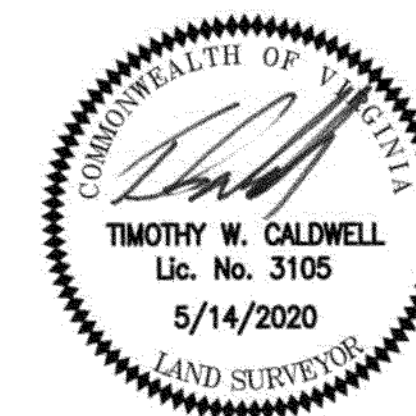
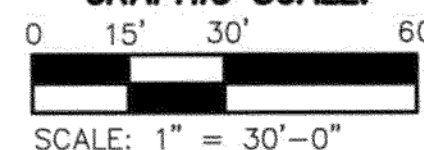
USE/DESIGNATION AREA	PRIOR PLAT(S) (ACRES)	ADDED/DEDICATED/VACATED THIS PLAT (ACRES)	NEW TOTALS (ACRES)
PUBLIC STREET	2.413	0.000	2.413
PRIVATE STREETS	3.371	0.000	3.371
OPEN SPACE	15.554	- 0.562	14.992
LOTS (SINGLE FAMILY)	19.720	+ 0.562	20.282
FUTURE LOT AREA	0.000	0.000	0.000
LOT 9C1A1A (1)	4.839	0.000	4.839
LOT 9C1A1B (2)	3.135	0.000	3.135
CLUBHOUSE LOT (3)	1.439	0.000	1.439
<b>TOTAL</b>	<b>50.471</b>	<b>0.000</b>	<b>50.471</b>

**LEGEND:**

- ▲ - CALCULATED POINT  
 IRF - IRON ROD FOUND  
 ● - IRON ROD SET  
 AC. - ACRE  
 TOT. - TOTAL  
 ESMT. - EASEMENT  
 VAC. - VACATED

- (1) LOT 9C1A1A (TAX #027.20-01-39.02-0000) AS RECORDED IN INSTRUMENT NUMBER 201808498.  
 (2) LOT 9C1A1B (TAX #027.20-01-39.18-0000 / NOT SHOWN ON THIS PLAT) RECORDED IN INSTRUMENT NUMBER 201301835 IS PART OF PHASE III OPEN SPACE AREA AND CONSERVATION AREA.  
 (3) CLUB HOUSE LOT (TAX #027.20-01-28) RECORDED IN INSTRUMENT NUMBER 201000282 IS PART OF PHASE III OPEN SPACE

GRAPHIC SCALE:



**Mattern & Craig**  
ENGINEERS-SURVEYORS

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PLAT SHOWING RE-SUBDIVISION OF  
**THE VILLAGE AT TINKER CREEK**  
**SECTION III B**  
**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