

KNOW ALL YE MEN THESE PRESENTS TO WIT:

That CBI Developers, LLC is the fee simple owner of the land shown hereon, being a portion of the same 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 No.200207695.

The platting of the land shown hereon is with the free will and consent and in accord with the desire of the undersigned owner as required by Sections 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.

The new public sanitary sewer, waterline easements and public utility easement shown hereon are dedicated for public use.

In witness whereof is hereby placed the Signature of the said owner on this the 6th Day of March, 2003.

CBI DEVELOPERS, LLC - OWNER

Gerald W. Godsey 3/6/03
GERALD W. GODSEY DATE

Roanoke County,
State of Virginia

I, DANA FROSTEN, a Notary Public in and for the aforesaid County, and State, do hereby Certify that GERALD W. GODSEY, whose name is signed to the foregoing writing dated the 6th Day of March, 2002, Has personally appeared before me in my City and State, and has acknowledged the same on this the 6th Day of March, 2003.

My Commission Expires: 12-31-03

Notary Public: _____

APPROVED:

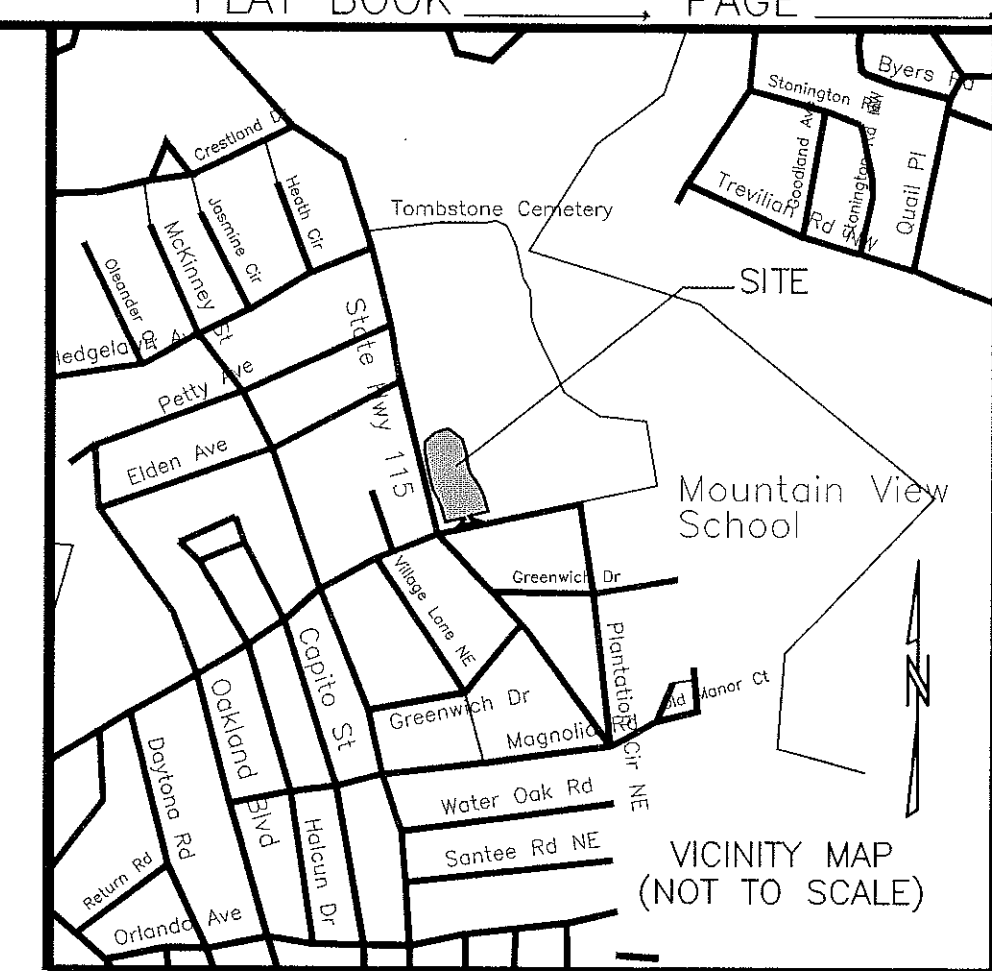
Denise Smith 3/6/03
AGENT FOR ROANOKE COUNTY PLANNING COMMISSION DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF ROANOKE, VIRGINIA THIS MAP WAS PRESENTED ON THIS 7 DAY OF March, 2003 AND WITH CERTIFICATE OF DEDICATION AND ACKNOWLEDGEMENT THERETO ATTACHED ADMITTED TO RECORD AT 12:03 O'CLOCK P.M. ON THIS 7th DAY OF March, 2003.

TESTE: Steven A. McGraw
CLERK
Debra Chan
DEPUTY CLERK

NOTES:

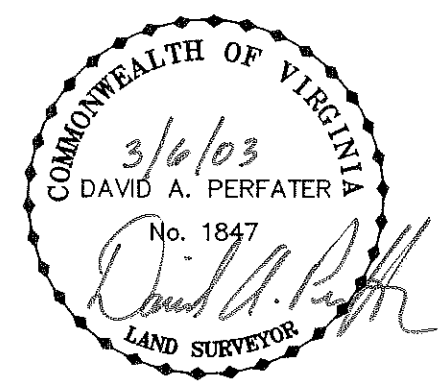
1. Floodnote: Caption property is located in a special flood hazard area so designated by the secretary of housing and urban development. Area designated as flood zone "X". Referenced by FEMA map # 51161C0022 D, Panel #22 of 90, dated October 15, 1993; and has not been verified by actual field elevations.
2. 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 this subdivision or resubdivision.
3. This plat is subject to information which may be disclosed by a Title Report.
4. The streets serving these lots are private (unless otherwise noted) and their maintenance, including snow removal, is not a public responsibility. They 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.
5. 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.
6. The private streets shown hereon do not meet Roanoke County Standards for school bus service.
7. Roanoke County shall not provide trash pickup on the private streets.
8. Private streets shown hereon shall be dedicated to the Homeowners' Association. The maintenance of the private streets shall be the responsibility of the Homeowners' Association.
9. On-street parking is prohibited on at least one side of each street.
10. The Homeowners' Association or property owner of this development shall assume the maintenance responsibility of the storm drainage system and of the stormwater management facility located therein, and contained within an easement properly dedicated.
11. See Revised Subdivision Plat of "The Village at Tinker Creek", Section 1, Lots 26-33" recorded in P.B. 26, Pg. 11. for additional road and easement information.
12. See Subdivision Plat of "The Village at Tinker Creek", Section 1, Lots 22,37,62-64, Lot "D" and Resubdivision of Lot "C" and Lot 29", recorded in P.B. 26, Pg. 12 for additional road & easement information.



THIS SUBDIVISION/RESUBDIVISION PLAT DOES NOT ADD TO NOR DELETE AREA PREVIOUSLY DEDICATED AS OPEN SPACE.

USE/DESIGNATION AREA	PRIOR PLAT(S) (ACRES)	ADDED/DEDICATED THIS PLAT (ACRES)	NEW TOTAL (ACRES)
PUBLIC STREET	1.650	0	1.650
PRIVATE STREET	1.571	0.289	1.860
OPEN SPACE	1.926	0	1.926
LOTS (SINGLE FAMILY)	2.346	0.892	3.238
FUTURE LOT AREA	1.179	0	1.179
REMAINING PROPERTY	11.706	-1.181	10.525
TOTAL	20.378	0	20.378

BOUNDARY COORDINATES		
CORNER	NORTHING	EASTING
17	3649002.6706	11064783.8107
18	3648860.7423	11064109.5611
19	3648894.2263	11064037.4905
20	3649042.4257	11063994.3905
21	3650001.8602	11063805.2506



I, DAVID A. PERFATER, a duly Certified Surveyor in the State of Virginia, do hereby certify that the property shown hereon was carefully surveyed, and is correct to the best of my knowledge and belief.

David A. Perfater
DAVID A. PERFATER, L.S. 1847

SUBDIVISION PLAT OF
THE VILLAGE AT TINKER CREEK
SECTION 1, LOTS 107-113
SITUATE ON PLANTATION ROAD
BEING THE PROPERTY OF
CBI DEVELOPERS, LLC
HOLLINS MAGISTERIAL DISTRICT
THE COUNTY OF ROANOKE, VIRGINIA
SCALE: 1" = 30' DATE: February 24, 2003
M&C Comm. #1966-S6
SHEET 1 OF 2

Mattern & Craig, Inc.
CONSULTING ENGINEERS - SURVEYORS
701 FIRST STREET, S.W.
ROANOKE, VIRGINIA 24016
(540) 345-9342
(540) 345-7691 FAX