

W ALL YE MEN THESE PRESENTS TO WIT:

That CBI Developers, LLC is the fee simple owner of the land shown hereon, being a portion 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 Water, Storm Drainage and Sanitary Sewer Easements shown hereon are hereby dedicated for public use. The said owner hereby dedicates to and vests in the County of Roanoke, Virginia the street plated as Flora Farm Road.

That the Floradale Corporation is fee simple owner of the land shown hereon designated as Lot 9A, being 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 Deed Book 1028, Pg. 680.

The existing 15' private sanitary sewer easement (P.B. 25, P.G. 73) as shown on said plat within the bounds of Flora Farm Drive is hereby dedicated for public use.

The New 11' Public Utility Easement is hereby dedicated for public use.

4 In witness whereof is hereby placed the Signatures of the said owners on this the 4 Day of SEPTEMBER, 2002.

CBI DEVELOPERS, LLC - OWNER

Gerald W. Godsey 9/4/02  
GERALD W. GODSEY DATE

FLORADALE CORPORATION - OWNER

J. Allen Flora 9/4/2002  
J. ALLEN FLORA - VICE PRESIDENT DATE

Roanoke County,  
State of Virginia

I, C. DONALD BEDWELL, 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 4TH Day of SEPT., 2002, Has personally appeared before me in my City and State, and has acknowledged the same on this the 4 Day of SEPT., 2002.

My Commission Expires: AUGUST 31, 2003

Notary Public: C. Donald Bedwell

Roanoke County,  
State of Virginia

I, C. DONALD BEDWELL, a Notary Public in and for the aforesaid County, and State, do hereby Certify that J. ALLEN FLORA, whose name is signed to the foregoing writing dated the 4TH Day of SEPT., 2002, Has personally appeared before me in my City and State, and has acknowledged the same on this the 4 Day of SEPT., 2002.

My Commission Expires: AUGUST 31, 2003

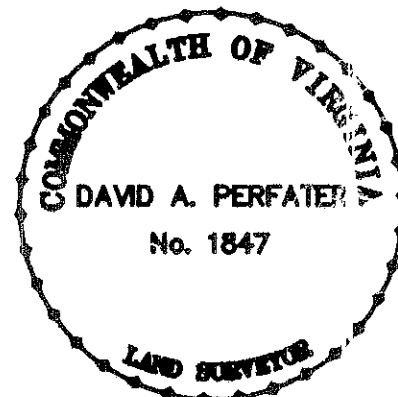
Notary Public: C. Donald Bedwell

APPROVED:

John J. Murphy 9-4-2002  
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 5 DAY OF Sept 2002 AND WITH CERTIFICATE OF DEDICATION AND ACKNOWLEDGEMENT THERETO ATTACHED ADMITTED TO RECORD AT 10:08 O'CLOCK A.M. ON THIS 5 DAY OF Sept, 2002.

TESTE: Steven A. McGraw  
CLERK  
John J. Murphy  
DEPUTY CLERK



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

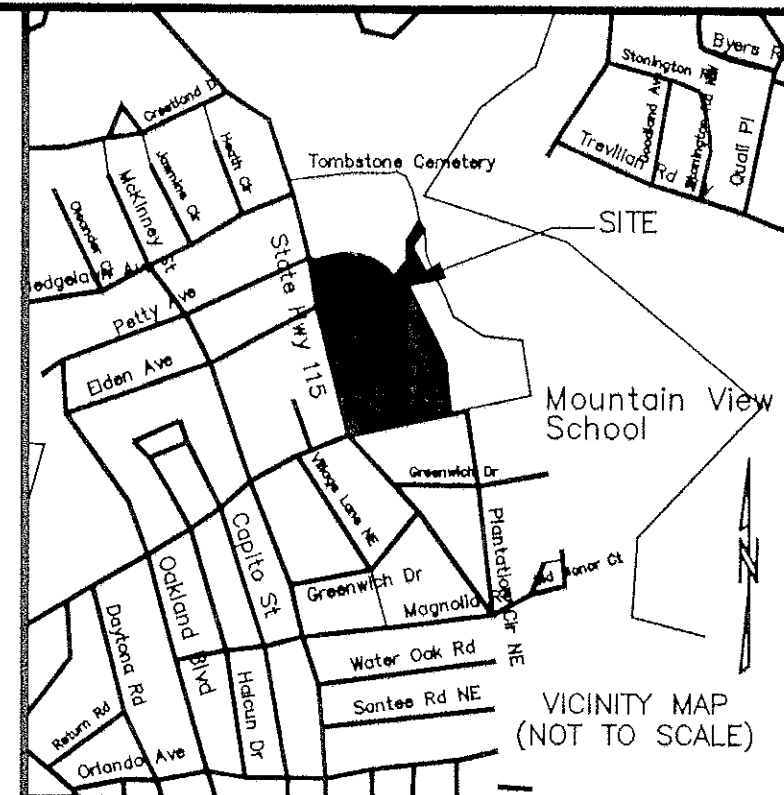
THE ORIGINAL PARCEL, LOT 9B, TAX PARCEL # 27.20-1-39.1 CONSISTING OF 20.378 ACRES IS HEREBY SUBDIVIDED AS FOLLOWS:

USE/DESIGNATION AREA	(ACRES)
PUBLIC STREET	1.650
PRIVATE STREETS	1.571
LOT A (DETENTION/OPEN SPACE)	1.458
LOT B (DETENTION/OPEN SPACE)	0.468
LOT C (FUTURE LOTS)	0.785
LOTS 26 - 33	1.087
REMAINING PROPERTY	13.359

- TOTAL OPEN SPACE DEDICATED HEREON = 2.306 ACRES (INCLUDES LOT A, LOT B AND 0.380 ACRES WITHIN PRIVATE STREETS WHICH WAS CALCULATED AS A LANDSCAPE AND/OR SIDEWALK STRIP 4.5 FEET WIDE FROM BACK OF CURB TO PROPERTY LINE OR RIGHT OF WAY ON ALL PRIVATE STREETS.)

#### 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 zones "AE" and "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.



BOUNDARY COORDINATES		
CORNER	NORTHING	EASTING
1	3650084.1065	11063786.7933
2	3650071.7803	11063805.7282
3	3650110.5088	11063989.3655
4	3650105.6158	11063990.3999
5	3649959.9968	11064375.5247
6	3650062.1629	11064460.9592
7	3650205.6748	11064466.1155
8	3650336.4178	11064544.2978
9	3650282.5064	11064596.3417
10	3650158.9216	11064509.8599
11	3649974.7832	11064609.0194
12	3649913.1822	11064491.0787
13	3649871.1367	11064489.2128
14	3649644.6134	11064605.4020
15	3649486.7751	11064687.5766
16	3649354.3064	11064748.7304
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

11. The said owner does as a condition precedent to the approval of this plat and subdivision and the acceptance of the dedication of the street, shown hereon, by the Board of Supervisors of Roanoke County, Virginia, on its own behalf and for and on account of its heirs, successors, devisees and assigns, specifically releases the County of Roanoke and the Virginia Department of Transportation from any and all claim or claims for damages which such owner, its heirs, successors, devisees and assigns may or might have against the County or the Virginia Department of Transportation by reason of establishing proper grade lines on and along such streets as shown on this plat of the land subdivided (or 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 the proper grade as may, from time to time, be established by said County or Virginia Department of Transportation, and said County or Virginia Department of Transportation shall not be required to construct any retaining wall or walls along the streets and the property lines thereof, or maintain any easements as shown hereon.

SUBDIVISION PLAT OF  
THE VILLAGE AT TINKER CREEK  
SECTION 1, LOTS 26-33  
SITUATE ON PLANTATION ROAD  
BEING THE PROPERTY OF  
CBI DEVELOPERS, LLC  
HOLLINS MAGISTERIAL DISTRICT  
THE COUNTY OF ROANOKE, VIRGINIA

SCALE: N/A DATE: July 23, 2002  
Revised: September 3, 2002  
M&C Comm. #1966  
SHEET 1 OF 4

#### LEGEND:

- IRON PIN FOUND
- IRON PIN SET

**Mattern & Craig, Inc.**  
CONSULTING ENGINEERS - SURVEYORS  
701 FIRST STREET, S.W.  
ROANOKE, VIRGINIA 24016  
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