

- NOTES:
- OWNERS OF RECORD: THE ESTATE OF WILLIAM P. CHILDERS
 - LEGAL REFERENCE: WILL BOOK 100, PG. 2285
 - TAX MAP NUMBER: 0310000400
 - THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
 - PROPERTY IS IN F.E.M.A. DEFINED ZONE "AE" & "X" (UNSHADED). SEE F.E.M.A. MAP #51067C0235D. (REVISED DATE: JANUARY 6, 2010)
 - PROPERTY CURRENTLY ZONED: RPD - RESIDENTIAL PLANNED UNIT DEVELOPMENT
 - PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.
 - A DRAINFIELD SITE HAS BEEN APPROVED FOR EACH LOT SHOWN HEREON. EACH LOT SHOWN HEREON HAS ALSO BEEN APPROVED TO THE INTO PUBLIC WATER SYSTEM.
 - FORCEMAIN SHALL BE SLEEVED FOR ANY DRIVEWAY CROSSING.

CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
C1	1404.83'	68.21'	S68°47'27"W	68.20'	2°46'54"	34.11'
C2	241.46'	79.30'	S57°59'29"W	78.95'	18°49'05"	40.01'

20' PRIVATE ACCESS ESM'T CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
2-3	73.61'	80.34'	N16°11'15"W	76.41'	62°32'01"	44.70'
5-6	40.00'	58.61'	N10°54'58"W	53.51'	83°57'16"	35.99'
9-10	20.00'	29.31'	S10°54'58"E	26.75'	83°57'16"	17.99'
12-13	93.61'	101.50'	S16°28'16"E	96.60'	62°07'38"	56.39'

LEGEND		
●	-	IRON PIN FOUND
○	-	IRON PIN SET
P.U.E.	-	PUBLIC UTILITY ESM'T

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N49°59'44"W	138.67'
L2	N35°29'49"W	53.89'
L3	N02°12'00"E	115.25'
L4	N22°42'00"E	132.42'
L5	N89°40'00"E	118.48'
L6	S68°21'00"E	112.28'
L7	S65°23'28"E	134.80'
L8	N20°29'48"W	119.84'

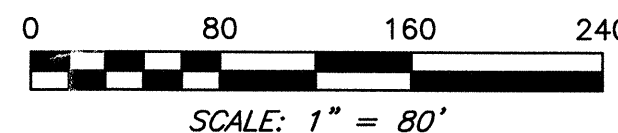
DRAINFIELD ESM'T LOT #1		
LINE	BEARING	DISTANCE
A-B	N51°09'55"W	54.49'
B-C	N19°31'16"E	88.85'
C-D	S55°47'27"E	82.69'
D-E	S33°55'57"W	80.79'
E-F	S67°24'00"W	11.41'
F-G	N41°06'28"E	45.15'
G-H	N26°13'09"E	122.65'
H-I	N26°13'09"E	TIE

DRAINFIELD ESM'T LOT #2		
LINE	BEARING	DISTANCE
G-H	N69°56'29"E	90.82'
H-I	S33°51'04"E	70.57'
I-J	S55°45'11"W	88.52'
J-K	N33°39'18"W	92.84'
K-L	N65°48'20"W	176.07'
L-M	N60°34'10"W	159.81'
M-N	N60°34'10"W	TIE

DRAINFIELD ESM'T LOT #3		
LINE	BEARING	DISTANCE
M-N	N84°16'57"E	91.26'
N-O	S17°23'18"E	58.63'
O-P	S79°56'18"W	90.18'
P-Q	N17°19'45"W	65.59'
Q-R	N64°13'36"W	327.07'
R-S	N53°23'54"W	253.76'
S-T	N53°23'54"W	TIE

20' PRIVATE ACCESS ESM'T		
LINE	BEARING	DISTANCE
1-2	N10°46'52"E	31.66'
3-4	N48°09'55"W	58.54'
4-5	N52°53'36"W	158.04'
6-7	N31°03'40"E	43.57'
7-8	S40°46'59"E	21.05'
8-9	S31°03'40"W	37.01'
10-11	S52°53'36"E	158.87'
11-12	S48°09'55"E	59.48'
13-14	S10°46'52"W	17.77'
14-1	S67°24'00"W	23.95'

OPEN SPACE LINE TABLE		
LINE	BEARING	DISTANCE
OS1	N49°13'00"E	50.00'
OS2	N49°13'00"E	52.52'
OS3	N61°26'22"E	23.11'
OS4	S77°53'43"E	52.96'

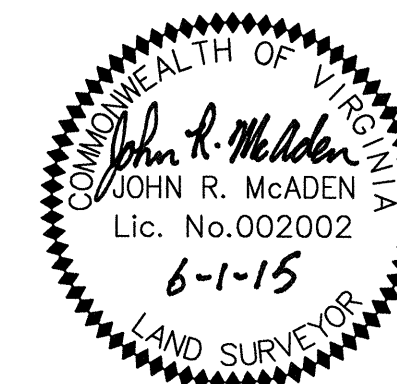


10' FORCEMAIN ESM'T LOT 2		
LINE	BEARING	DISTANCE
G-Q	N40°46'59"W	10.69'
Q-R	N69°56'29"E	92.15'
R-H	S33°51'04"E	10.30'
H-G	S69°56'29"W	90.82'

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

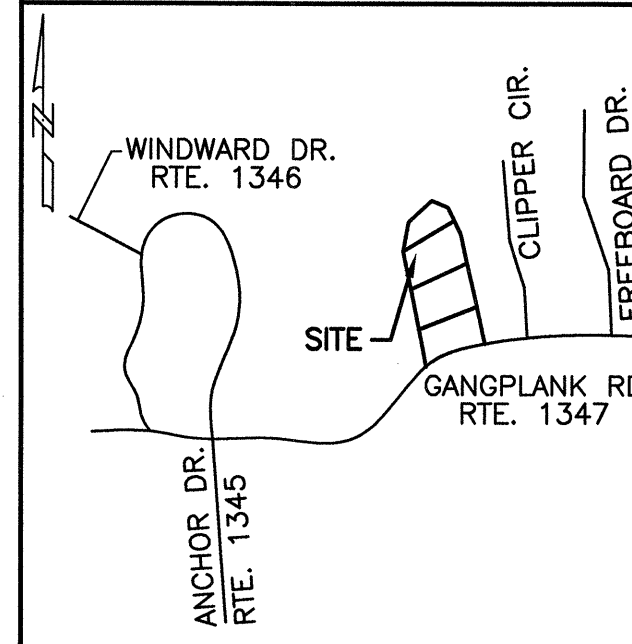
John R. McAden
JOHN R. MCADEN

002002



VICINITY MAP

NO SCALE



APPROVING AUTHORITY

FRANKLIN COUNTY HEALTH DEPARTMENT

na

VIRGINIA DEPARTMENT OF TRANSPORTATION

Julia H. Franklin 8/14/15

FRANKLIN COUNTY SUBDIVISION AGENT

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF FRANKLIN COUNTY, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED AND ADMITTED TO RECORD AT _____ O'CLOCK _____ M. ON THIS _____ DAY OF _____, 20____, IN INSTRUMENT No. 150005374 FEB 14 2016 BK 1066 Pg 2032

TESTE: _____
CLERK DEPUTY CLERK

KNOW ALL MEN BY THESE PRESENTS TO WIT:
THAT THE ESTATE OF WILLIAM P. CHILDERS IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, SHOWN HEREON AS T.M. #0310000400 AND IS A PORTION OF THE LAND CONVEYED TO SAID OWNER BY DEED, AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF FRANKLIN COUNTY, VIRGINIA, IN WILL BOOK 100, PAGE 2285.
THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DOES HEREBY GRANT TO THE COUNTY OF FRANKLIN THAT CERTAIN AREA SHOWN HEREON AS SET APART FOR USE AS A PUBLIC UTILITY EASEMENT.
THE ABOVE DESCRIBED OWNER HEREBY CERTIFIES THAT THEY HAVE SUBDIVIDED THE LAND AS SHOWN HEREON, AS REQUIRED BY SECTION 15.2-2240 THROUGH 15.2-2279 OF THE CODE OF VIRGINIA, 1950 AS AMENDED TO DATE AND WITH THE FRANKLIN COUNTY SUBDIVISION ORDINANCE AS AMENDED TO DATE, ENTIRELY WITH THEIR 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.

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

Leo Fenton Childers
LEO FENTON CHILDERS
David H. Childers

DAVID H. CHILDERS

STATE OF VIRGINIA

County _____ OF Roanoke

I, Jeneva L. Smith Lucas, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT LEO FENTON CHILDERS & DAVID H. CHILDERS WHOSE NAMES ARE SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 23rd DAY OF July, 2015.

Jeneva L. Smith Lucas REG. # 7534635
NOTARY PUBLIC
MY COMMISSION EXPIRES 2/28/2017

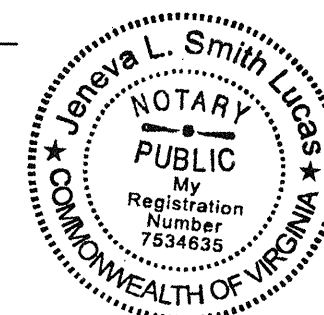
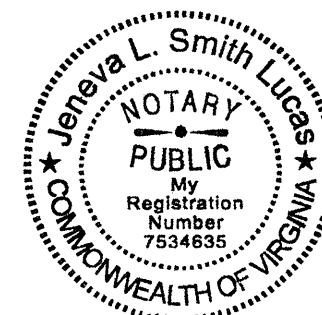
STATE OF VIRGINIA

County _____ OF Roanoke

I, Jeneva L. Smith Lucas, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT WILLIAM P. CHILDERS, III & JULIA C. CORNWALL WHOSE NAMES ARE SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 24th DAY OF July, 2015.

Jeneva L. Smith Lucas REG. # 7534635
NOTARY PUBLIC
MY COMMISSION EXPIRES 2/28/2017

SURVEY PLAT FOR
THE ESTATE OF
WILLIAM P. CHILDERS
BEING THE RESUBDIVISION OF
T.M. #0310000400
TO BE KNOWN AS
PORTICO POINT
CREATING HEREON
LOT 1 (1.782 ACRES)
LOT 2 (1.995 ACRES) &
LOT 3 (1.923 ACRES)
SITUATE GANGPLANK ROAD
GILLS GREEK MAGISTERIAL DISTRICT
FRANKLIN COUNTY, VIRGINIA
SURVEYED JUNE 1, 2015
JOB #04150023.00
SCALE: 1" = 80'
SHEET 1 OF 1



TEL: 540-772-9580 FAX: 540-772-8050
PLANNERS ARCHITECTS ENGINEERS SURVEYORS
Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018