

BK1231 PG 1009

35' PRIVATE RIGHT OF WAY EASEMENT LINE TABLE

LINE #	DIRECTION	LENGTH
R1	S 18°30'15" W	17.86
R2	S 14°28'30" E	85.40
R3	S 72°42'47" E	86.41
R4	S 2°52'23" W	65.33
R5	N 54°37'31" E	84.87

35' PRIVATE RIGHT OF WAY EASEMENT CURVE TABLE

CURVE #	LENGTH	RADIUS	TANGENT	DELTA	CHORD DIRECTION	CHORD LENGTH
RC1	71.67	468.82	35.87	8°44'55"	S 18°15'40" W	71.57
RC2	88.11	578.05	44.12	7°28'42"	S 6°14'57" W	88.04
RC3	89.95	523.70	45.05	8°15'49"	S 8°02'53" E	89.86
RC4	34.28	3284.71	17.14	0°35'45"	S 12°37'47" E	34.28
RC5	83.75	163.25	48.17	32°08'16"	S 1°11'53" W	92.50
RC6	208.01	1394.82	104.22	9°38'52"	S 11°28'44" W	207.79
RC7	60.25	148.37	32.55	29°55'31"	S 1°15'13" E	59.82
RC8	89.22	248.54	45.17	20°34'05"	S 2°17'30" W	88.74
RC9	84.87	57.47	35.13	58°04'13"	S 44°28'30" E	82.47
RC10	52.57	187.67	23.51	18°04'47"	S 7°04'11" E	52.57

15' PUBLIC GAS EASEMENT LINE TABLE

LINE #	DIRECTION	LENGTH
G1	S 7°04'54" E	34.57
G2	S 15°29'32" W	63.85
G3	S 5°28'01" W	63.48
G4	S 12°45'29" E	94.87
G5	S 4°19'05" E	56.36
G6	S 42°35'22" W	75.14
G7	S 15°08'52" W	43.28
G8	S 1°47'58" E	173.25
G9	S 15°05'52" E	107.16
G10	S 8°12'31" E	35.15
G11	S 5°57'40" W	48.50
G12	S 6°07'12" E	55.08
G13	S 6°07'04" E	45.14

15' PUBLIC GAS EASEMENT LINE TABLE

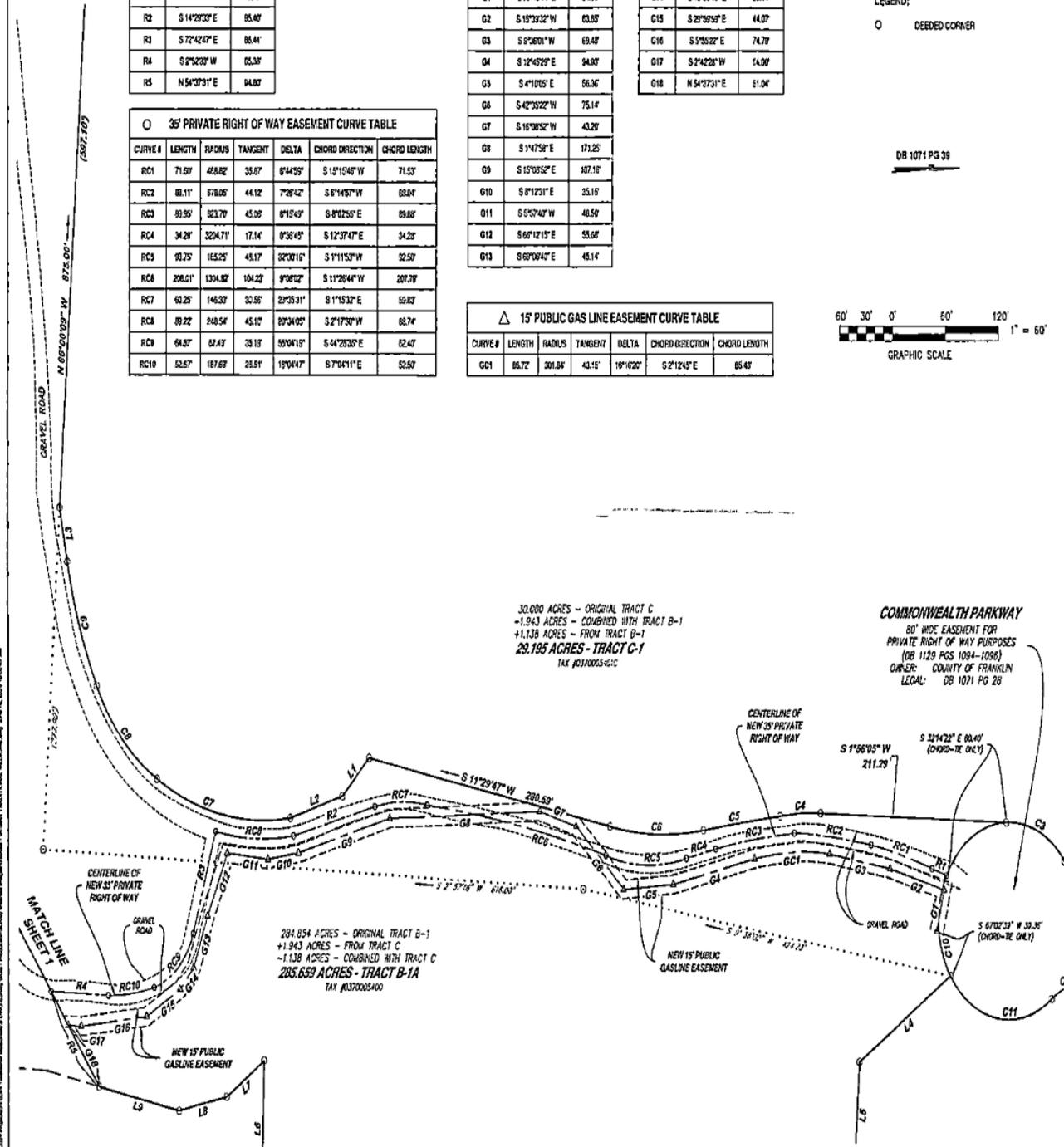
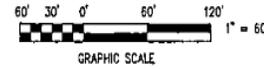
LINE #	DIRECTION	LENGTH
G14	S 4°03'40" E	23.14
G15	S 2°59'59" E	44.07
G16	S 5°55'22" E	74.79
G17	S 2°42'28" W	14.09
G18	N 54°37'31" E	61.04

15' PUBLIC GAS LINE EASEMENT CURVE TABLE

CURVE #	LENGTH	RADIUS	TANGENT	DELTA	CHORD DIRECTION	CHORD LENGTH
GC1	85.72	301.84	43.15	18°16'22"	S 2°12'45" E	85.43

LEGEND:
O DEEDED CORNER

DB 1071 PG 39



30,000 ACRES - ORIGINAL TRACT C
-1,943 ACRES - COMBINED WITH TRACT B-1
+1,138 ACRES - FROM TRACT B-1
28,195 ACRES - TRACT C-1
TAX #0370005-010

COMMONWEALTH PARKWAY
80' WIDE EASEMENT FOR
PRIVATE RIGHT OF WAY PURPOSES
(DB 1129 PGS 1094-1096)
OWNER: COUNTY OF FRANKLIN
LEGAL: DB 1071 PG 28

284,854 ACRES - ORIGINAL TRACT B-1
+1,943 ACRES - FROM TRACT C
-1,138 ACRES - COMBINED WITH TRACT C
285,659 ACRES - TRACT B-1A
TAX #0370005-040



parker
DESIGN GROUP
PLANNING • SURVEYING
RANGERS • LANDSCAPE ARCHITECTS

2121 Carolina Ave. SW
Roanoke, VA 24014
Ph: 540-387-1153

1915-B W. Cary Street
Richmond, VA 23120
Phone: 804-359-2947

www.parkerdsg.com

COMMONWEALTH OF VIRGINIA
STEVEN C. BARBA
Lic. No. 003125
6-19-2025
LAND SURVEYOR

BOUNDARY LINE ADJUSTMENT FOR THE COUNTY OF FRANKLIN SHOWING THE VACATION & COMBINATION AND RESUBDIVISION OF TRACT C (30,000 ACRES) - DB 1130, PGS 1099 & 1070 AND TRACT B-1 (28,195 ACRES) - DB 1071, PGS 1094-1096, CREATING TRACT C-1 (28,195 ACRES) & TRACT B-1A (285,659 ACRES) BOONE MAGISTERIAL DISTRICT FRANKLIN COUNTY, VIRGINIA

REVISIONS	
CALC BY:	DDE
DRAWN BY:	REC
CHECKED BY:	SCS/SJR
SCALE:	1" = 100'
DATE:	18 JUNE 2025
PROJECT NUMBER:	24-0244-01
SHEET NO.:	3 OF 3