

LINE	BEARING	LENGTH
L1	S 56°09'16" E	27.96'
L2	N 44°19'59" E	96.21'
L3	S 72°39'12" E	41.76'
L4	S 09°17'52" E	36.81'
L5	S 77°28'08" E	30.95'
L6	S 03°09'34" W	21.36'
L7	S 56°10'48" E	60.76'
L8	S 07°39'14" E	25.15'
L9	S 39°34'54" E	23.63'
L10	S 81°52'34" E	19.21'
L11	N 43°53'43" E	28.98'
L12	N 86°46'35" E	25.28'
L13	S 50°45'48" E	19.67'
L14	N 60°22'02" E	27.96'
L15	S 52°23'13" E	66.71'
L16	S 71°01'45" E	40.79'
L17	S 32°25'46" E	19.90'
L18	S 88°04'23" E	40.35'
L19	S 22°02'32" E	53.98'
L20	N 71°53'15" E	53.50'
L21	S 54°15'00" E	19.43'
L22	S 01°12'31" E	11.81'
L23	S 57°10'41" E	16.54'
L24	N 67°08'30" E	37.56'
L25	N 32°00'30" E	14.89'
L26	N 55°07'10" E	59.65'

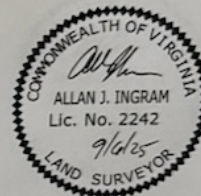
These standard symbols may be found in the drawing.

* FENCE
 Δ CALCULATED POINT
 ○ ROD SET UNLESS OTHERWISE NOTED
 □ ELECTRIC POLE
 — OVERHEAD ELECTRIC
 - - - OVERHEAD TELEPHONE

VICINITY MAP
NOT TO SCALE

NOTES:

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT INDICATE ALL ENCUMBRANCES UPON THE PROPERTY.
2. ALL "ROD SET" ARE 5/8" REBAR.
3. SEE FRANKLIN COUNTY ZONING/SUBDIVISION ORDINANCE FOR MINIMUM BUILDING LINES.
4. THE SUBJECT PROPERTY IS NOT WITHIN A F.E.M.A. DEFINED FLOOD HAZARD ZONE.
5. CURRENT OWNER: DYKSTRA PROPERTY INVESTMENTS LLC
A VIRGINIA LIMITED LIABILITY COMPANY
DB 1232, PG 1330.
DB 901, PG 678 (PLAT).
6. LEGAL REF.:
7. THERE WAS NO EVIDENCE OF ANY CEMETERY BEING LOCATED ON THE SUBJECT PROPERTY OBSERVED WHILE CONDUCTING THIS SURVEY.
8. BOTH PARCELS SHOWN HEREON ARE LARGER THAN 15 ACRES AND HAVE ACCESS TO STATE MAINTAINED ROAD; AND IS THEREFORE EXEMPT FROM THE FRANKLIN COUNTY SUBDIVISION ORDINANCE AND MAY BE ADMITTED FOR RECORDATION.



PLAT OF SURVEY
FOR
DYKSTRA PROPERTY INVESTMENTS LLC
CREATING
PARCEL "A"
BEING KNOWN AS
A PORTION OF
TAX PARCEL 083.00-109.00
SNOW CREEK MAGISTERIAL DISTRICT
FRANKLIN COUNTY, VIRGINIA.
SURVEYED AUGUST 5, 2025.

OWNER'S CERTIFICATE/SOURCE OF TITLE:

I/WE THE UNDERSIGNED DO HEREBY CERTIFY THAT I/WE ARE THE OWNER(S) OF THE PROPERTY SHOWN ON THIS PLAT. I/WE FURTHER CERTIFY THAT ALLAN J. INGRAM MADE THIS PLAT AT MY/OUR DIRECTION, THAT THE ENTIRE DIVISION AND/OR VACATION OF LINES IS WITHIN LAND CONVEYED TO ME/US IN DB _____, PG _____, AND IS WITH MY/OUR FREE WILL AND CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

OWNER:
DYKSTRA PROPERTY INVESTMENTS, LLC

STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENTS WERE ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT WAS MADE BY ME AND THAT THE MONUMENTS SHOWN ON THIS PLAT HAVE BEEN PLACED AND THEIR LOCATION AND CHARACTER ARE CORRECTLY SHOWN. THIS SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND COMPLIES WITH THE MINIMUM STANDARDS AND PROCEDURES AS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, CERTIFIED INTERIOR DESIGNERS, AND LANDSCAPE ARCHITECTS.

ALLAN J. INGRAM, L.S.

#2242

INGRAM LAND SERVICES
INC.

DRAWN	DATE	2020 HENRY ROAD
DJI	09/06/25	FERRUM, VA 24088
APPROVED	DATE	PHONE: 540-365-2222
AJI	09/06/25	
SCALE	SHEET	PROJECT NO.
1" = 150'	1 OF 1	24095