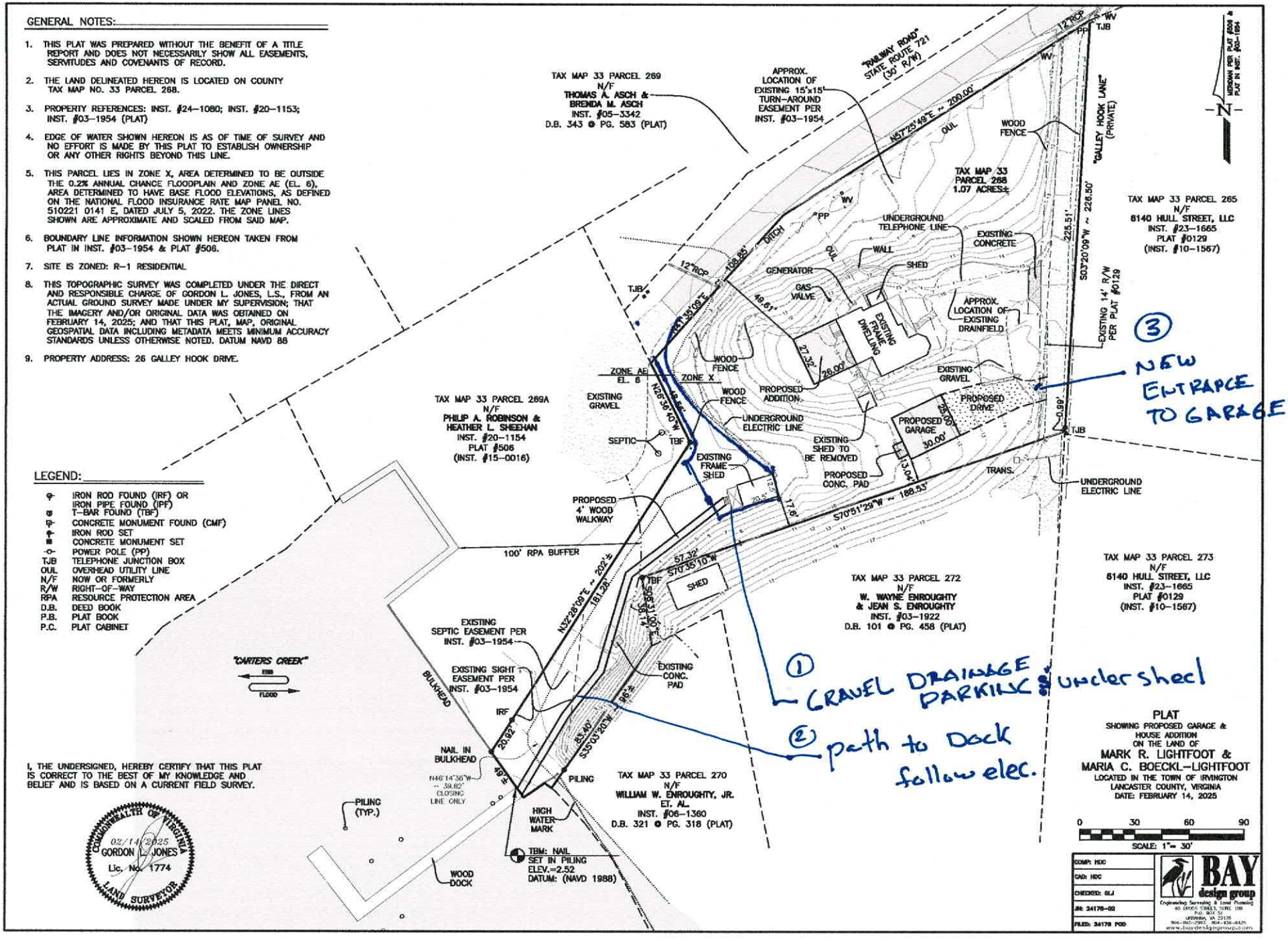
GENERAL NOTES:
1. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY SHOW ALL EASEMENTS, SERVITUDES AND COVENANTS OF RECORD.
2. THE LAND DELINEATED HEREON IS LOCATED ON COUNTY TAX MAP NO. 33 PARCEL 268.
3. PROPERTY REFERENCES: INST. #24–1080; INST. #20–1153; INST. #03–1954 (PLAT)
4. EDGE OF WATER SHOWN HEREON IS AS OF TIME OF SURVEY AND NO EFFORT IS MADE BY THIS PLAT TO ESTABLISH OWNERSHIP OR ANY OTHER RIGHTS BEYOND THIS LINE.
5. THIS PARCEL LIES IN ZONE X, AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND ZONE AE (EL. 6), AREA DETERMINED TO HAVE BASE FLOOD ELEVATIONS, AS DEFINED ON THE NATIONAL FLOOD INSURANCE RATE MAP PANEL NO. 510221 0141 E, DATED JULY 5, 2022. THE ZONE LINES SHOWN ARE APPROXIMATE AND SCALED FROM SAID MAP.
6. BOUNDARY LINE INFORMATION SHOWN HEREON TAKEN FROM PLAT IN INST. #03–1954 & PLAT #508.
7. SITE IS ZONED: R–1 RESIDENTIAL
8. THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF GORDON L. JONES, L.S., FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON FEBRUARY 14, 2025; AND THAT THIS PLAT, MAP, ORIGINAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED. DATUM NAVD 88
9. PROPERTY ADDRESS: 26 GALLEY HOOK DRIVE.
LEGEND:
IRON ROD FOUND (IRF) OR IRON PIPE FOUND (IPF)
T–BAR FOUND (TBF)
CONCRETE MONUMENT FOUND (CMF)
IRON ROD SET
CONCRETE MONUMENT SET
POWER POLE (PP)
TJB TELEPHONE JUNCTION BOX
OUL OVERHEAD UTILITY LINE
N/F NOW OR FORMERLY
R/W RIGHT–OF–WAY
RPA RESOURCE PROTECTION AREA
D.B. DEED BOOK
P.B. PLAT BOOK
P.C. PLAT CABINET
I, THE UNDERSIGNED, HEREBY CERTIFY THAT THIS PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND IS BASED ON A CURRENT FIELD SURVEY.
COMMONWEALTH OF VIRGINIA
02/14/2025
GORDON L. JONES
Lic. No. 1774
LAND SURVEYOR
TAX MAP 33 PARCEL 269
N/F
THOMAS A. ASCH & BRENDA M. ASCH
INST. #05–3342
D.B. 343 @ PG. 583 (PLAT)
TAX MAP 33 PARCEL 269A
N/F
PHILIP A. ROBINSON & HEATHER L. SHEEHAN
INST. #20–1154
PLAT #506
(INST. #15–0016)
TAX MAP 33 PARCEL 272
N/F
W. WAYNE ENROUGHTY & JEAN S. ENROUGHTY
INST. #03–1922
D.B. 101 @ PG. 458 (PLAT)
TAX MAP 33 PARCEL 270
N/F
WILLIAM W. ENROUGHTY, JR. ET. AL.
INST. #06–1360
D.B. 321 @ PG. 318 (PLAT)
TAX MAP 33 PARCEL 268
1.07 ACRES±
TAX MAP 33 PARCEL 265
N/F
8140 HULL STREET, LLC
INST. #23–1665
PLAT #0129
(INST. #10–1567)
TAX MAP 33 PARCEL 273
N/F
8140 HULL STREET, LLC
INST. #23–1665
PLAT #0129
(INST. #10–1567)
APPROX. LOCATION OF EXISTING 15'x15' TURN–AROUND EASEMENT PER INST. #03–1954
"RAILWAY ROAD" STATE ROUTE 721 (30' R/W)
"GALLEY HOOK LANE" (PRIVATE)
EXISTING 14' R/W PER PLAT #0129
MERIDIAN PER PLAT #508 & PLAT IN INST. #03–1954
N57°25'48"E ~ 200.00'
S03°20'09"W ~ 226.50'
N32°28'09"E ~ 202'±
S70°51'29"W ~ 188.53'
S70°35'10"W
N26°38'40"W
S35°03'30"W
N46°14'36"W ~ 59.82' CLOSING LINE ONLY
12"RCP
DITCH
WOOD FENCE
UNDERGROUND TELEPHONE LINE
EXISTING CONCRETE
WALL
SHED
GENERATOR
GAS VALVE
EXISTING FRAME DWELLING
APPROX. LOCATION OF EXISTING DRAINFIELD
EXISTING GRAVEL
PROPOSED ADDITION
PROPOSED DRIVE
PROPOSED GARAGE
30.00'
25.00'
EXISTING SHED TO BE REMOVED
PROPOSED CONC. PAD
UNDERGROUND ELECTRIC LINE
TRANS.
ZONE AE EL. 6
ZONE X
SEPTIC
TBF
EXISTING FRAME SHED
PROPOSED 4' WOOD WALKWAY
100' RPA BUFFER
EXISTING SEPTIC EASEMENT PER INST. #03–1954
EXISTING SIGHT EASEMENT PER INST. #03–1954
EXISTING CONC. PAD
"CARTERS CREEK"
EBB
FLOOD
BULKHEAD
IRF
NAIL IN BULKHEAD
PILING
PILING (TYP.)
HIGH WATER MARK
TBM: NAIL SET IN PILING ELEV.=2.52 DATUM: (NAVD 1988)
WOOD DOCK
(3) NEW ENTRANCE TO GARAGE
(1) GRAVEL DRAINAGE PARKING under shed
(2) path to Dock follow elec.
PLAT
SHOWING PROPOSED GARAGE & HOUSE ADDITION ON THE LAND OF
MARK R. LIGHTFOOT & MARIA C. BOECKL–LIGHTFOOT
LOCATED IN THE TOWN OF IRVINGTON
LANCASTER COUNTY, VIRGINIA
DATE: FEBRUARY 14, 2025
0 30 60 90
SCALE: 1"= 30'
COMP: MDC
CAD: MDC
CHECKED: GLJ
JN: 24178–02
FILED: 24178 PDD
BAY design group