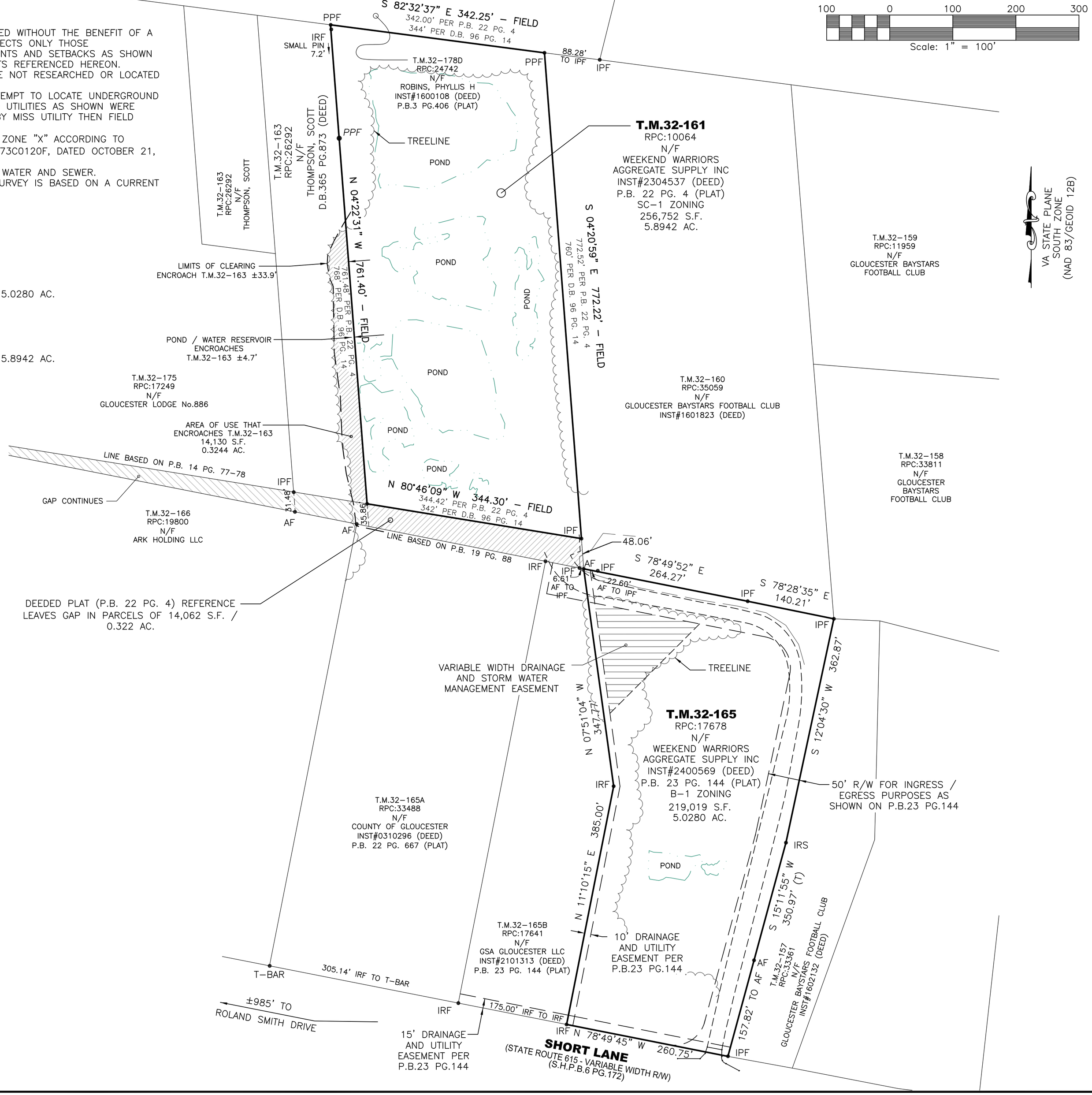
GENERAL NOTES

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS AND SETBACKS AS SHOWN IN THE DEEDS AND PLATS REFERENCED HEREON.
2. WETLANDS, IF ANY, WERE NOT RESEARCHED OR LOCATED FOR THIS PLAT.
3. THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES. UNDERGROUND UTILITIES AS SHOWN WERE LOCATED AND MARKED BY MISS UTILITY THEN FIELD LOCATED BY THIS FIRM.
4. PARCEL LIES IN F.I.R.M. ZONE "X" ACCORDING TO COMMUNITY PANEL #51073C0120F, DATED OCTOBER 21, 2021.
5. LOT SERVED BY PUBLIC WATER AND SEWER.
6. THIS LAND BOUNDARY SURVEY IS BASED ON A CURRENT FIELD SURVEY.

SITE INFORMATION

NUMBER NOT YET ASSIGNED
SHORT LANE
T.M.: 32-165
RPC: 17678
TOTAL AREA: 219,019 S.F. / 5.0280 AC.
ZONING DISTRICT: B-1

6685 SHORT LANE
T.M.: 32-161
RPC: 10064
TOTAL AREA: 256,752 S.F. / 5.8942 AC.
ZONING DISTRICT: SC-1



LEGEND

IRF = IRON ROD FOUND
AF = AXLE FOUND
IPF = IRON PIPE FOUND
PPF = PINCHED PIPE FOUND
T-BAR = T-BAR FOUND
IRS = IRON ROD SET

BOUNDARY SURVEY OF
T.M.32-165 & T.M.32-161
FOR
CHJ REALTY

YORK MAGISTERIAL DISTRICT
GLOUCESTER, VIRGINIA

DATE: 05/13/2026
DRAWN BY: AEQ
PROJECT No. 26-125

REFERENCES:
P.B. 22 PG. 667
P.B. 23 PG. 144
P.B. 26 PG. 554
P.B. 22 PG. 4
P.B. 14 PG. 77-78
P.B. 19 PG. 87-88
D.B. 96 PG. 14
P.B. 3 PG. 406

NO.	DATE	REVISION / COMMENT / NOTE

COMMONWEALTH OF VIRGINIA
W. CHASE GROGG
Lic. No. 3645
05/13/2026
LAND SURVEYOR

LANDTECH RESOURCES, INC
Engineering & Land Surveying Consultants
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Ph: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com