#020027161

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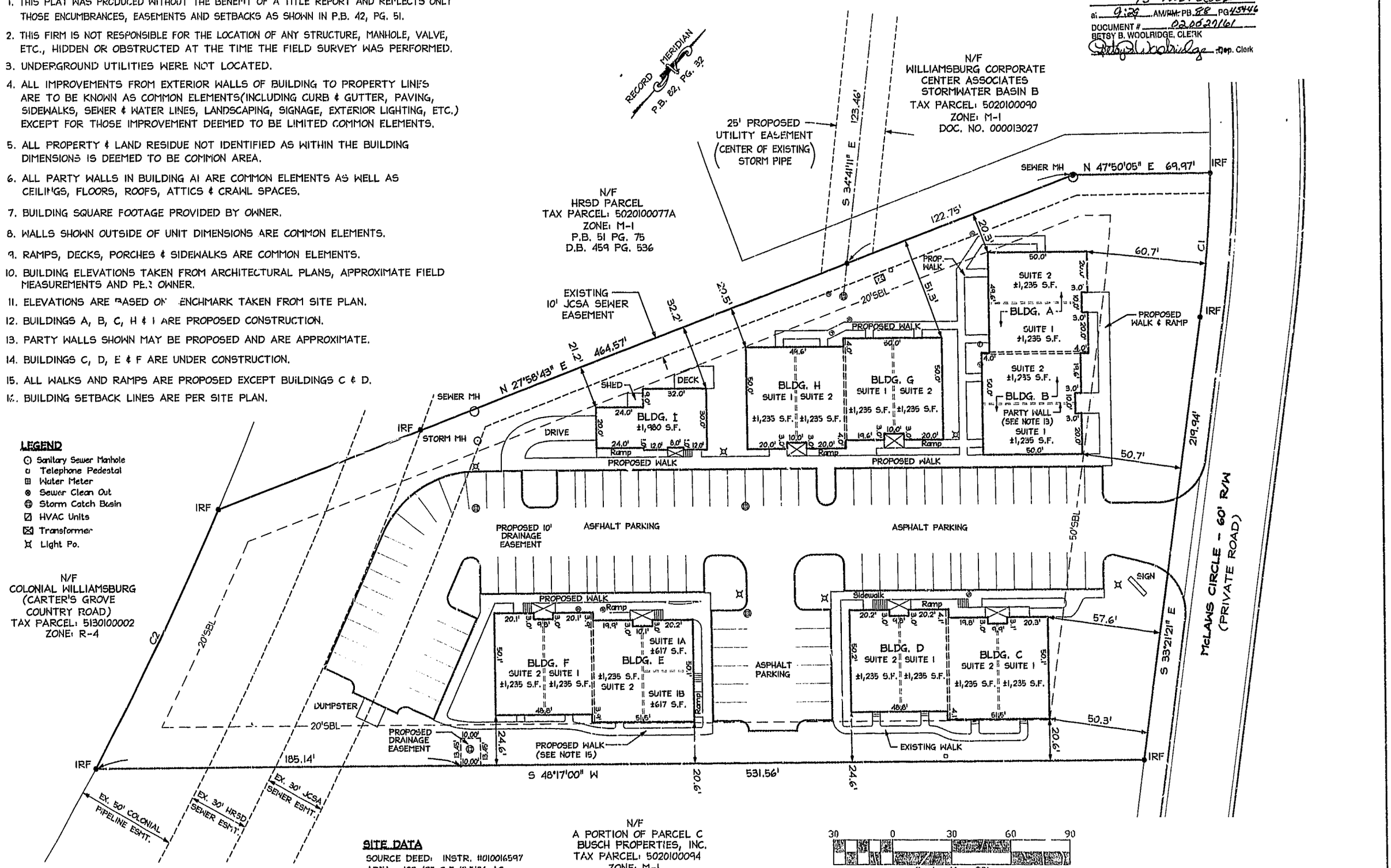
City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
15 NOV. 2002
at 9:29 AM/PM PB 88 PG 45446
DOCUMENT # 020027161
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Dep. Clerk

NOTES:

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS AND SETBACKS AS SHOWN IN P.B. 42, PG. 51.
2. THIS FIRM IS NOT RESPONSIBLE FOR THE LOCATION OF ANY STRUCTURE, MANHOLE, VALVE, ETC., HIDDEN OR OBSTRUCTED AT THE TIME THE FIELD SURVEY WAS PERFORMED.
3. UNDERGROUND UTILITIES WERE NOT LOCATED.
4. ALL IMPROVEMENTS FROM EXTERIOR WALLS OF BUILDING TO PROPERTY LINES ARE TO BE KNOWN AS COMMON ELEMENTS(INCLUDING CURB & GUTTER, PAVING, SIDEWALKS, SEWER & WATER LINES, LANDSCAPING, SIGNAGE, EXTERIOR LIGHTING, ETC.) EXCEPT FOR THOSE IMPROVEMENT DEEMED TO BE LIMITED COMMON ELEMENTS.
5. ALL PROPERTY & LAND RESIDUE NOT IDENTIFIED AS WITHIN THE BUILDING DIMENSIONS IS DEEMED TO BE COMMON AREA.
6. ALL PARTY WALLS IN BUILDING A1 ARE COMMON ELEMENTS AS WELL AS CEILINGS, FLOORS, ROOFS, ATTICS & CRAWL SPACES.
7. BUILDING SQUARE FOOTAGE PROVIDED BY OWNER.
8. WALLS SHOWN OUTSIDE OF UNIT DIMENSIONS ARE COMMON ELEMENTS.
9. RAMPS, DECKS, PORCHES & SIDEWALKS ARE COMMON ELEMENTS.
10. BUILDING ELEVATIONS TAKEN FROM ARCHITECTURAL PLANS, APPROXIMATE FIELD MEASUREMENTS AND PER OWNER.
11. ELEVATIONS ARE BASED ON BENCHMARK TAKEN FROM SITE PLAN.
12. BUILDINGS A, B, C, H & I ARE PROPOSED CONSTRUCTION.
13. PARTY WALLS SHOWN MAY BE PROPOSED AND ARE APPROXIMATE.
14. BUILDINGS C, D, E & F ARE UNDER CONSTRUCTION.
15. ALL WALKS AND RAMPS ARE PROPOSED EXCEPT BUILDINGS C & D.
16. BUILDING SETBACK LINES ARE PER SITE PLAN.



LEGEND

- Sanitary Sewer Manhole
- Telephone Pedestal
- Water Meter
- Sewer Clean Out
- Storm Catch Basin
- HVAC Units
- Transformer
- Light Po.

NO	DELTA	CHORD BEARING	TANGENT	RADIUS	ARC	CHORD
C1	06°16'02"	S 36°29'21" E	35.78	653.54	71.49	71.45
C2	05°06'02"	N 14°49'50" W	71.26	1600.00	142.43	142.38

SITE DATA

SOURCE DEED: INSTR. #010016597
AREA: 109,493 S.F./2.5136 AC.
ZONING: M-1
PARCEL NUMBER: 5020100094

N/F
A PORTION OF PARCEL C
BUSCH PROPERTIES, INC.
TAX PARCEL: 5020100094
ZONE: M-1

30 0 30 60 90
Scale: 1" = 30'

SURVEYOR'S CERTIFICATE

I CERTIFY THAT THIS PLAT IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 55-79.58(A) AND (B)OF THE CODE OF VIRGINIA 1950 AS AMENDED AND THAT ALL UNITS DEPICTED HEREON HAVE BEEN SUBSTANTIALLY COMPLETED.

STATE CERTIFIED LAND SURVEYOR — DATE: 10-21-2002

COMMONWEALTH OF VIRGINIA
MATTHEW H. CONNOLLY
No. 002083
10-21-02
LAND SURVEYOR

SHEET 1 OF 2

LandTech Resources, Inc.
Surveying • Mapping • GPS
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Telephone: 757-565-1677 Fax: 757-565-0782
Web: landtechresources.com

PLAT SHOWING
McLAWS CENTRE OFFICE CONDOMINIUMS
Roberts District, James City County, Virginia

PROJECT #02-383 DATE: 10-21-2002