

# 030036742

RECORD MERIDIAN  
P.B. 83, PG. 32

**NOTES:**

- THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS AND SETBACKS AS SHOWN IN P.B. 83, PG. 32.
- 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.
- UNDERGROUND UTILITIES WERE NOT LOCATED.
- 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.
- ALL PROPERTY & LAND RESIDUE NOT IDENTIFIED AS WITHIN THE BUILDING DIMENSIONS IS DEEMED TO BE COMMON AREA.

- ALL PARTY WALLS IN BUILDING A1 ARE COMMON ELEMENTS AS WELL AS CEILINGS, FLOORS, ROOFS, ATTICS & CRAWL SPACES.
- BUILDING SQUARE FOOTAGE PROVIDED BY OWNER.
- WALLS SHOWN OUTSIDE OF UNIT DIMENSIONS ARE COMMON ELEMENTS.
- RAMPS, DECKS, PORCHES & SIDEWALKS ARE COMMON ELEMENTS.
- BUILDING ELEVATIONS TAKEN FROM ARCHITECTURAL PLANS, APPROXIMATE FIELD MEASUREMENTS AND PER OWNER.
- ELEVATIONS ARE BASED ON BENCHMARK TAKEN FROM SITE PLAN.
- BUILDINGS A, E & F ARE PROPOSED CONSTRUCTION.

- PARTY WALLS SHOWN MAY BE PROPOSED AND ARE APPROXIMATE.
- WALKS SHOWN BETWEEN BUILDINGS B & C / C & D ARE EXISTING. ALL OTHER WALKS, RAMPS & IMPROVEMENTS SHOWN ARE PROPOSED.
- BUILDING SETBACK LINES ARE PER SITE PLAN.  
FRONT SETBACK = 50'  
SIDE SETBACK = 20'  
REAR SETBACK = 75'
- LANDSCAPE YARD SETBACK LINES ARE PER SITE PLAN.  
FRONT SETBACK = 30'  
SIDE SETBACK = 15'  
REAR SETBACK = 35' (TRANSITIONAL BUFFER)

**LEGAL DESCRIPTION**

PARCEL 14A  
PLAT OF SUBDIVISION OF PARCELS 14 AND BOUNDARY LINE ADJUSTMENT OF BASIN B BEING A PORTION OF PARCEL C BUSCH CORPORATE CENTER - WILLIAMSBURG

**PROPERTY INFORMATION**

DIVERSIFIED COMMERCIAL INVESTMENT, LLC  
SOURCE DEED: INSTR. #020030362  
AREA: 144,698 S.F. / 3.32 ACRES.  
ZONING: M-1  
PARCEL NUMBER: 5020100094

**ADDRESS**

350 McCLAWS CIRCLE  
WILLIAMSBURG, VIRGINIA, 23185

N/F  
COLONIAL WILLIAMSBURG  
(CARTERS GROVE COUNTRY ROAD)  
ZONE: R-4  
TAX PARCEL 5130100002

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
at 11:15 AM/PM: PB 83 PG 32  
DOCUMENT # 030036742  
BETSY B. WOOLRIDGE, CLERK

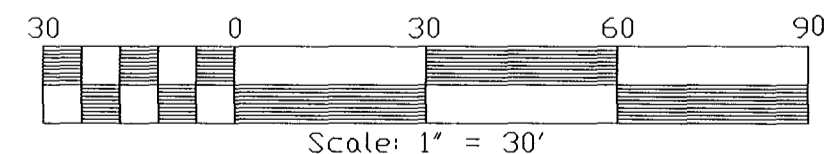
N/F  
G.F. ASSOCIATES  
ZONE: R-4  
D.B. 514, PG. 759  
TAX PARCEL 5020900018A



- LEGEND**
- ☐ Telephone Pedestal
  - ⊠ Water Meter
  - ⊙ Sewer Clean Out
  - ⊞ Storm Catch Basin
  - ⊡ HVAC Unit
  - ⊠ Transformer
  - ⊗ Light Pole
  - ⊙ Fire Hydrant
  - IRF = Iron Rod Found

**PROPERTY LINE CURVE TABLE**

NO.	DELTA	CHORD DIRECTION	TANGENT	RADIUS	ARC	CHORD
C1	26°31'41"	S 20°05'29" E	31.74	134.66	62.35	61.79
C2	24°49'43"	S 19°14'31" E	49.53	225.00	97.50	96.74
C3	15°10'36"	S 00°12'24" W	223.81	1680.00	445.00	443.70
C4	20°36'24"	N 01°58'25" W	290.87	1600.00	575.45	572.35

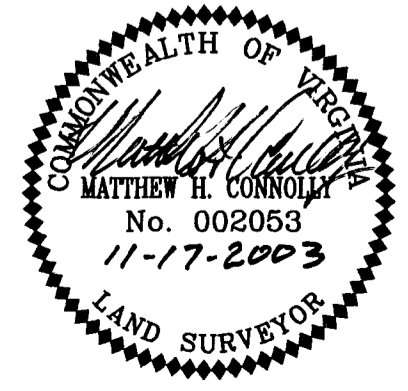


**SURVEYOR'S CERTIFICATE**

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.

*Matthew H. Connolly*  
STATE CERTIFIED LAND SURVEYOR

11-17-2003  
DATE



PLAT SHOWING  
**McCLAWS PARK PHASE 2 - McCLAWS CENTER CONDOMINIUMS**

Roberts District, James City County, Virginia

PROJECT #03-616 DATE: 11-17-2003

**LandTech Resources, Inc.**

Surveying • Mapping • GPS  
5810-F Mooretown Road, Williamsburg, Virginia 23188  
Telephone: 757-565-1677 Fax: 757-565-0782  
Web: landtechresources.com

60' R/W (PB 46/73)

McCLAWS CIRCLE (PRIVATE)