

080023640

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY BUSCH PROPERTIES, INC. TO LEEBCOR PROPERTIES AT MCLAWS, LLC. BY DEED DATED MAY 28TH, 2008 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA AS INSTRUMENT NO. 080013847.

OWNERS CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

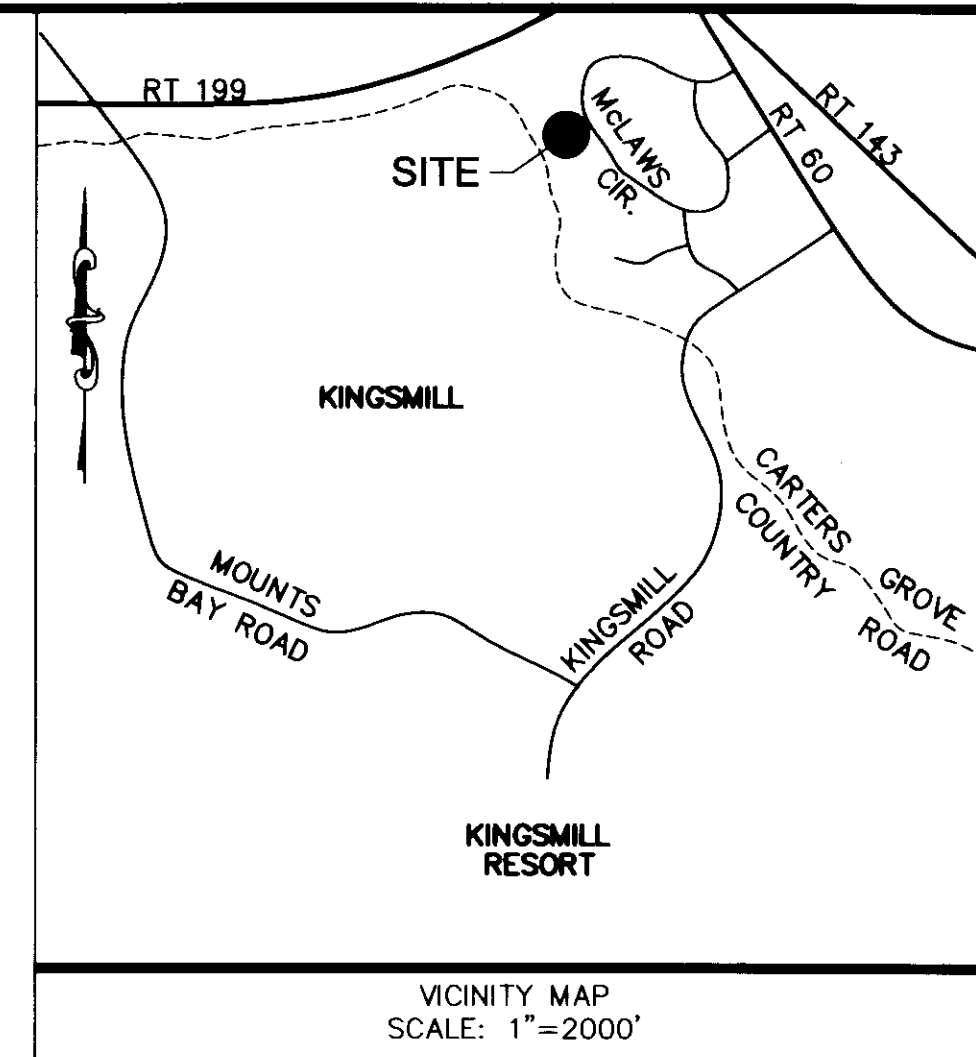
Derek Robertson 8/8/08
OWNER (SIGNATURE) DATE

DEREK ROBERTSON
OWNER (PRINTED)

Member
TITLE

GENERAL NOTES

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT REFLECT ALL ENCUMBRANCES, EASEMENTS, ETC. AFFECTING PROPERTY.
2. THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
3. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
4. ALL NEW UTILITIES SHALL BE LOCATED UNDERGROUND.
5. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
6. PARCEL SHALL BE SERVED BY PUBLIC WATER AND SEWER.



CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA

CITY/COUNTY OF James City, Kathleen Ryan Teber, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 8th DAY OF August, 2008. MY COMMISSION EXPIRES January 31, 2012.

Kathleen Ryan Teber 8/8/08
NOTARY PUBLIC DATE

348362
REGISTRATION NO.

PROPERTY INFORMATION

PROPERTY ADDRESS: 428 MCLAWS CIRCLE
JAMES CITY COUNTY, VA
CURRENT ZONING: M-1
PARCEL ID#: 5020100095
BUILDING SETBACKS:
FRONT: 50'
REAR: 20'
SIDE: 20'

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

Charles A. Calhoun 8/8/08
CHARLES A. CALHOUN, L.S. # 002554 DATE

AREA CALCULATIONS

AREA OF PARCEL 9: 301,163 S.F. / 6.914 AC.
AREA OF PARCEL 10: 262,109 S.F. / 6.017 AC.
TOTAL AREA: 563,272 S.F. / 12.931 AC.

CERTIFICATE OF APPROVAL

THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

Ellen H. Cook 9/10/08
SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

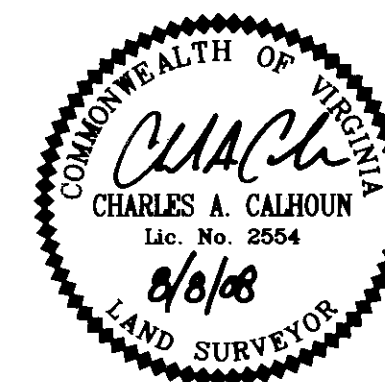
2 Large/Small Plat(s) Recorded
herewith as # 080023640

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 22 DAY OF September, 2008.

THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN INSTRUMENT # 080023640

TESTE Betsy B. Woolridge, CLERK OF CIRCUIT COURT
Debra Hallman, Deputy CLERK



PLAT OF SUBDIVISION OF
PARCELS 9 AND 10
BUSCH CORPORATE CENTER-WILLIAMSBURG
LOCATED IN THE
ROBERTS DISTRICT, JAMES CITY COUNTY, VA
DATE: 6/10/08 SCALE: N/A JOB #07-340
SHEET 1 OF 2

LandTech
Resources, Inc.
Surveying • Mapping • Land Design

205-E-Bulifants Blvd., Williamsburg, VA 23188
Phone: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com