

130028163

**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.

**SURVEYORS CERTIFICATE**

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 55-79.58 (A) OF THE CODE OF VIRGINIA 1950 AS AMENDED AND THAT ALL UNITS DEPICTED HEREON HAVE BEEN SUBSTANTIALLY COMPLETED.

*William S. Felts*  
STATE CERTIFIED LAND SURVEYOR

12-18-2013  
DATE



**GENERAL NOTES**

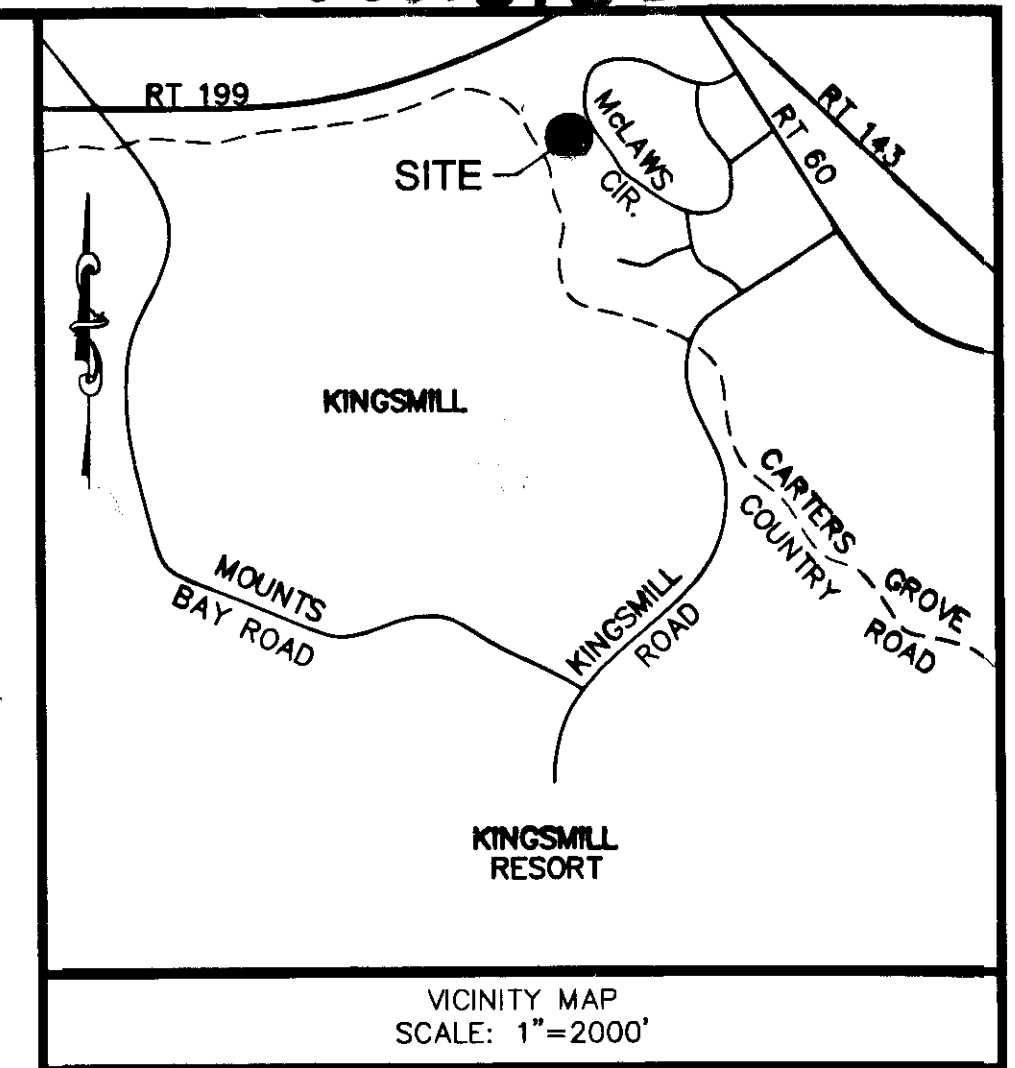
1. THIS PLAT WAS PRODUCED WITHOUT A TITLE REPORT AND MAY NOT REFLECT ALL EASEMENTS, SETBACKS, RESTRICTIONS, ETC. AFFECTING PROPERTY.
2. THIS PROPERTY APPEARS TO FALL IN ZONE "X" AS SHOWN COMMUNITY PANEL 51095C-0140C DATED SEPTEMBER 28, 2007.
3. ALL LAND RESIDUE AND IMPROVEMENTS FROM BUILDING WALLS TO PROPERTY LINES ARE TO BE KNOWN AS COMMON ELEMENTS UNLESS OTHERWISE NOTED.
4. ALL SITE IMPROVEMENTS ARE SHOWN PER SITE PLAN AND ARE APPROXIMATE.

**AREA TABLE**

SUBMITTED LAND	23,228 S.F. / 0.5332 AC.
PREVIOUSLY SUBMITTED LAND	238,881 S.F. / 5.4838 AC.
ADDITIONAL LAND	NONE REMAINING
<b>TOTAL LAND</b>	<b>262,109 S.F. / 6.0170 AC.</b>

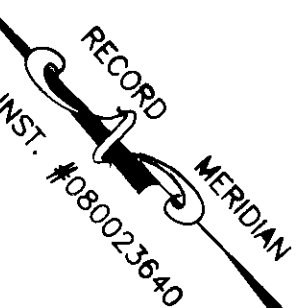
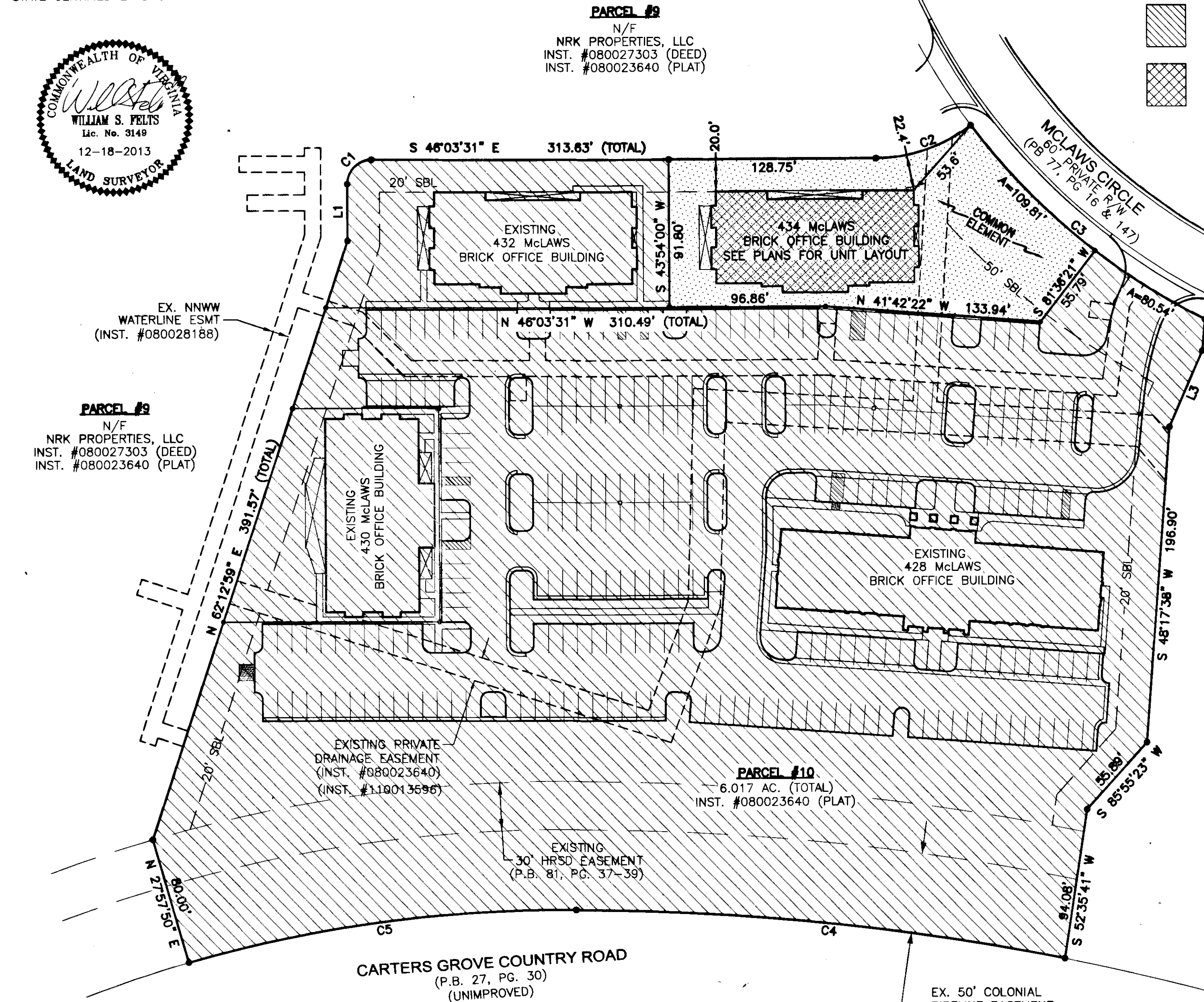
**HATCH LEGEND**

- SUBMITTED LAND
- ADDITIONAL LAND
- PREVIOUSLY SUBMITTED LAND
- UNIT FOOTPRINT AREA



**PROPERTY INFORMATION**

PROPERTY ADDRESS: 434 MCLAWS CIRCLE  
JAMES CITY COUNTY, VA  
CURRENT ZONING: M-1  
PARCEL ID#: 5020100095B  
BUILDING SETBACKS:  
FRONT: 50'  
REAR: 20'  
SIDE: 20'



**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 43°56'29" E	35.35'
L2	S 48°44'35" W	19.62'
L3	S 67°22'48" W	52.00'

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	15.00'	23.56'	21.21'	N 88°56'29" E	90°00'00"	15.00'
C2	96.50'	63.58'	62.43'	S 64°55'58" E	37°44'53"	32.99'
C3	404.74'	190.35'	188.60'	S 06°19'21" E	26°56'48"	96.97'
C4	1600.00'	305.73'	305.27'	N 40°01'33" W	10°56'54"	153.33'
C5	846.00'	244.16'	243.32'	N 53°46'05" W	16°32'10"	122.94'

STORMWATER BASIN B  
N/F  
THE WILLIAMSBURG CORPORATE CENTER ASSOCIATION, INC.  
P.B. 81, PG. 39

PLAT OF  
**MCLAWS PROFESSIONAL CENTER, A CONDOMINIUM**  
ROBERTS DISTRICT, JAMES CITY COUNTY, VIRGINIA  
DATE: 12-18-2013 SCALE: 1" = 50' JOB# 07-340  
SHEET 1 OF 3

**LandTech Resources, Inc.**  
Surveying • Engineering • GPS  
205-E-Bulifants Blvd., Williamsburg, VA 23188  
Phone: (757) 565-1677 Fax: (757) 565-0782  
web: landtechresources.com

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 12-27-2013 at 1:54 AM/PM, PG. 1 Document # 130028163  
BETSY B. WOOLRIDGE, CLERK  
*Robin Masella*, Dep. Clerk

3 Large/Small Plat(s) Recorded herewith as # 130028163