

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 IMPROVEMENTS 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.
- RAMP, 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

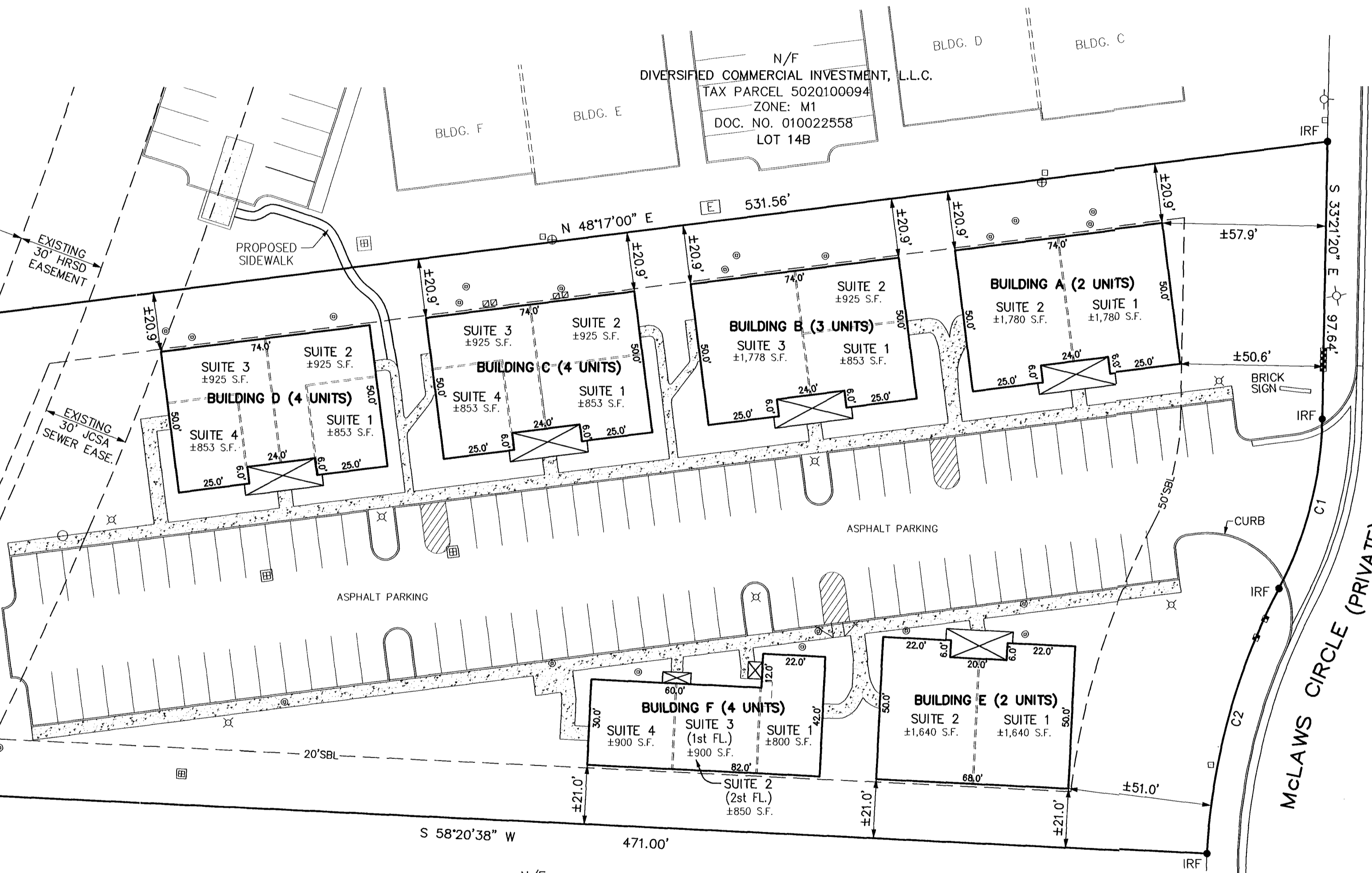
ADDRESS

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

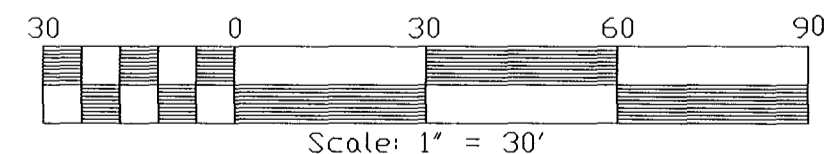
N/F
G.F. ASSOCIATES
ZONE: R-4
D.B. 514, PG. 759
TAX PARCEL 5020900018A



- 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

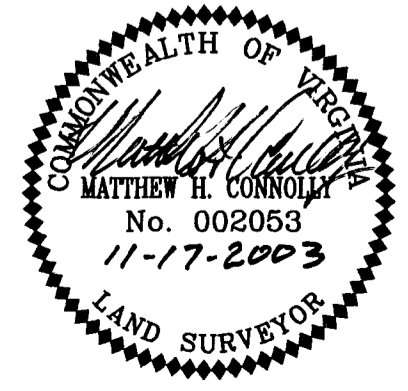


SURVEYOR'S CERTIFICATE

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

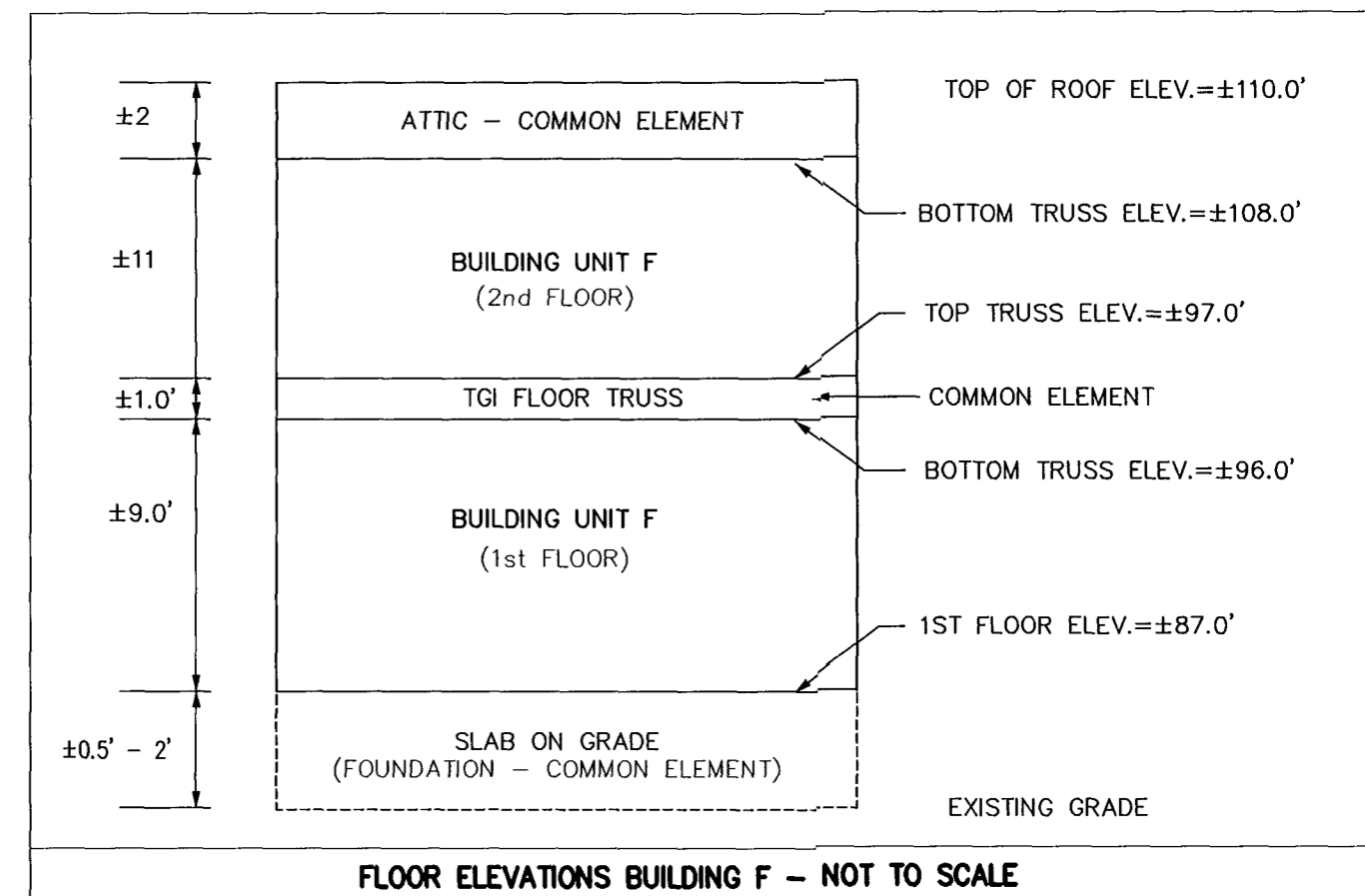
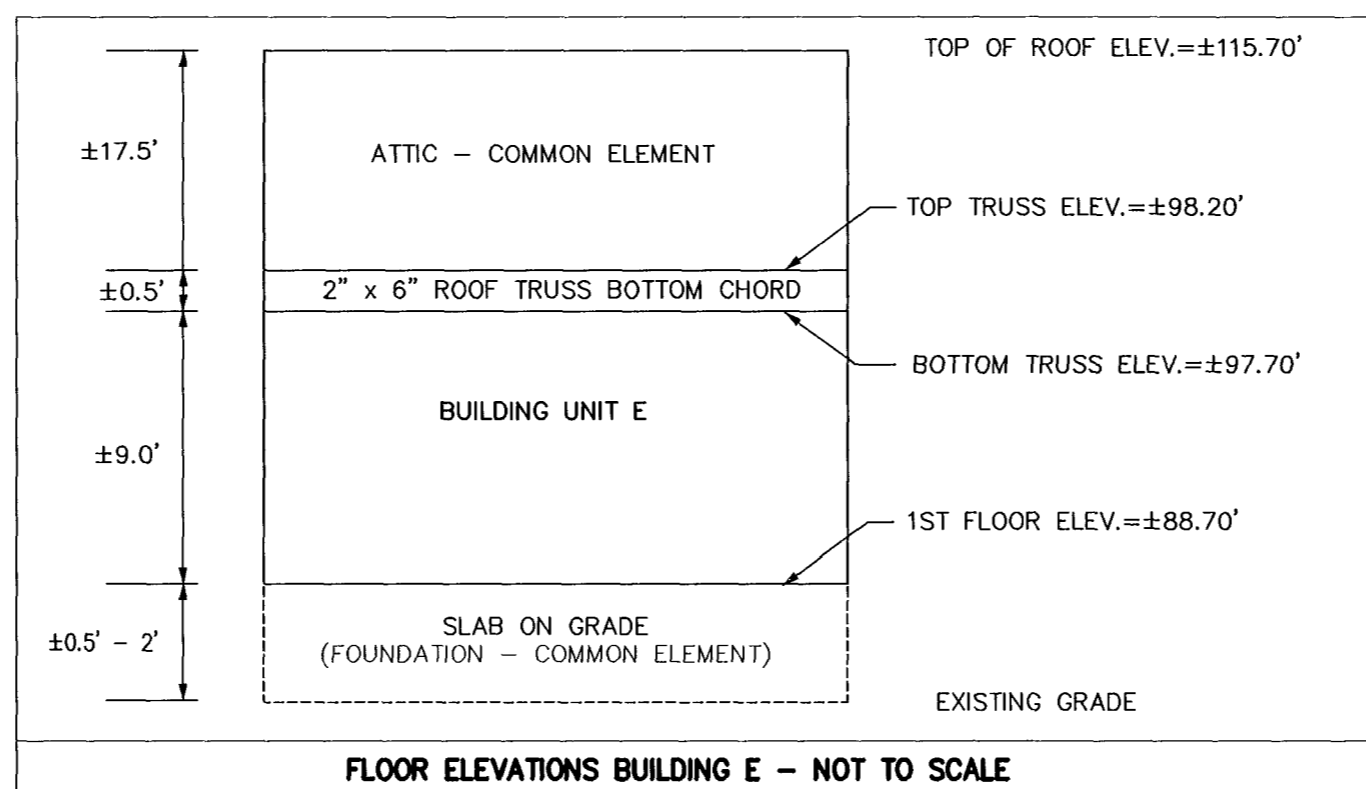
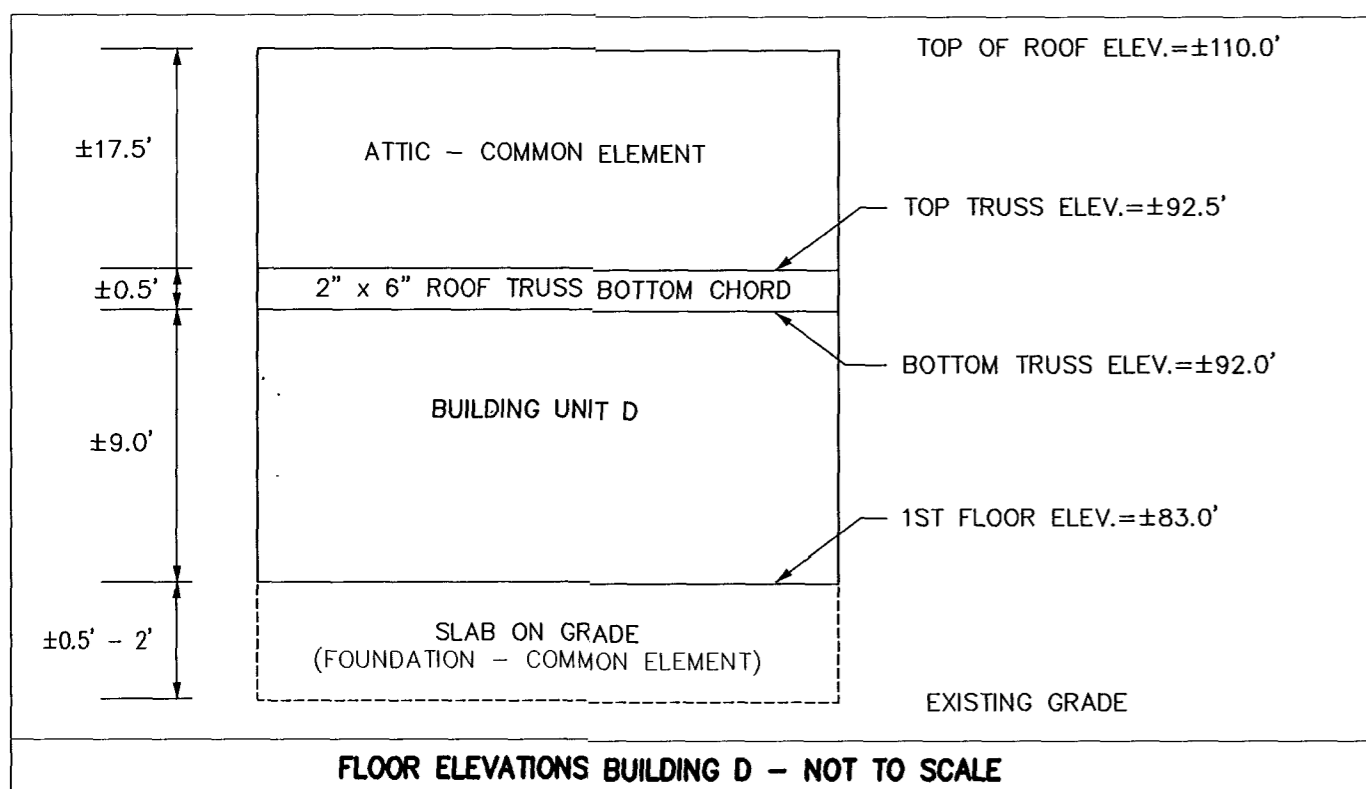
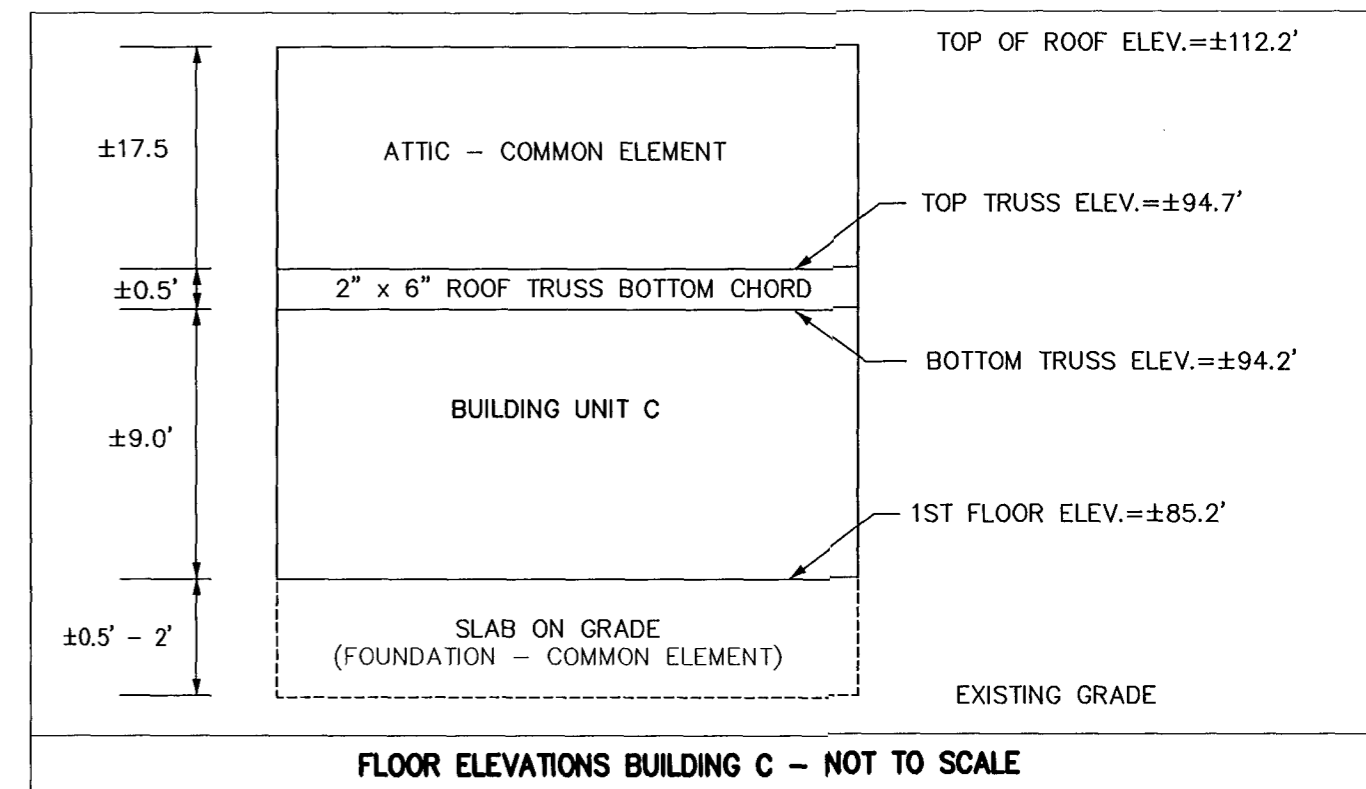
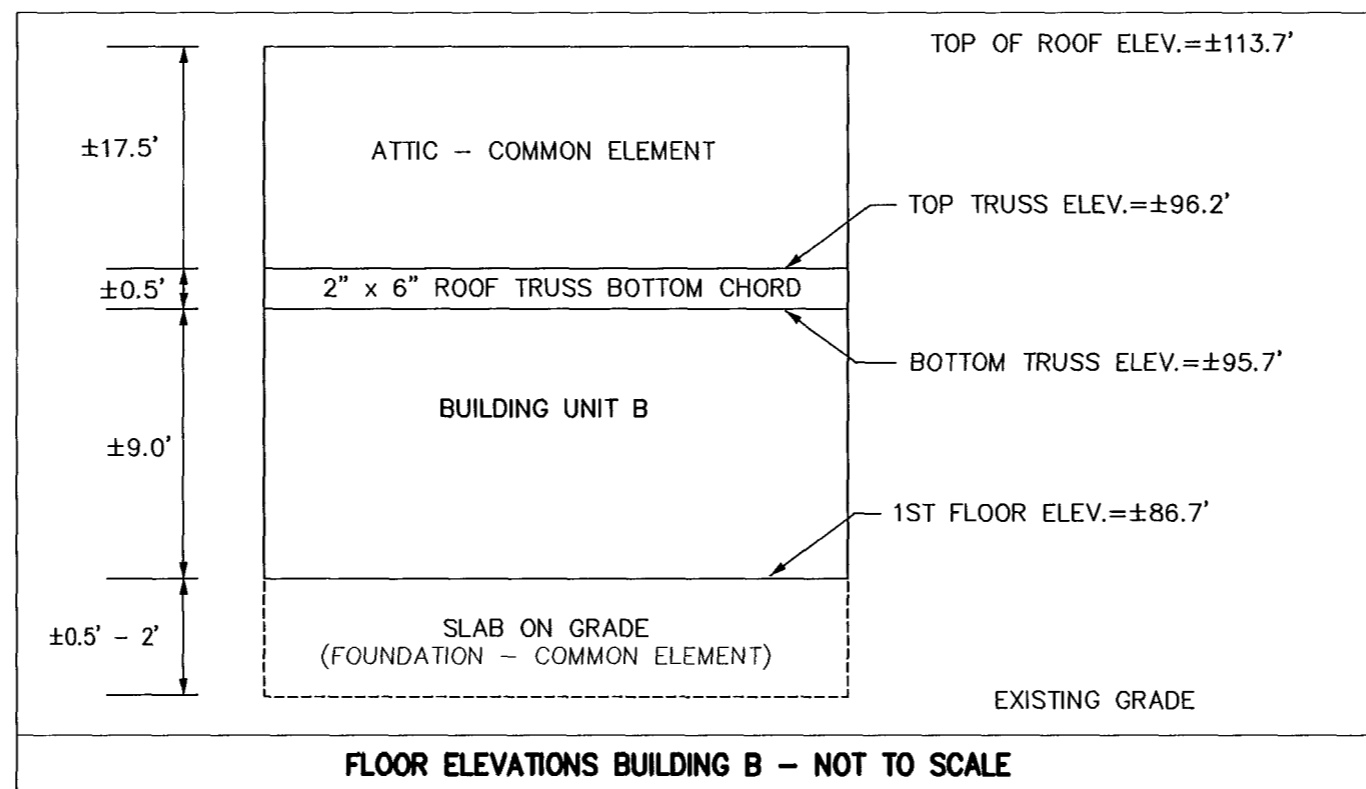
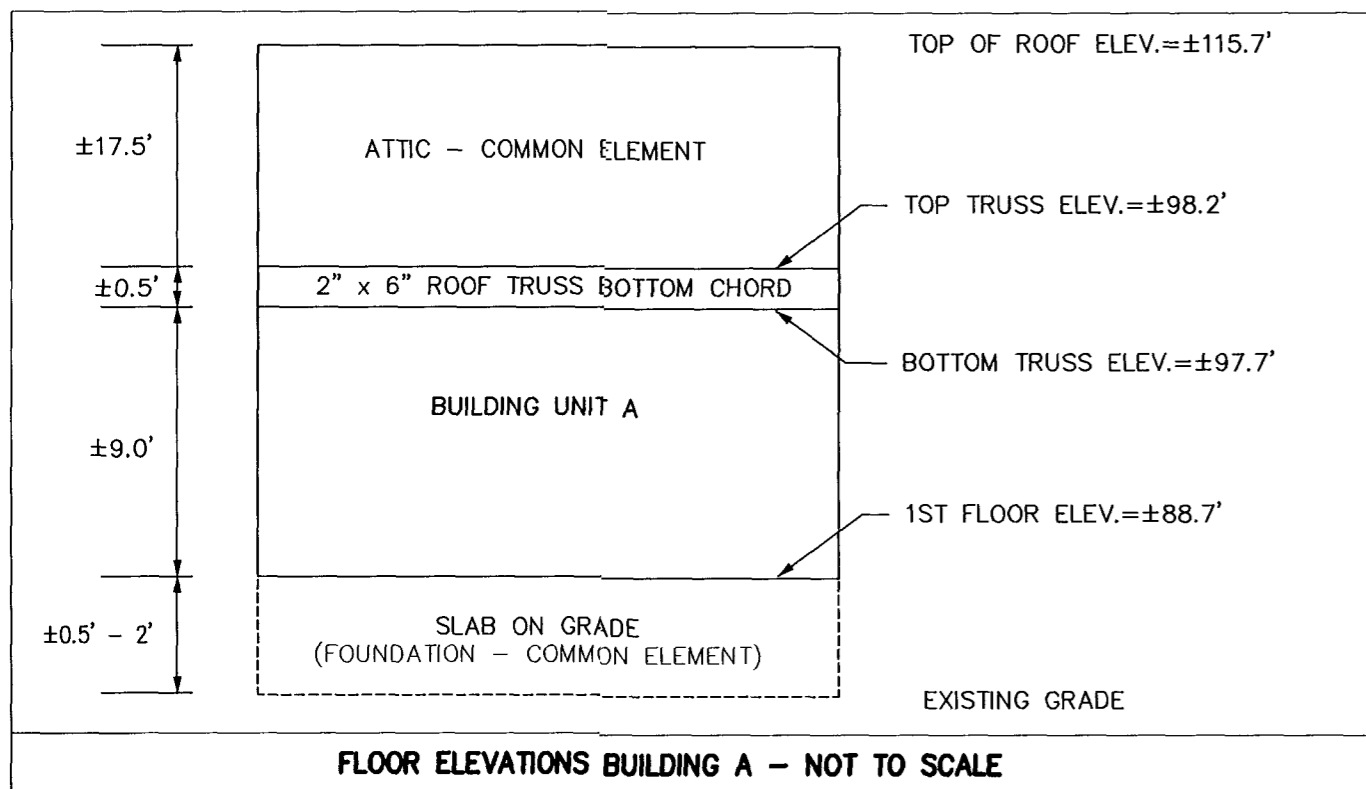


LandTech Resources, Inc.
Surveying • Mapping • GPS
5810-F Mooretown Road, Williamsburg, Virginia 23188
Telephone: 757-565-1677 Fax: 757-565-0782
Web: landtechresources.com

PLAT SHOWING
McLAWS PARK PHASE 2 - McLAWS CENTER CONDOMINIUMS
Roberts District, James City County, Virginia
PROJECT #03-616 DATE: 11-17-2003

60' R/W (PB 46/73)

#030036742



SHEET 2 OF 2

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11-17-2003
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City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
21 November 2003
at 11:15 AM/PM, PG -
DOCUMENT # 030036742
BETSY B. WOOLRIDGE, CLERK

Betsy B. Woolridge Clerk

