

#030038443

AREA TABULATION

	SQUARE FEET	ACRES
ORIGINAL AREA OF PARCEL "B"		
RECORD (P.B. 45, PG. 71)	273,467 S.F.	6.277 AC.±
COMPUTED	272,469 S.F.	6.255 AC.±
AREA OF PARCEL "B" (REMAINDER)	170,335 S.F.	3.910 AC.±
AREA OF NEW PARCEL "D"	102,134 S.F.	2.345 AC.±
TOTAL AREA SUBDIVIDED	272,469 S.F.	6.255 AC.±

NOTE:  
AREAS SHOWN ARE BASED ON TRAVERSE CALLS FROM RECORD INFORMATION WITH NO ALLOWANCE FOR STREAM MEANDERS.

N/F  
CITY OF WILLIAMSBURG  
TAX MAP (39-1)(1-55)  
C.O.W. DB 121, PG 321  
J.C.C. DB 809, PG 599

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY MARK E. AND LYNN H. ELLIS TO ONCOLOGY DEVELOPMENT, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY, BY DEED DATED JULY 8, 1995 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 753, PG. 197.

WRTC UNIT IN THE CONDOMINIUM WAS CONVEYED BY ONCOLOGY DEVELOPMENT, L.L.C. TO WILLIAMSBURG RADIATION THERAPY CENTER, INC. BY DEED DATED JULY 17, 1998 AND RECORDED IN THE OFFICE OF THE CLERK OF JAMES CITY COUNTY IN DEED BOOK 801 PAGE 519.

WMM UNIT IN THE CONDOMINIUM WAS CONVEYED BY ONCOLOGY DEVELOPMENT, L.L.C. TO WILLIAMSBURG MEDICAL MANAGEMENT, L.L.C., INC. BY DEED DATED OCTOBER 31, 1998 AND RECORDED IN THE OFFICE OF THE CLERK OF JAMES CITY COUNTY IN DEED BOOK 816 PAGE 492.

OWNER'S CERTIFICATE

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

	MARK E. ELLIS	7/8/03
FOR ONCOLOGY DEVELOPMENT, L.L.C.	PRINTED NAME	DATE
	LES A. DONAHUE	7/17/03
FOR RADIATION THERAPY CENTER, INC.	PRINTED NAME	DATE
	MARK E. ELLIS	7/8/03
FOR WILLIAMSBURG MEDICAL MANAGEMENT, L.L.C.	PRINTED NAME	DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA  
CITY/COUNTY OF James City, Mason Peace Washington  
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 NAME THIS 10th DAY OF July, 2003. MY COMMISSION EXPIRES July 31, 2003.  
Mason Peace Washington  
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND 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.  
A. D. SEBERT, L.S. 8/22/2002 DATE

N/F  
WILLIAMSBURG OXFORD LIMITED PARTNERSHIP  
D.B. 298, PG. 316  
TAX MAP (39-1)(1-131)

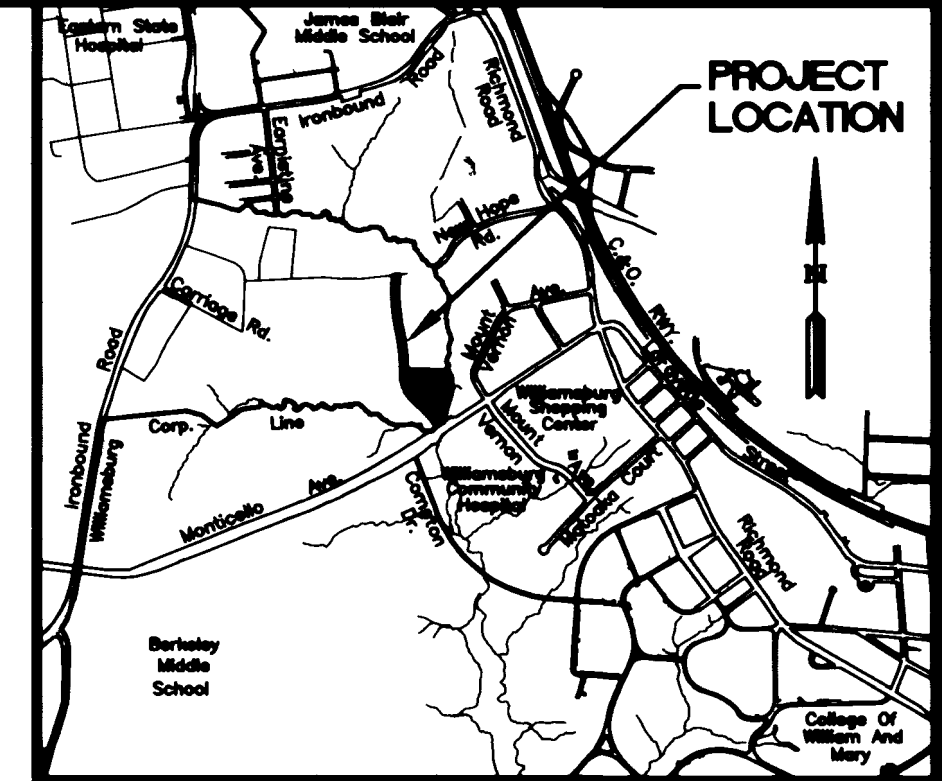
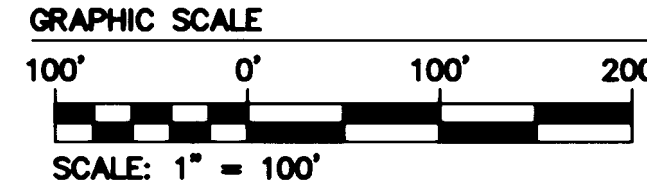
CERTIFICATE OF APPROVAL

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

	12/2/03
SUBDIVISION AGENT OF JAMES CITY COUNTY	DATE
	8/4/03
VIRGINIA DEPARTMENT OF TRANSPORTATION	DATE

CURVE TABLE

NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEAR
C2	13°00'00"	1506.98	341.69	171.58	340.98	N03°48'00"E
C3	17°32'50"	1530.00	477.47	240.69	473.54	N06°14'25"E
C4	18°31'06"	1470.00	475.11	238.65	473.05	S06°33'33"W
C5	13°00'00"	1585.98	355.30	178.42	354.54	S03°48'00"W
C6	00°43'54"	1585.98	20.00	10.00	20.00	S09°56'52"W
C7	12°18'03"	1585.98	335.30	168.29	334.68	N03°28'03"E
C8	47°06'15"	285.00	217.79	115.47	211.71	S13°14'37"E
C9	11°33'15"	335.00	67.56	33.69	67.44	S31°00'37"E
C10	11°33'15"	275.00	55.46	27.82	55.38	N31°00'38"W
C11	47°06'15"	325.00	267.09	141.61	258.64	N13°14'38"W



LOCATION MAP

SCALE: 1"=2000'

- NOTES:
- PROPERTY IS ZONED B-1, GENERAL BUSINESS DISTRICT
  - PARCEL "B" AND NEW PARCEL "D" CONSTITUTE ALL OF TAX MAP PARCEL (39-1)(1-133).
  - ALL LOTS ARE TO BE SERVED WITH JAMES CITY SERVICE AUTHORITY WATER AND SANITARY SEWER.
  - SETBACK REQUIREMENTS ARE PER CURRENT JAMES CITY COUNTY ZONING ORDINANCES.
  - ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
  - UNLESS OTHERWISE NOTED ALL DRAINAGE EASEMENTS ARE TO REMAIN PRIVATE.
  - THE OUTSIDE BOUNDARY FOR THIS PLAT WAS BASED UPON A PLAT PREPARED BY AES, A PROFESSIONAL CORPORATION ENTITLED "PLAT FOR SUBDIVISION, BOUNDARY LINE ADJUSTMENT AND EXCHANGE BETWEEN VENTURE PROPERTIES III AND C. H. LAWSON ESTATE" RECORDED JUNE 25, 1987 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN P.B. 45, PG. 71. THIS PLAT DOES NOT REPRESENT A CURRENT SURVEY AND DOES NOT SHOW IMPROVEMENTS.
  - EASEMENTS ARE SHOWN PER THE RECORD PLAT. OTHER EASEMENTS AND/OR ENCUMBRANCES MAY EXIST.
  - THIS PLAT PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
  - ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
  - THIS PROPERTY LIES ENTIRELY WITHIN "ZONE X", AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN PER F.L.R.M. #510294 0005 B. DATED 3/2/94.

NOW OR FORMERLY  
PITTMAN  
TAX MAP 433-0A-00-005  
D.B. 55, PG. 346  
ZONED LBR  
CITY OF WILLIAMSBURG

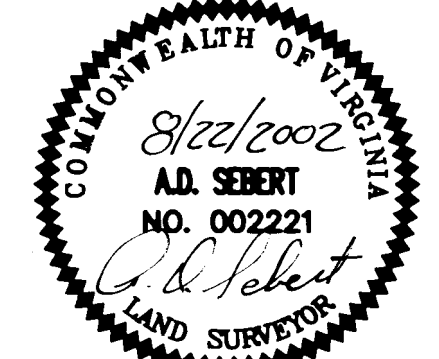
STATE OF VIRGINIA  
COUNTY OF JAMES CITY  
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, THIS 9th DAY OF Dec, 2003 THE PLAT SHOWN HEREOF WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.  
TESTE:   
CLERK  
PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
Instrument # 030038443

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2548 Olde Towne Road, Suite 1  
Williamsburg, Virginia 23188  
(757) 253-0040  
Fax (757) 220-8994

WILLIAMSBURG PHYSICIANS' CENTER CONDOMINIUM  
PLAT OF SUBDIVISION  
SHOWING NEW PARCEL "D"  
FOR CONVEYANCE TO:  
CITY OF WILLIAMSBURG, VIRGINIA

BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
1	7/2/03	ADDRESSED COUNTY COMMENTS	ADS

Designed ADS	Drawn ADS/JFS
Scale 1"=100'	Date 8/22/2002
Project No. 8284-2	
Drawing No. 1 OF 1	