

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.

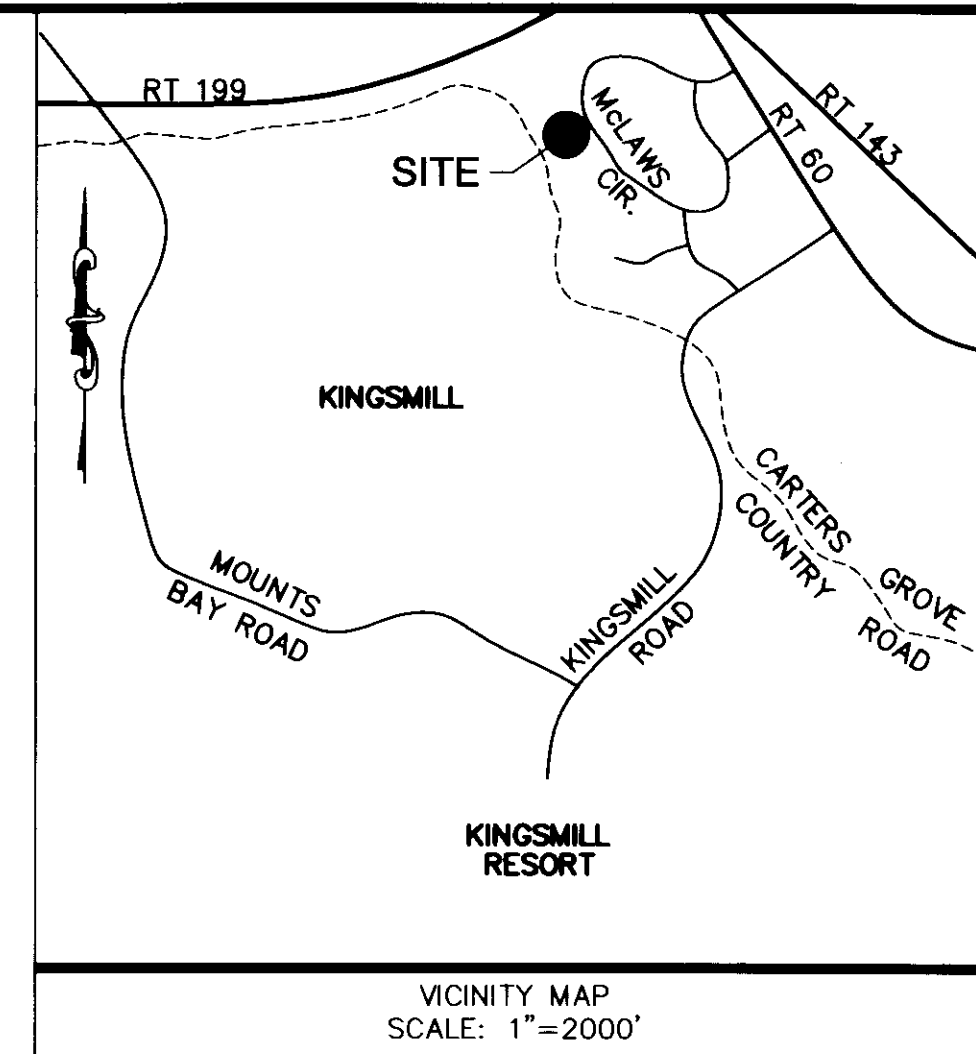
Derek Robertson 8/8/08
OWNER (SIGNATURE) DATE

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

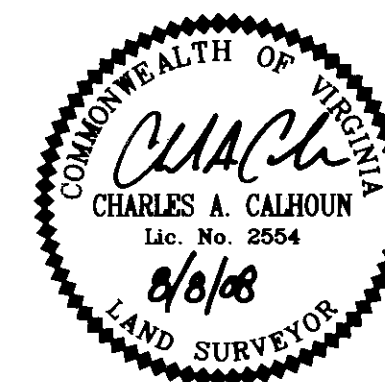
2 Large/Small Plat(s) Recorded
herewith as # 080023640

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



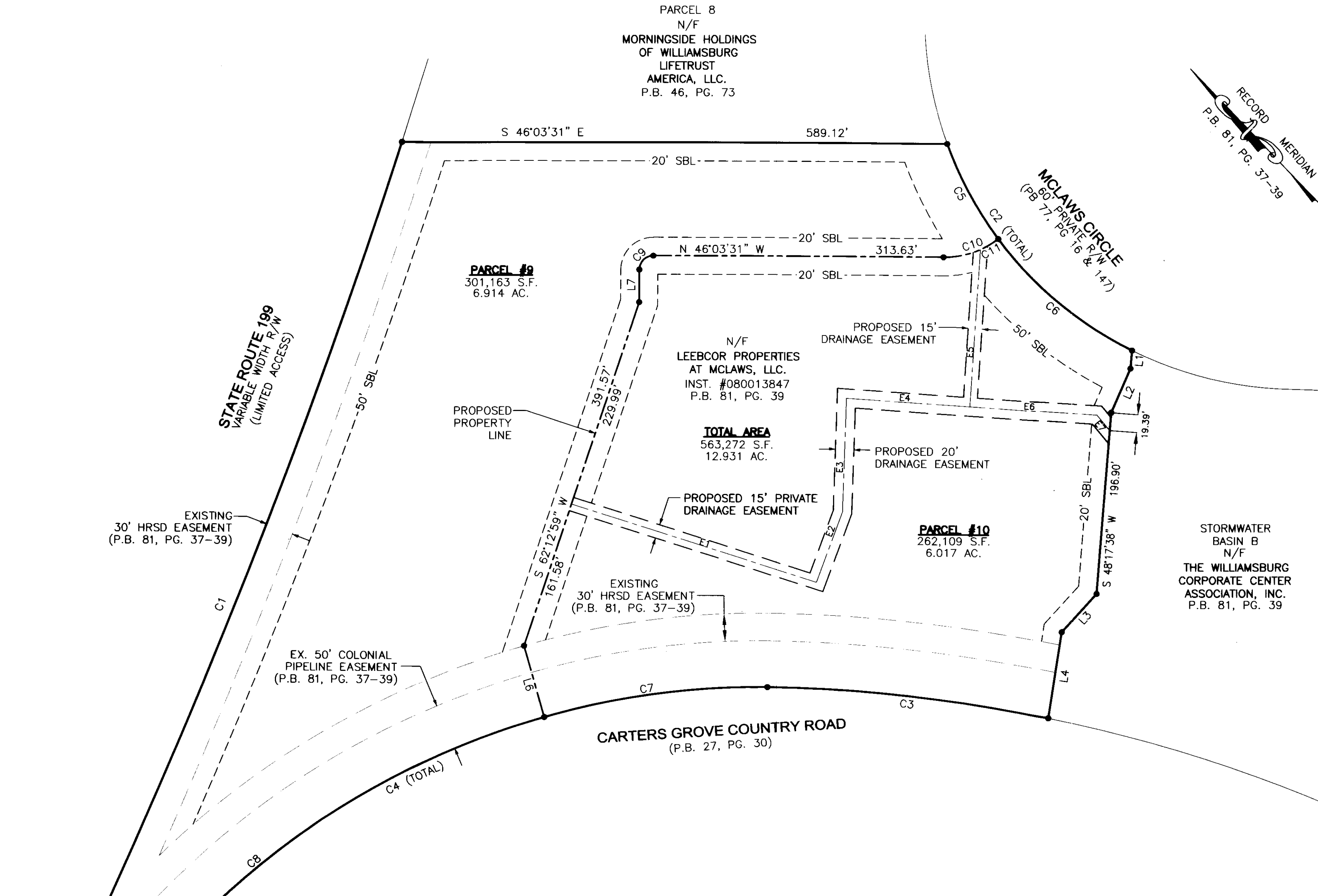
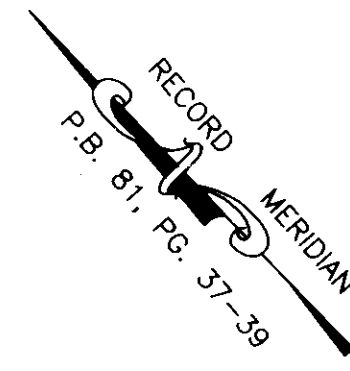
PLAT OF SUBDIVISION OF
PARCELS 9 AND 10
BUSCH CORPORATE CENTER-WILLIAMSBURG
LOCATED IN THE
ROBERTS DISTRICT, JAMES CITY COUNTY, VA
DATE: 6/10/08 SCALE: N/A JOB #07-340
SHEET 1 OF 2

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

080023640

PARCEL 8
N/F
MORNINGSIDE HOLDINGS
OF WILLIAMSBURG
LIFETRUST
AMERICA, LLC.
P.B. 46, PG. 73



PARCEL #9
301,163 S.F.
6.914 AC.

N/F
LEEBCOR PROPERTIES
AT MCLAWS, LLC.
INST. #080013847
P.B. 81, PG. 39

TOTAL AREA
563,272 S.F.
12.931 AC.

PARCEL #10
262,109 S.F.
6.017 AC.

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

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 48°44'35" W	19.62'
L2	S 67°22'48" W	52.00'
L3	S 85°55'23" W	55.89'
L4	S 52°35'41" W	94.08'
L5	N 20°07'30" W	50.00'
L6	S 27°57'50" W	80.00'
L7	S 43°56'29" W	35.35'

EASEMENT LINE TABLE

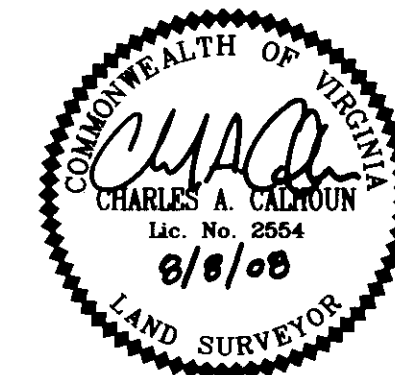
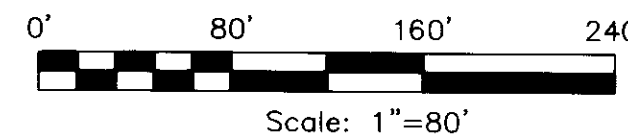
E	BEARING	DISTANCE
E1	S 28°28'44" E	277.88'
E2	N 64°02'06" E	81.06'
E3	N 45°39'53" E	123.41'
E4	S 42°28'05" E	133.65'
E5	N 47°31'55" E	170.53'
E6	S 42°28'05" E	137.59'
E7	S 04°26'57" W	21.72'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	7744.44'	1124.17'	1123.19'	N 65°42'59" E	08°19'01"	563.08'
C2	404.74'	307.19'	299.87'	S 01°56'51" W	43°29'11"	161.42'
C3	1600.00'	305.74'	305.27'	N 40°01'33" W	10°56'54"	153.33'
C4	846.00'	954.22'	904.44'	N 77°48'45" W	64°37'31"	535.08'
C5	404.74'	116.84'	116.43'	N 15°25'15" E	16°32'24"	58.83'
C6	404.74'	190.35'	188.60'	N 06°19'21" W	26°56'48"	96.97'
C7	846.00'	244.16'	243.32'	N 53°46'05" W	16°32'10"	122.94'
C8	846.00'	710.06'	689.40'	N 86°04'50" W	48°05'21"	377.45'
C9	15.00'	23.56'	21.21'	S 88°56'30" W	89°59'58"	15.00'
C10	96.50'	63.58'	62.43'	N 64°55'58" W	37°44'53"	32.99'
C11	96.50'	22.48'	22.43'	N 77°07'55" W	13°20'58"	11.29'

2 Large Plats Recorded
herewith as # 080023640

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
9-22-2008
at 10:39 AM, P.B. PG.
DOCUMENT # 080023640
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge 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: 1"=80' JOB #07-340
SHEET 2 OF 2

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