

100028271

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.

Charles A. Calhoun
STATE CERTIFIED LAND SURVEYOR

8/6/2010
DATE



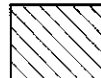
GENERAL NOTES

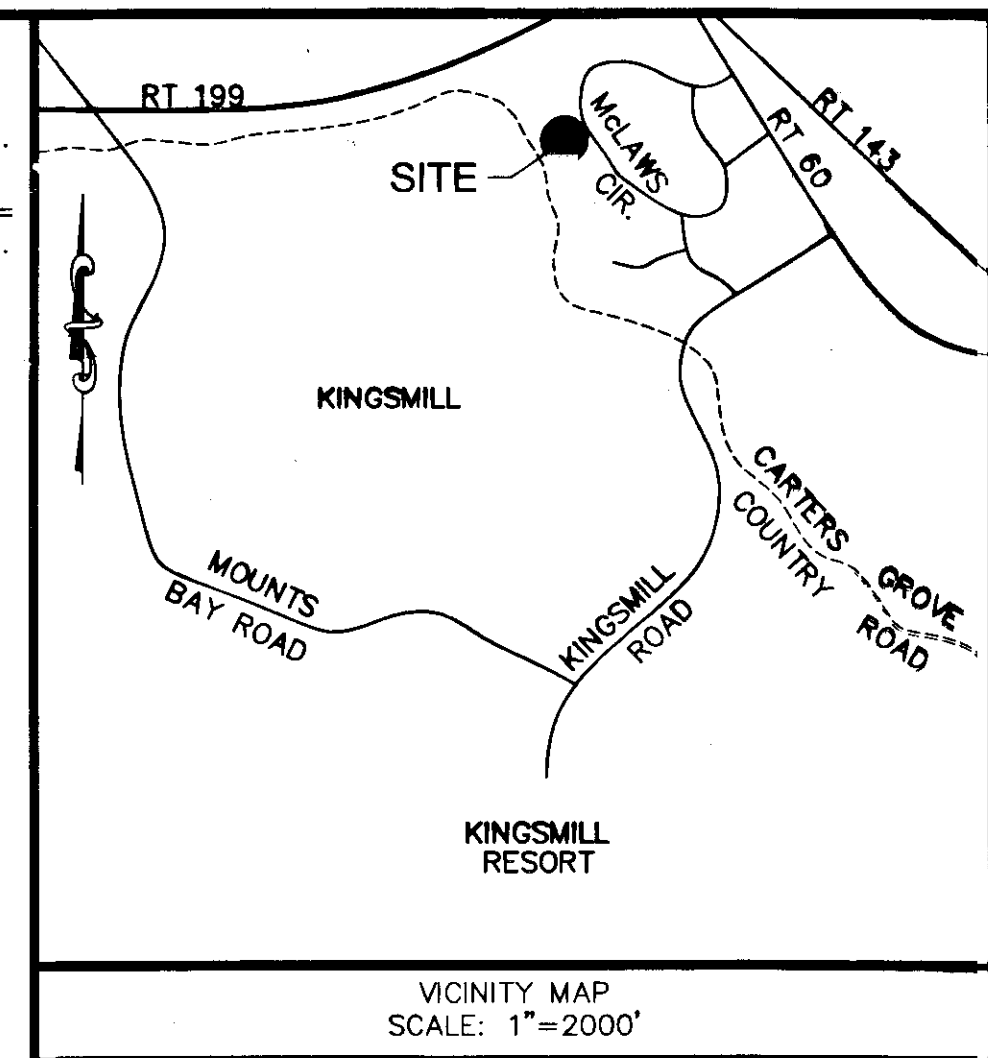
1. THIS PLAT WAS PRODUCED WITHOUT A TITLE REPORT AND MAY NOT REFLECT ALL EASEMENTS, SETBACKS, RESTRICTIONS, ETC. AFFECTING PROPERTY.
2. THIS PROPERTY APPEARS TO FALL IN ZONE "X" AS SHOWN COMMUNITY PANEL 51095C-0140C DATED SEPTEMBER 28, 2007.
3. ALL LAND RESIDUE AND IMPROVEMENTS FROM BUILDING WALLS TO 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	205,364 S.F. / 4.7144 AC.
ADDITIONAL LAND	56,745 S.F. / 1.3026 AC.
TOTAL LAND	262,109 S.F. / 6.0170 AC.

HATCH LEGEND

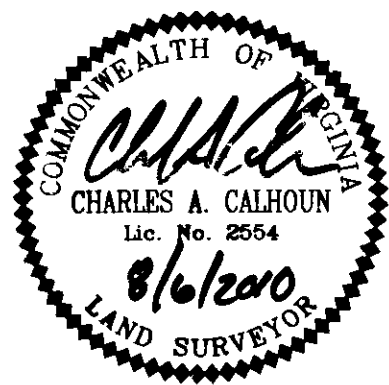
-  SUBMITTED LAND
-  ADDITIONAL LAND
-  UNIT FOOTPRINT AREA



VICINITY MAP
SCALE: 1"=2000'

PROPERTY INFORMATION

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



PARCEL #9

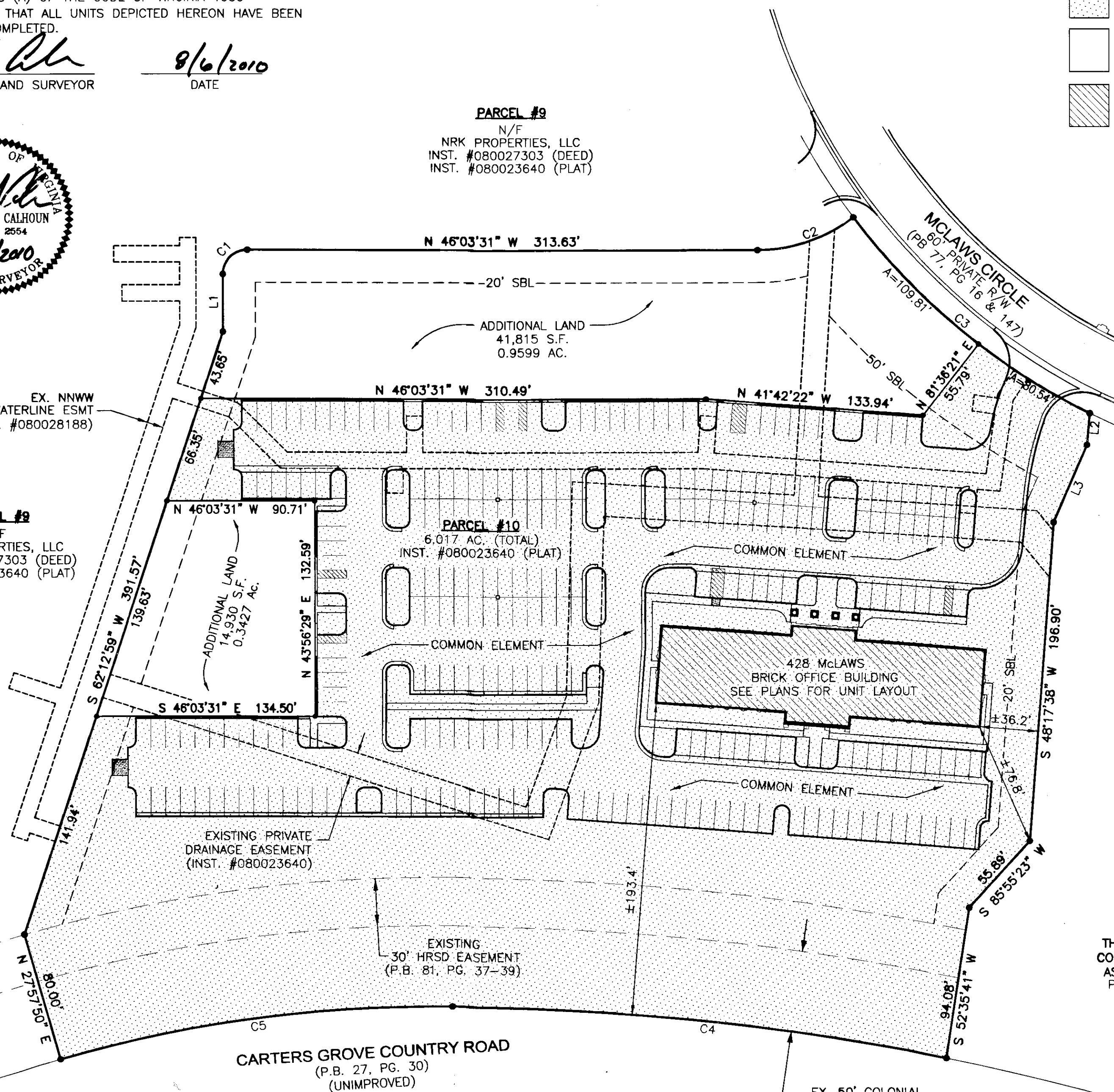
N/F
NRK PROPERTIES, LLC
INST. #080027303 (DEED)
INST. #080023640 (PLAT)

PARCEL #9

N/F
NRK PROPERTIES, LLC
INST. #080027303 (DEED)
INST. #080023640 (PLAT)

PARCEL #10

6.017 AC. (TOTAL)
INST. #080023640 (PLAT)



LINE TABLE

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

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	15.00'	23.56'	21.21'	S 88°56'29" W	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: 08/06/10 SCALE: 1" = 50' JOB# 07-340
SHEET 1 OF 3

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
28 November 2010
at 3:47 AM/PM, PG. --
DOCUMENT # 100028271
BETSY B. WOOLRIDGE, CLERK

LandTech Resources, Inc.
Surveying • Engineering • GPS

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

EX. 50' COLONIAL PIPELINE EASEMENT (P.B. 81, PG. 37-39)
3 Large/Small Plat(s) Recorded herewith as # 100028271

Betsy B. Woolridge Clerk