

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

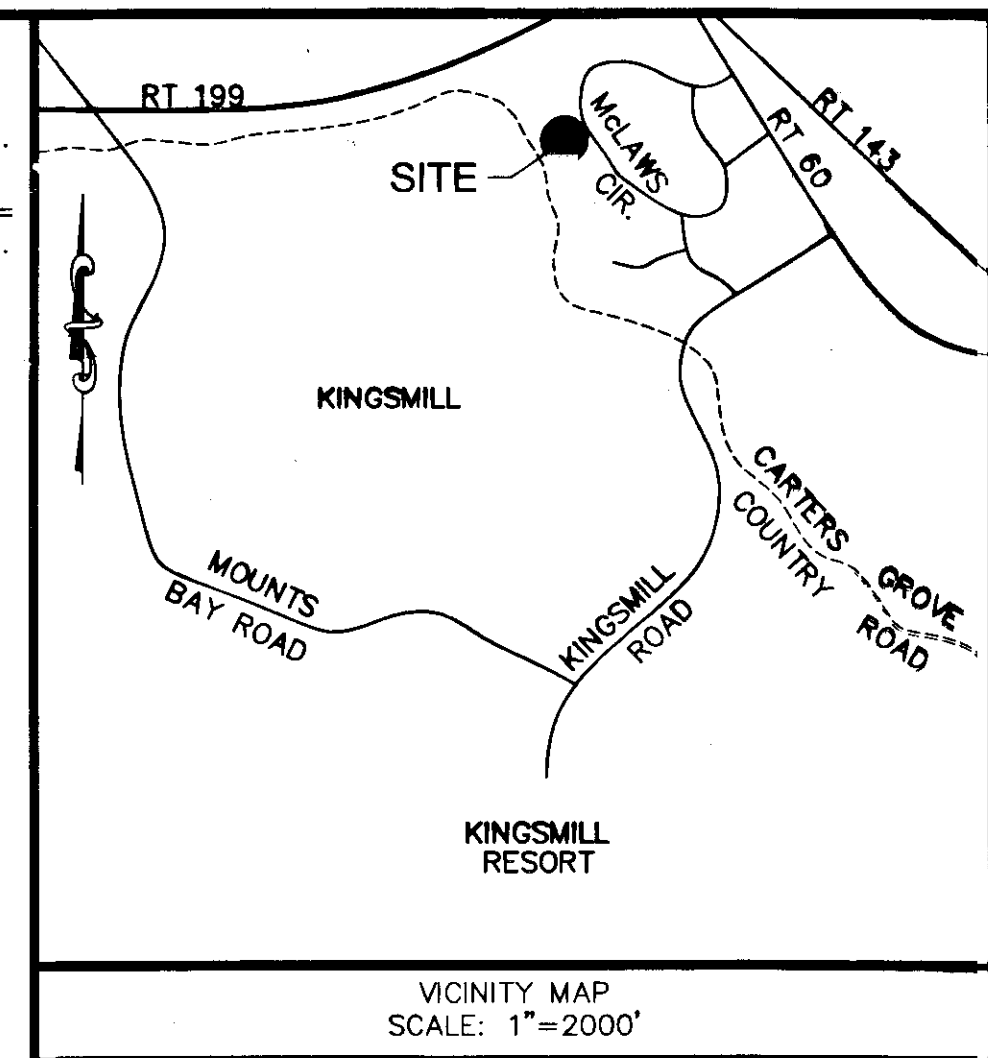
1. THIS PLAT WAS PRODUCED WITHOUT A TITLE REPORT AND MAY NOT REFLECT ALL EASEMENTS, SETBACKS, RESTRICTIONS, ETC. AFFECTING PROPERTY.
2. THIS PROPERTY APPEARS TO FALL IN ZONE "X" AS SHOWN COMMUNITY PANEL 51095C-0140C DATED SEPTEMBER 28, 2007.
3. ALL LAND RESIDUE AND IMPROVEMENTS FROM BUILDING WALLS TO 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

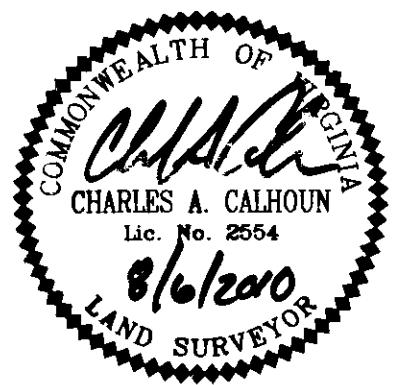
-  SUBMITTED LAND
-  ADDITIONAL LAND
-  UNIT FOOTPRINT AREA



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

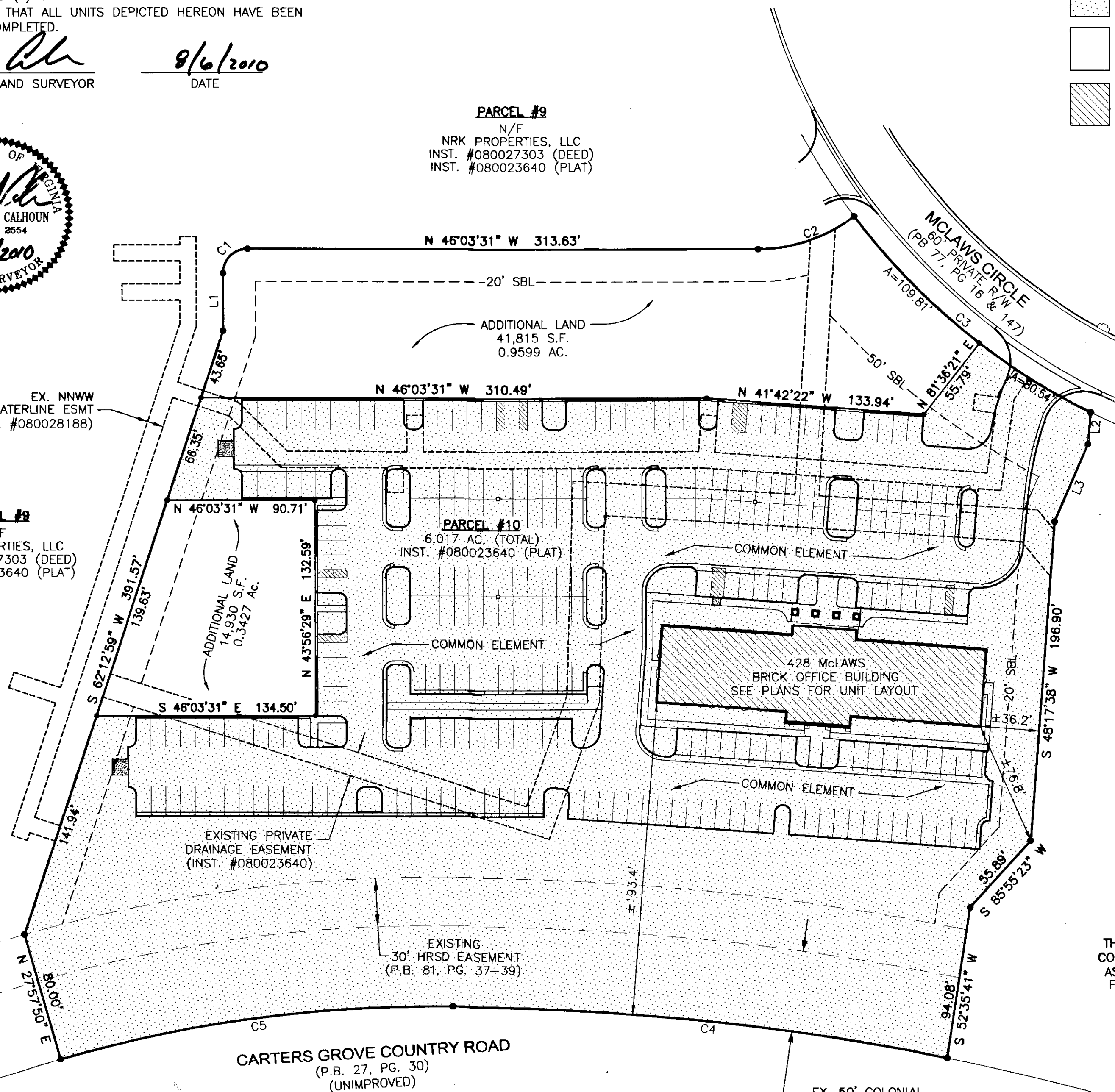
N/F
NRK PROPERTIES, LLC
INST. #080027303 (DEED)
INST. #080023640 (PLAT)

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

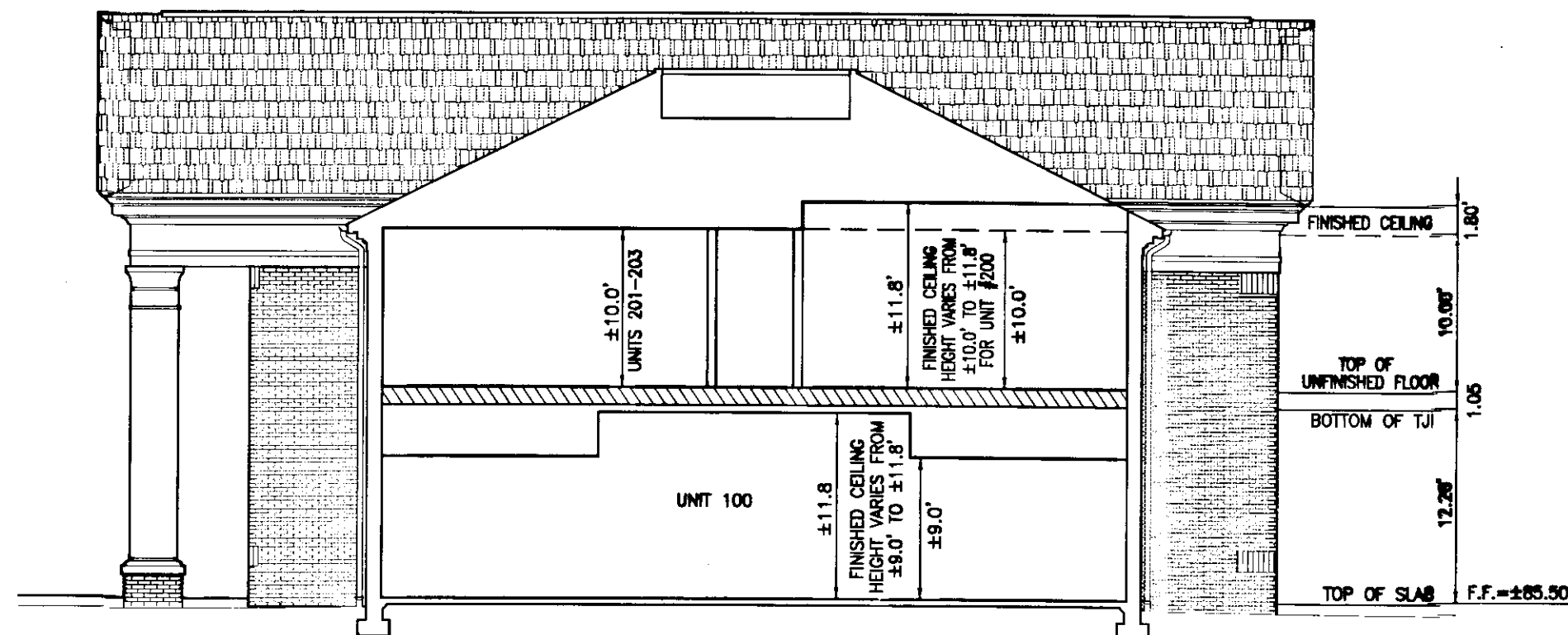
EX. 50' COLONIAL PIPELINE EASEMENT (P.B. 81, PG. 37-39)
3 Large/Small Plat(s) Recorded herewith as # 100028271

Betsy B. Woolridge Clerk

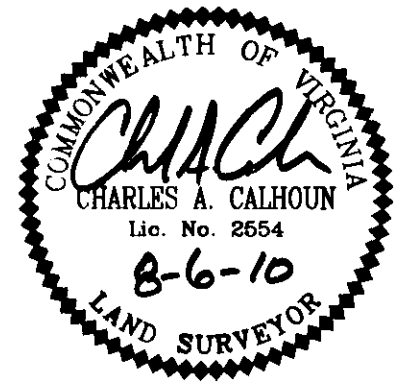
100028271



FRONT ELEVATION
SCALE: 1"=10'



BUILDING SECTION
SCALE: 1"=10'



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 (B) OF THE CODE OF VIRGINIA 1950 AS AMENDED AND THAT ALL UNITS DEPICTED HEREON HAVE BEEN SUBSTANTIALLY COMPLETED.

ChA.Ch
STATE CERTIFIED LAND SURVEYOR

8-6-2010
DATE

NOTE:

A. Unit Boundaries. A Unit consists of a portion of the Condominium designed and intended for individual ownership and use. The boundary of the individual units are as set out in the Declaration of Condominium attached to this plat and recorded contemporaneously in the Circuit Court of the County of James City.

B. Air Conditioning/Heating/Mechanical. The air conditioning, refrigerating, ventilation and heating equipment and water, sewer utility and electrical lines within the Unit, and the air conditioning, refrigerating, ventilation and heating equipment, water, sewer, utility and electrical lines, and other apparatus in connection therewith, which serve one Unit, wherever located, shall be owned by the Unit Owner as part of the Unit and are not part of Common Elements.

C. The horizontal plane of the exterior surface of the ceiling of a Unit, and all materials constituting all or any part of the ceiling shall be considered a part of the Unit.

3 Large/Small Plat(s) Recorded herewith as # 100028271

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
28 December 2010
at *3:47* AM/PM, PB _____ PG _____
DOCUMENT # *100028271*
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

PLANS OF
428 McLAWS
McLAW'S PROFESSIONAL CENTER, A CONDOMINIUM
ROBERTS DISTRICT, JAMES CITY COUNTY, VIRGINIA

DATE: 08/06/10 SCALE: 1" = 10' JOB# 07-340
SHEET 3 OF 3

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