

120000845

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.

CHACA
STATE CERTIFIED LAND SURVEYOR
12-19-2011
DATE



GENERAL NOTES

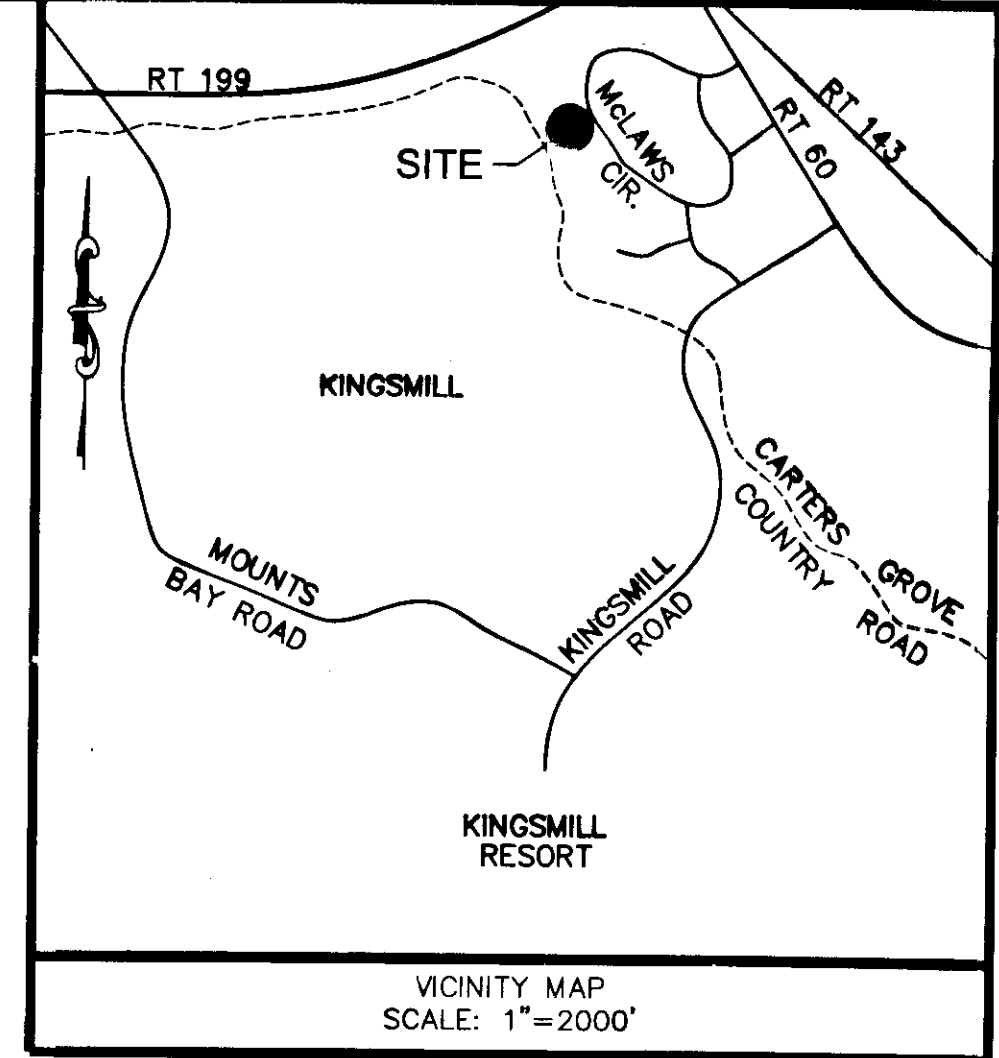
1. THIS PLAT WAS PRODUCED WITHOUT A TITLE REPORT AND MAY NOT REFLECT ALL EASEMENTS, SETBACKS, RESTRICTIONS, ETC. AFFECTING PROPERTY.
2. THIS PROPERTY APPEARS TO FALL IN ZONE "X" AS SHOWN COMMUNITY PANEL 51095C-0140C DATED SEPTEMBER 28, 2007.
3. ALL LAND RESIDUE AND IMPROVEMENTS FROM BUILDING WALLS TO 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	14,930 S.F. / 0.3427 AC.
PREVIOUSLY SUBMITTED LAND	205,364 S.F. / 4.7144 AC.
ADDITIONAL LAND	41,815 S.F. / 0.9599 AC.
TOTAL LAND	262,109 S.F. / 6.0170 AC.

HATCH LEGEND

- SUBMITTED LAND
- ADDITIONAL LAND
- PREVIOUSLY SUBMITTED LAND
- UNIT FOOTPRINT AREA



PROPERTY INFORMATION

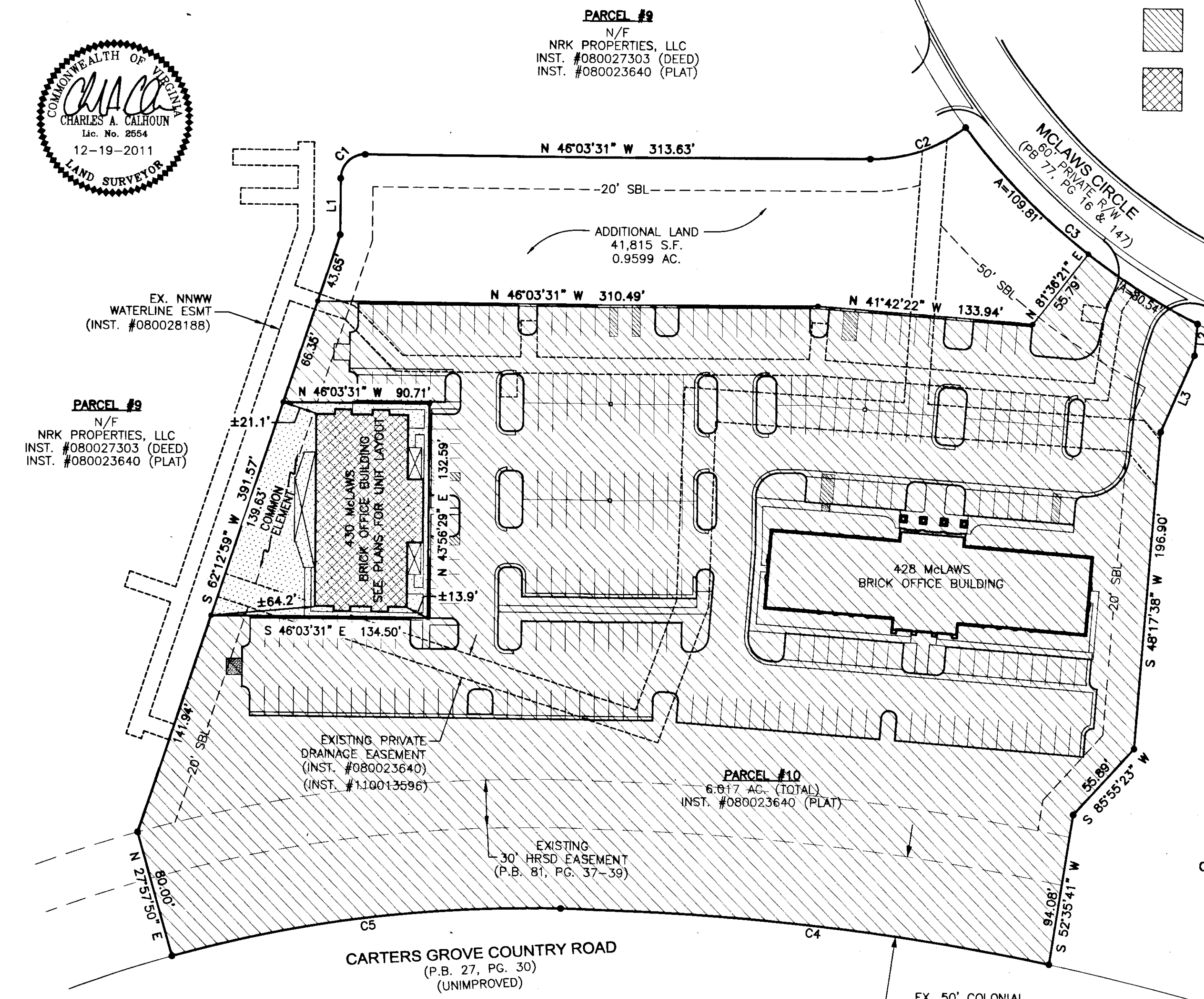
PROPERTY ADDRESS: 428 MCLAWS CIRCLE
JAMES CITY COUNTY, VA
CURRENT ZONING: M-1
PARCEL ID#: 5020100095D
BUILDING SETBACKS:
FRONT: 50'
REAR: 20'
SIDE: 20'

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: 12-19-2011 SCALE: 1" = 50' JOB# 07-340
SHEET 1 OF 1

3 Large/6mm Plat(s) Recorded
herewith as # 120000845

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
1-17-2012
at 9:33 AM, PB = PG =
Document # 120000845
BETSY B. WOOLRIDGE, CLERK
Dep. 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

120000845

PLANS OF 430 McLAWS
McLAW PROFESSIONAL CENTER, A CONDOMINIUM
ROBERTS DISTRICT, JAMES CITY COUNTY, VIRGINIA
DATE: 12-19-2011 SCALE: 1" = 10' JOB# 07-340
SHEET 1 OF 2

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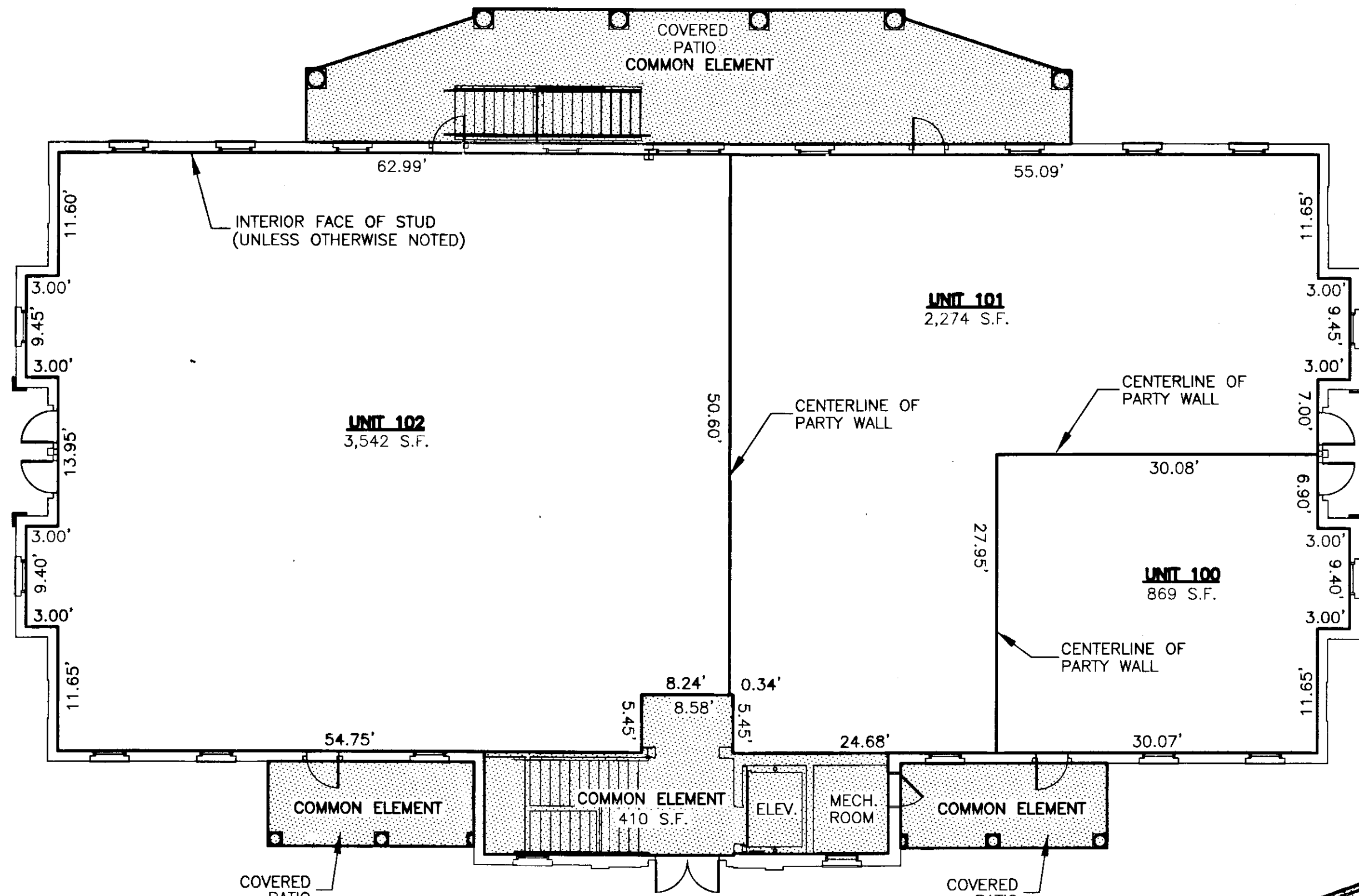
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BETSY B. WOOLRIDGE, CLERK
B. O. Holloman, Dep. Clerk

3 Large/Small Plat(s) Recorded
herewith as # 120000845

NOTE:

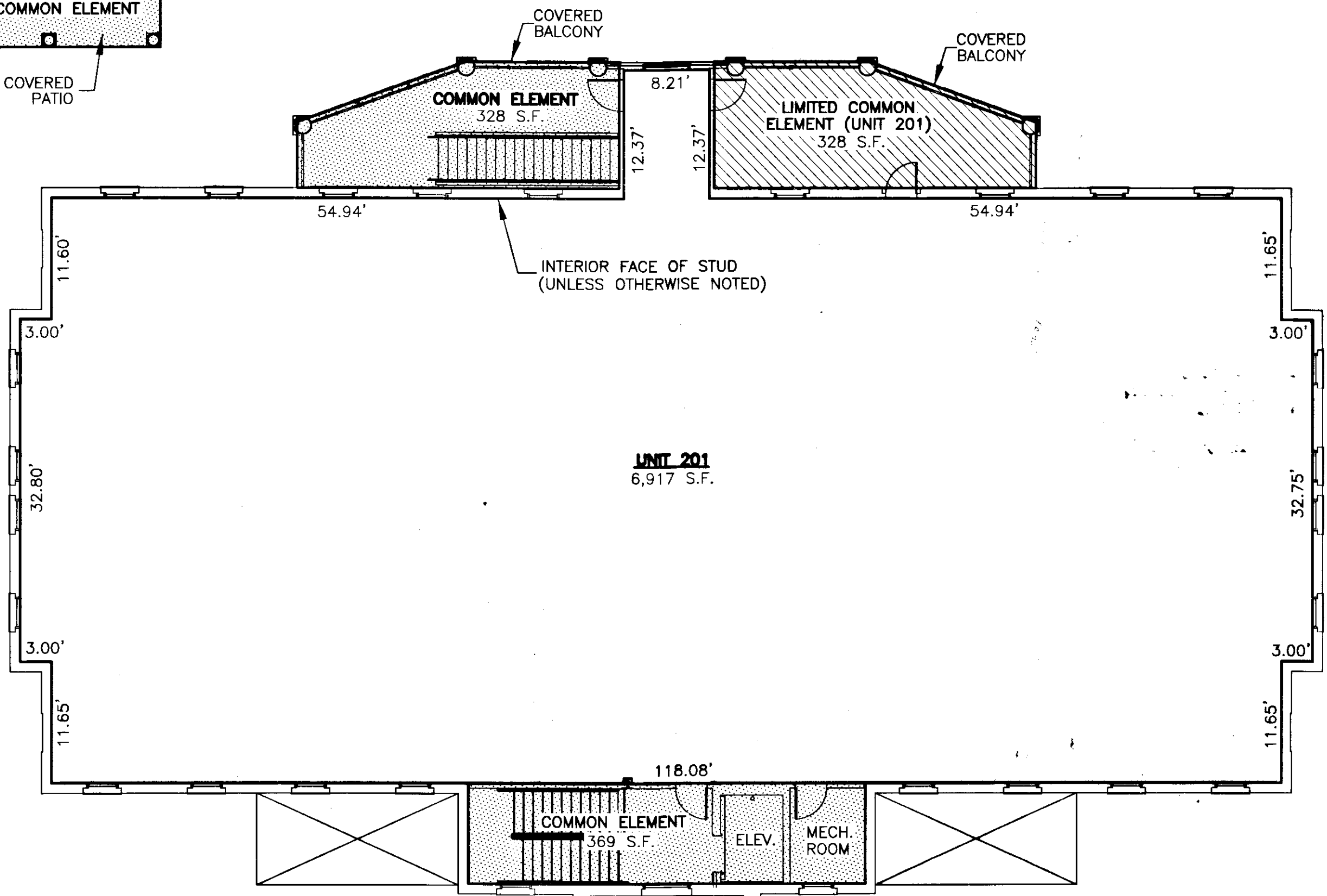
A. **Unit Boundaries.** A Unit consists of a portion of the Condominium designed and intended for individual ownership and use. The boundaries of the individual units are as set out in the Declaration of Condominium recorded as Instrument No. 10028271 in the Circuit Court of the County of James City.

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.



FIRST FLOOR
SCALE: 1"=10'

- LEGEND**
- COMMON ELEMENT FOR ALL UNITS WITHIN THIS BUILDING UNLESS OTHERWISE NOTED
 - UNIT AREA
 - LCE = LIMITED COMMON ELEMENT FOR UNIT 201 ONLY



SECOND FLOOR
SCALE: 1"=10'

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CHACA
STATE CERTIFIED LAND SURVEYOR
12-19-2011
DATE





FINISHED CEILING
TOP OF UNFINISHED FLOOR
F.F.=±98.60
FINISHED CEILING HEIGHT VARIES FROM ±8.5 TO ±11.0
TOP OF SLAB
F.F.=±85.50



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Charles A. Calhoun
STATE CERTIFIED LAND SURVEYOR

12-19-2011
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 recorded as Instrument No. 10028271 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.

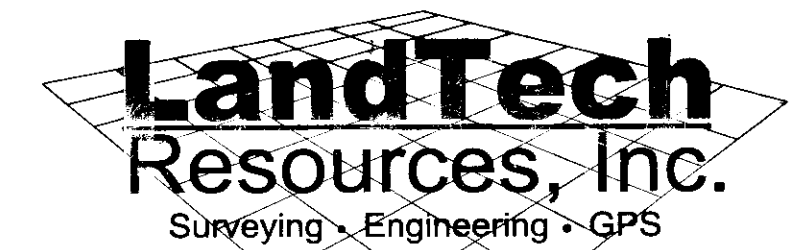
C. The horizontal plane of the exterior surface of the ceiling of a Unit, and all materials constituting all or any part of the ceiling shall be considered a part of the Unit.

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SHEET 2 OF 2



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