

130000867

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.

Wills Felts
STATE CERTIFIED LAND SURVEYOR

11-19-2012
DATE



GENERAL NOTES

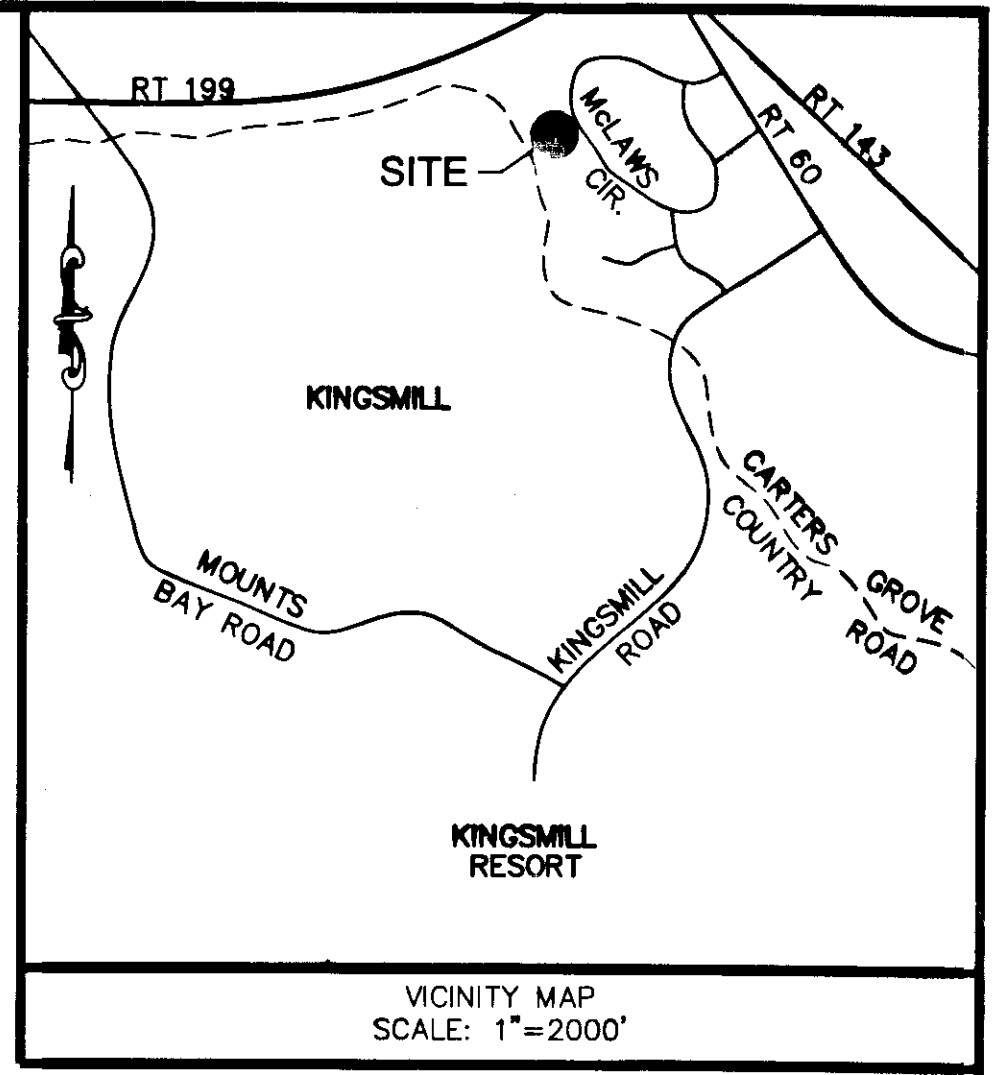
1. THIS PLAT WAS PRODUCED WITHOUT A TITLE REPORT AND MAY NOT REFLECT ALL EASEMENTS, SETBACKS, RESTRICTIONS, ETC. AFFECTING PROPERTY.
2. THIS PROPERTY APPEARS TO FALL IN ZONE "X" AS SHOWN COMMUNITY PANEL 51095C-0140C DATED SEPTEMBER 28, 2007.
3. ALL LAND RESIDUE AND IMPROVEMENTS FROM BUILDING WALLS TO 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	18,587 S.F. / 0.4267 AC.
PREVIOUSLY SUBMITTED LAND	220,294 S.F. / 5.0571 AC.
ADDITIONAL LAND	23,228 S.F. / 0.5332 AC.
TOTAL LAND	262,109 S.F. / 6.0170 AC.

HATCH LEGEND

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



PROPERTY INFORMATION

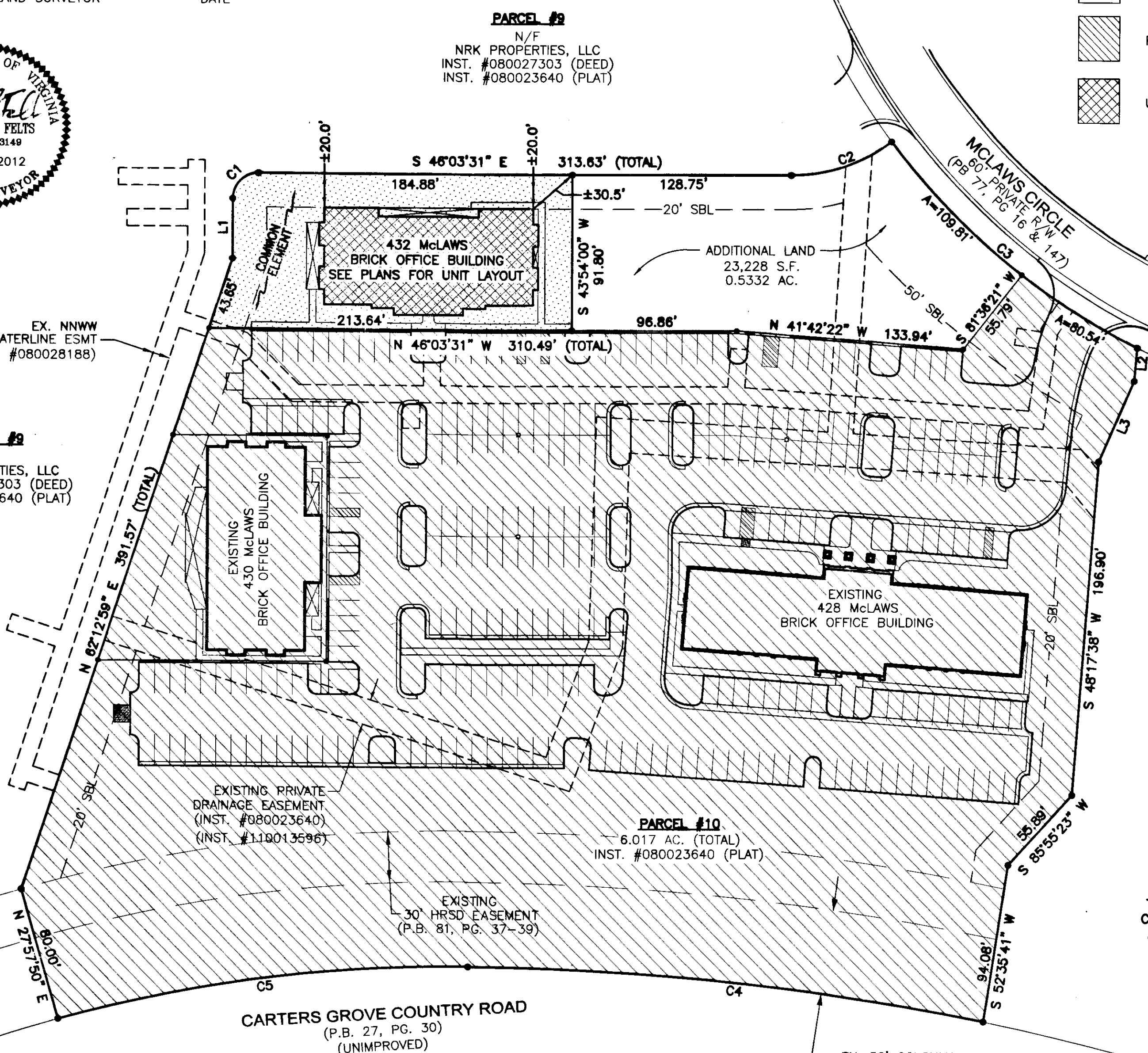
PROPERTY ADDRESS: 432 MCLAWS CIRCLE
JAMES CITY COUNTY, VA
CURRENT ZONING: M-1
PARCEL ID#: 5020100095B
BUILDING SETBACKS:
FRONT: 50'
REAR: 20'
SIDE: 20'

LINE TABLE

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

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	15.00'	23.56'	21.21'	N 88°56'29" E	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'



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)

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: 11-19-2012 SCALE: 1" = 50' JOB# 07-340
SHEET 1 OF 3

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
9 January 2013
at *3:29* AM/PM, PG. *16*
Document # *130000867*
BETSY B. WOOLRIDGE, CLERK
By Claudia H. H. H. H., Dep. Clerk

LandTech Resources, Inc.
Surveying • Engineering • GPS
205-E-Bullfants Blvd., Williamsburg, VA 23188
Phone: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com

3 Large/Small Plat(s) Recorded
herewith as # *130000867*

EX. 50' COLONIAL PIPELINE EASEMENT
(P.B. 81, PG. 37-39)