

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

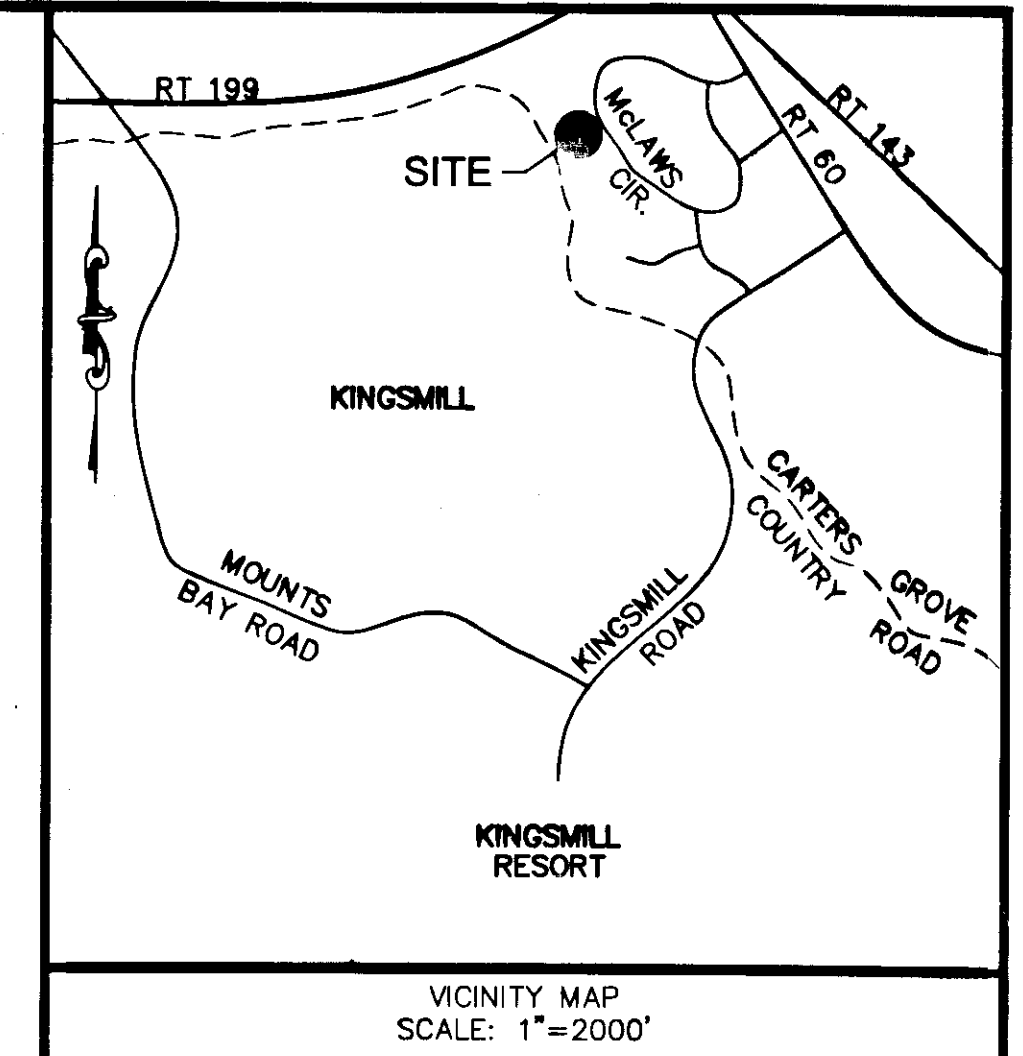
1. THIS PLAT WAS PRODUCED WITHOUT A TITLE REPORT AND MAY NOT REFLECT ALL EASEMENTS, SETBACKS, RESTRICTIONS, ETC. AFFECTING PROPERTY.
2. THIS PROPERTY APPEARS TO FALL IN ZONE "X" AS SHOWN COMMUNITY PANEL 51095C-0140C DATED SEPTEMBER 28, 2007.
3. ALL LAND RESIDUE AND IMPROVEMENTS FROM BUILDING WALLS TO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



VICINITY MAP
SCALE: 1"=2000'

PROPERTY INFORMATION

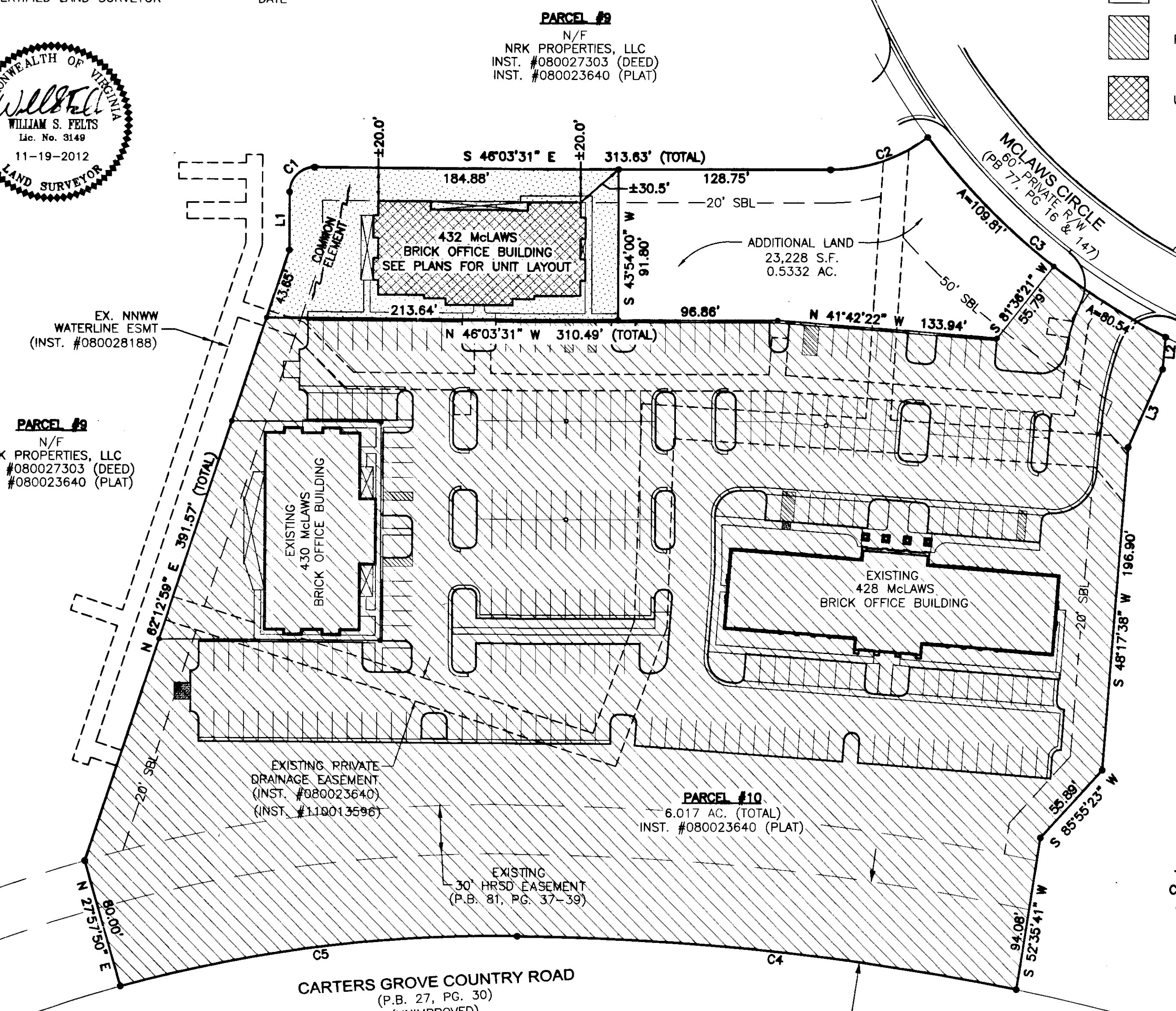
PROPERTY ADDRESS: 432 MCLAWS CIRCLE
JAMES CITY COUNTY, VA
CURRENT ZONING: M-1
PARCEL ID#: 5020100095B
BUILDING SETBACKS:
FRONT: 50'
REAR: 20'
SIDE: 20'

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 *Clayton H. Harkley*, 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)



LEFT ELEVATION



FRONT ELEVATION

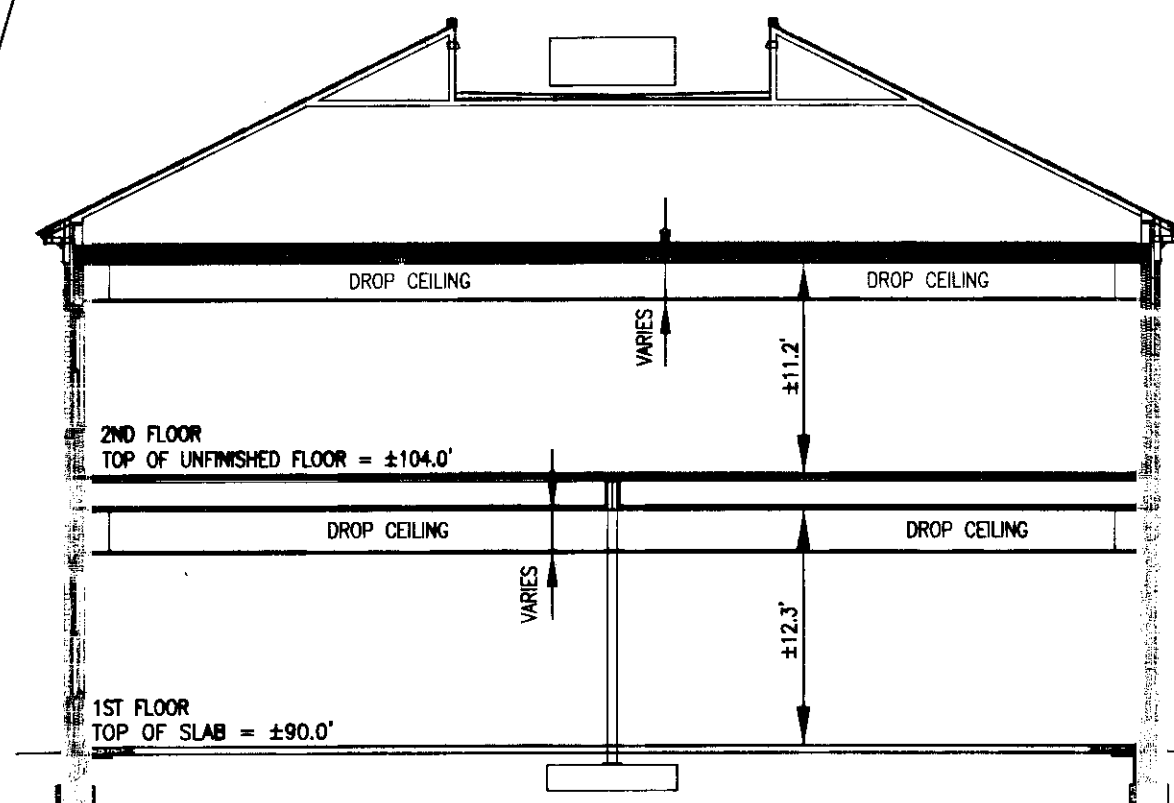


RIGHT ELEVATION



REAR ELEVATION

ELEVATIONS SHOWN ARE PER THE APPROVED SITE PLAN FOR THIS DEVELOPMENT



BUILDING SECTION

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.

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

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9 January 2013
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BETSY B. WOOLRIDGE, CLERK
by Claudia H. Berkley, Dep. Clerk

PLANS OF 432 McLAWS
McLAWS PROFESSIONAL CENTER, A CONDOMINIUM
ROBERTS DISTRICT, JAMES CITY COUNTY, VIRGINIA
DATE: 11-19-2012 SCALE: 1" = 10' JOB# 07-340
SHEET 3 OF 3

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William S. Felts
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