

130028163

**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.

*William S. Felts*  
STATE CERTIFIED LAND SURVEYOR

12-18-2013  
DATE



**GENERAL NOTES**

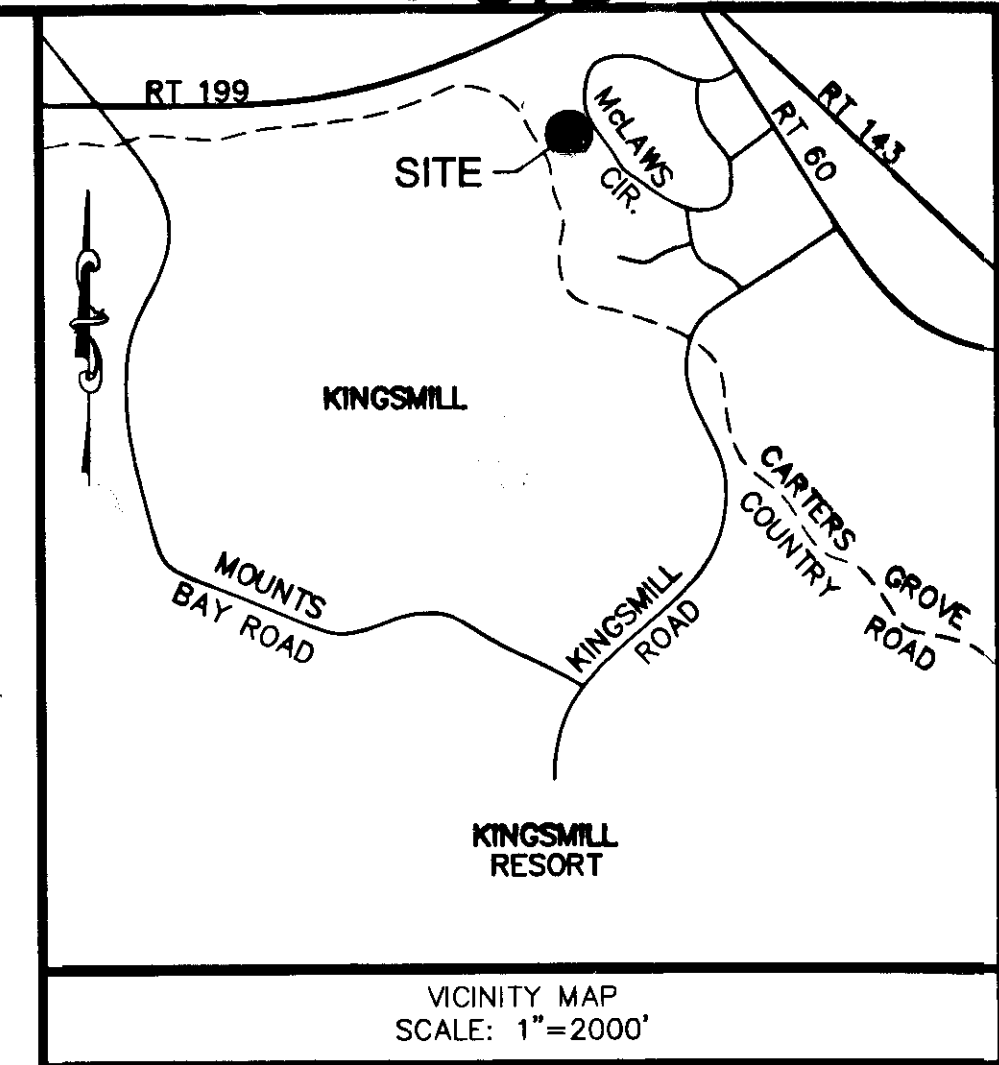
1. THIS PLAT WAS PRODUCED WITHOUT A TITLE REPORT AND MAY NOT REFLECT ALL EASEMENTS, SETBACKS, RESTRICTIONS, ETC. AFFECTING PROPERTY.
2. THIS PROPERTY APPEARS TO FALL IN ZONE "X" AS SHOWN COMMUNITY PANEL 51095C-0140C DATED SEPTEMBER 28, 2007.
3. ALL LAND RESIDUE AND IMPROVEMENTS FROM BUILDING WALLS TO 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	23,228 S.F. / 0.5332 AC.
PREVIOUSLY SUBMITTED LAND	238,881 S.F. / 5.4838 AC.
ADDITIONAL LAND	NONE REMAINING
<b>TOTAL LAND</b>	<b>262,109 S.F. / 6.0170 AC.</b>

**HATCH LEGEND**

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



**PROPERTY INFORMATION**

PROPERTY ADDRESS: 434 MCLAWS CIRCLE  
JAMES CITY COUNTY, VA  
CURRENT ZONING: M-1  
PARCEL ID#: 5020100095B  
BUILDING SETBACKS:  
FRONT: 50'  
REAR: 20'  
SIDE: 20'

STATE CERTIFIED LAND SURVEYOR

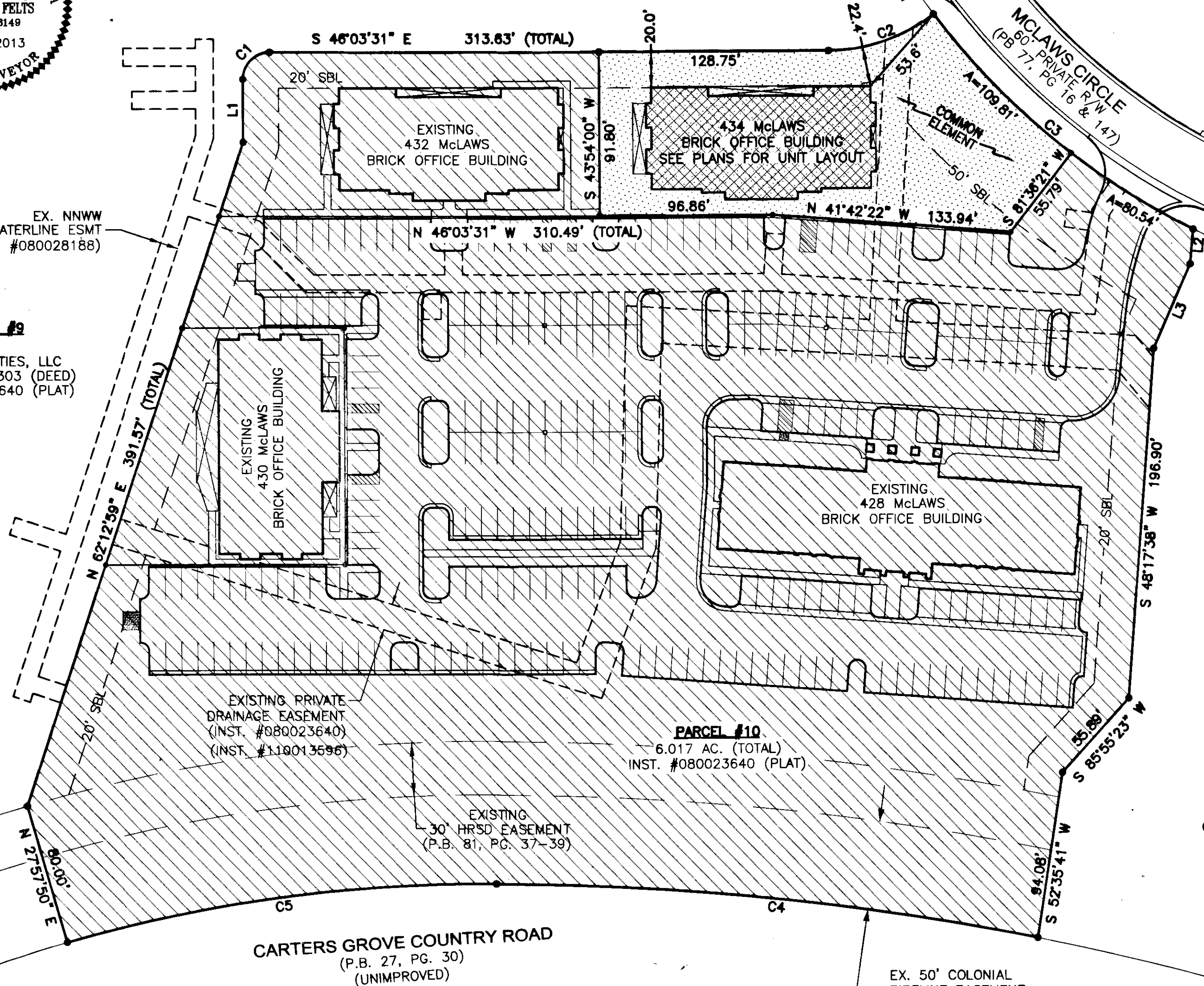
**PARCEL #9**

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

**PARCEL #9**

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

EX. NNW WATERLINE ESMT  
(INST. #080028188)



**PARCEL #10**  
6.017 AC. (TOTAL)  
INST. #080023640 (PLAT)

EXISTING PRIVATE DRAINAGE EASEMENT  
(INST. #080023640)  
(INST. #110013596)

EXISTING 30' HRSD EASEMENT  
(P.B. 81, PG. 37-39)

CARTERS GROVE COUNTRY ROAD  
(P.B. 27, PG. 30)  
(UNIMPROVED)

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

RECORD MERIDIAN  
INST. #080023640

**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'

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: 12-18-2013 SCALE: 1" = 50' JOB# 07-340  
SHEET 1 OF 3

**LandTech Resources, Inc.**  
Surveying • Engineering • GPS

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

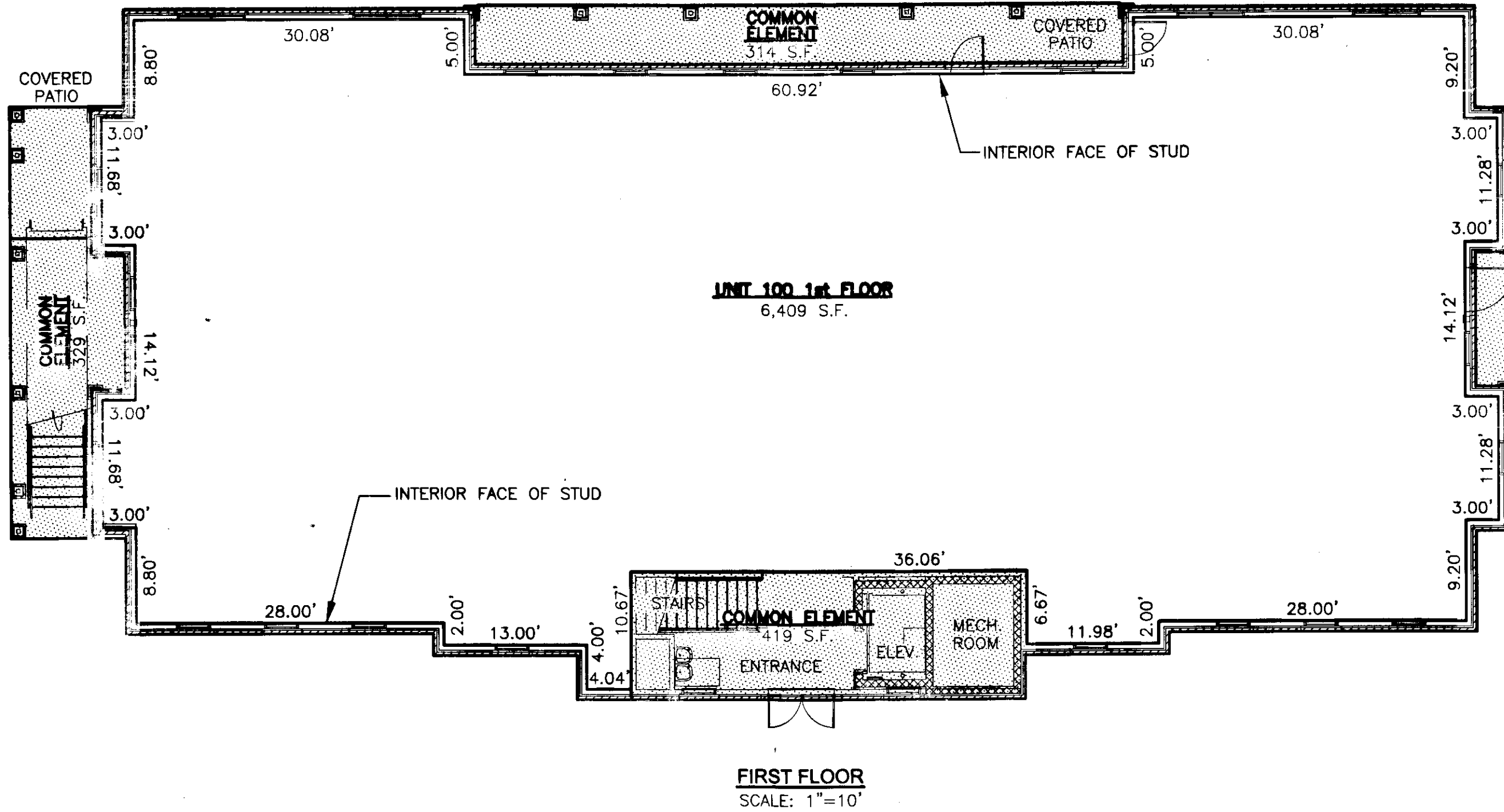
City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on  
12-27-2013  
at 1:54 AM/PM, PG. --  
Document # 130028163  
BETSY B. WOOLRIDGE, CLERK  
*Robin Masella*, Dep. Clerk

3 Large/Small Plat(s) Recorded  
herewith as # 130028163

130028163

PLANS OF 434 McLAWS  
McLAWS PROFESSIONAL CENTER, A CONDOMINIUM  
ROBERTS DISTRICT, JAMES CITY COUNTY, VIRGINIA  
DATE: 12-18-2013 SCALE: 1" = 10' JOB# 07-340  
SHEET 2 OF 3

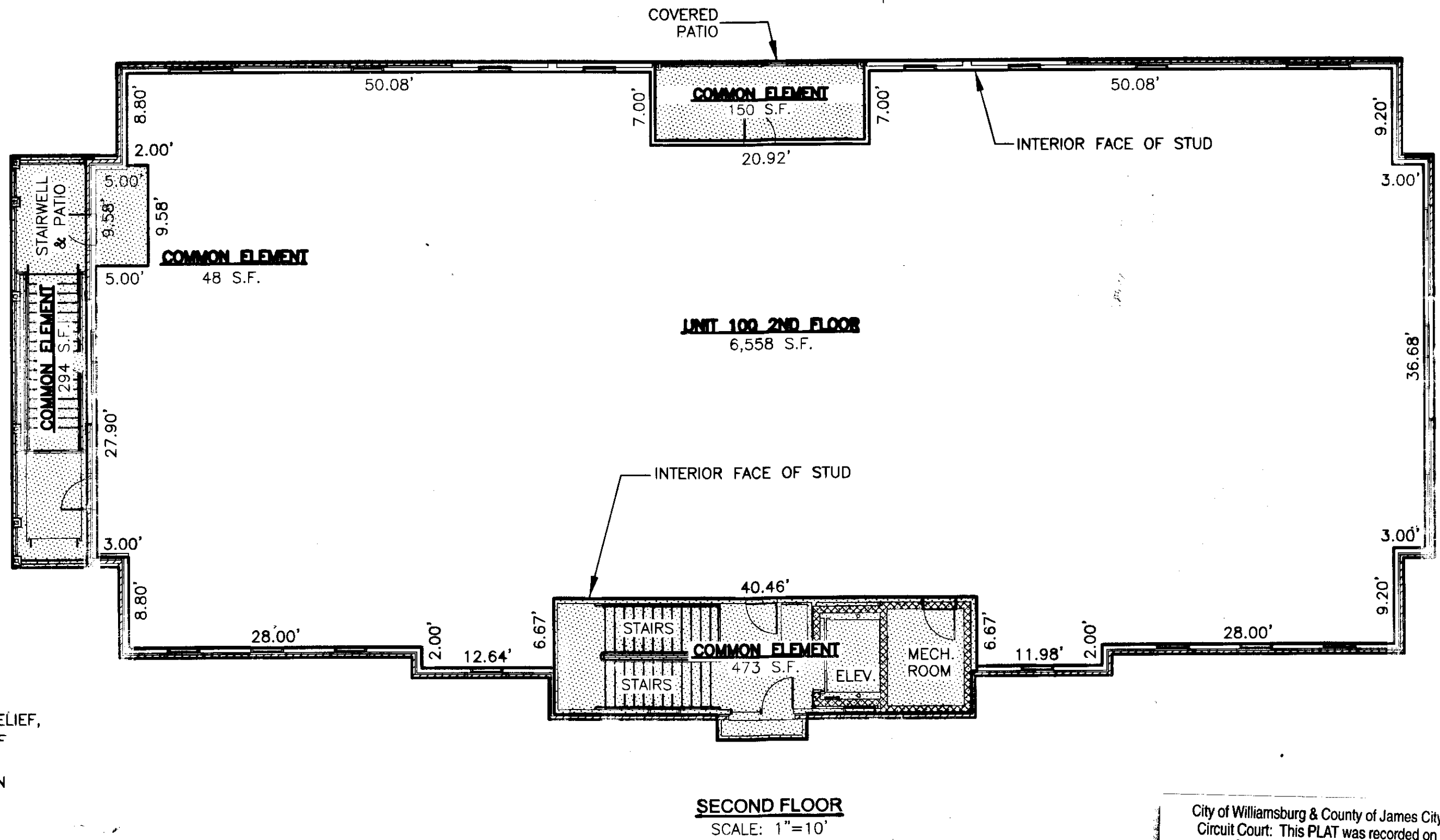
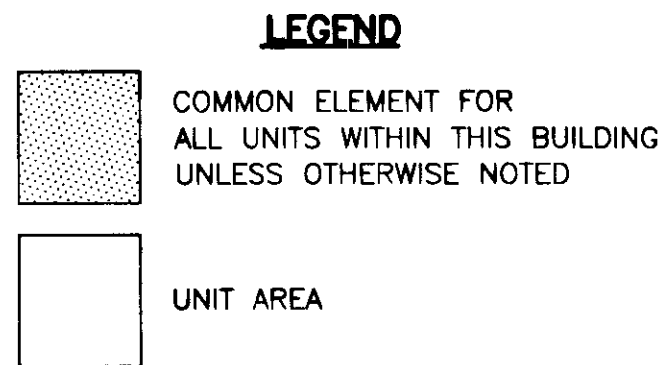
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**NOTE:**

**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. 100028271 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.



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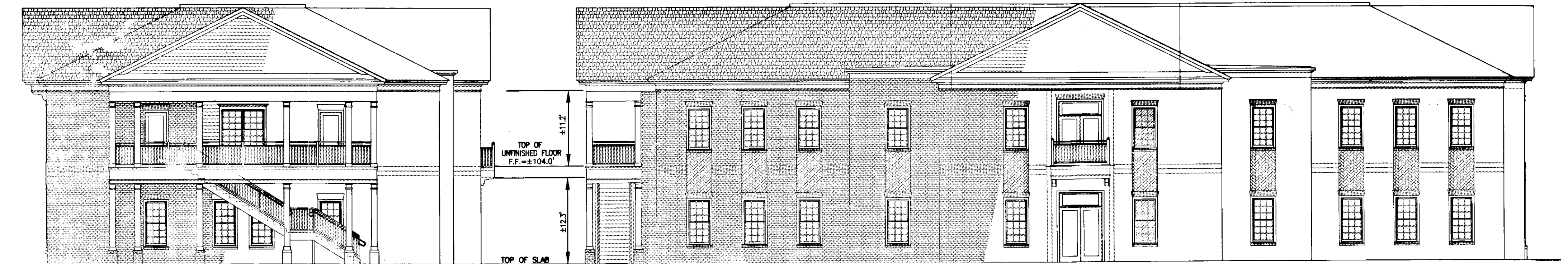
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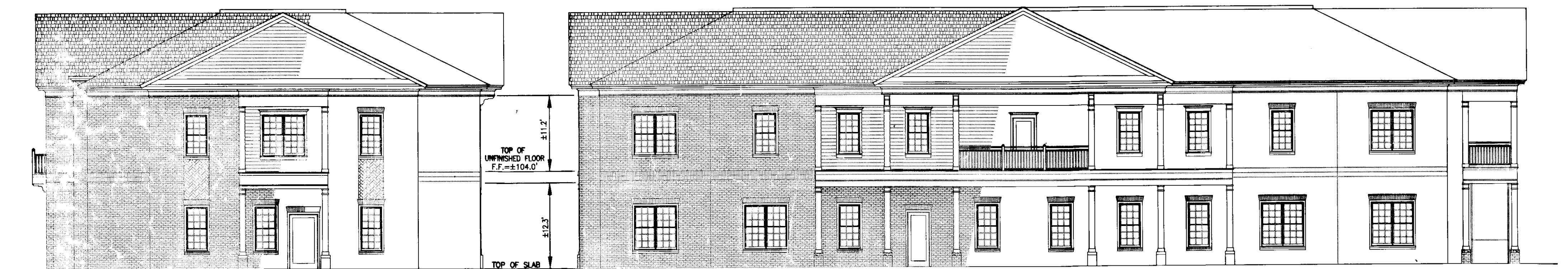


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LEFT ELEVATION

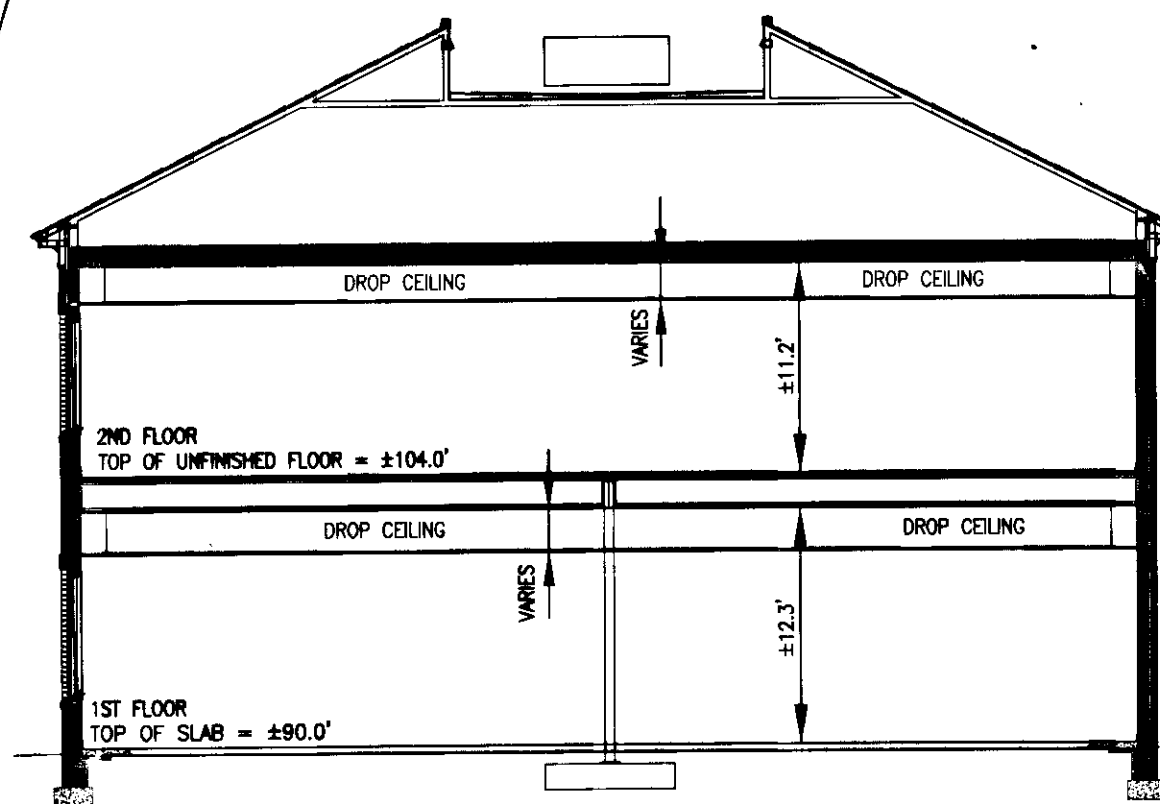
FRONT ELEVATION



RIGHT ELEVATION

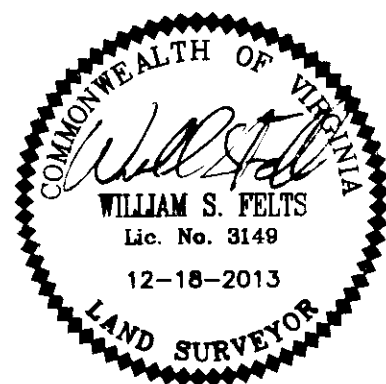
REAR ELEVATION

ELEVATIONS SHOWN ARE PER THE APPROVED SITE PLAN FOR THIS DEVELOPMENT



BUILDING SECTION

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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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 ROBERTS DISTRICT, JAMES CITY COUNTY, VIRGINIA

DATE: 12-18-2013 SCALE: 1" = 10' JOB# 07-340  
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