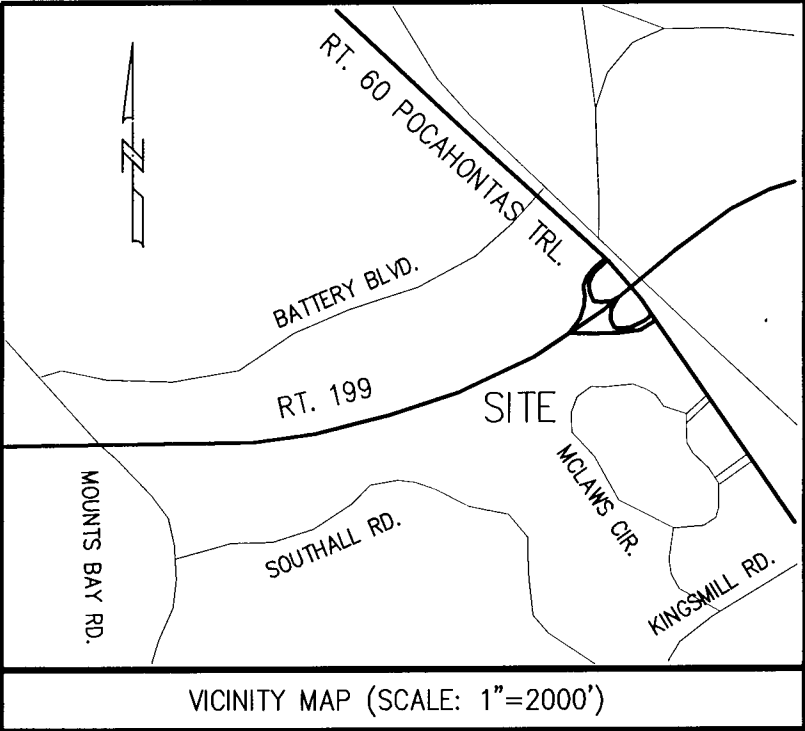


202515537



GENERAL PLAT NOTES

1. ANY EXISTING UNUSED WELL(S) SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
2. PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
3. ANY SERVICES REQUIRING ABANDONMENT/RELOCATION OF EXISTING WATER AND/OR SANITARY SEWER SERVICE CONNECTIONS SHALL BE DONE IN ACCORDANCE WITH THE JCSA REQUIREMENTS.
4. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 OF THE JAMES CITY COUNTY CODE.
5. NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
6. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT DEPICT ALL EASEMENTS AND/OR ENCUMBRANCES ON THE SUBJECT PROPERTY.
7. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
8. PROPERTY LIES IN FIRM ZONES "X" ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0206D, DATED 12/16/2015.
9. ALL LAND RESIDUE AND IMPROVEMENTS FROM BUILDING WALLS AND PORCHES TO PROPERTY LINES ARE TO BE KNOWN AS COMMON ELEMENTS UNLESS OTHERWISE NOTED.
10. UNDERGROUND UTILITIES WERE NOT LOCATED.
11. THIS FIRM IS NOT RESPONSIBLE FOR THE LOCATION OF ANY STRUCTURE, MANHOLE, VALVE, ETC., HIDDEN OR OBSTRUCTED AT THE TIME THE FIELD SURVEY WAS PERFORMED.

PLAT OF  
BUSCH CORPORATE CENTER  
A LAND CONDOMINIUM  
436 & 438 MCLAWS CIR

ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA  
OCTOBER 3, 2025 JOB NO: 25-226

SHEET 1 OF 2



CERTIFICATE OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF NRK PROPERTIES LLC AND WAS ACQUIRED FROM LEEBCOR PROPERTIES AT MCLAWS LLC BY THAT CERTAIN DEED DATED NOVEMBER 10, 2008 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT NO. 080027303.

OWNERS CERTIFICATE: NRK PROPERTIES LLC

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS PLAT OF BUSCH CORPORATE CENTER A LAND CONDOMINIUM IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

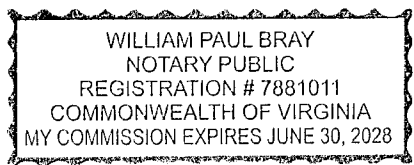
SIGNATURE Joseph M. Calkins DATE 10/24/25  
NAME PRINTED Joseph M. Calkins TITLE Manager

CERTIFICATE OF NOTARIZATION

STATE OF Virginia  
COUNTY OF James City  
I, William Paul Bray, DO HEREBY CERTIFY THAT Joseph M. Calkins  
PERSONALLY CAME BEFORE ME ON THIS DAY AND ACKNOWLEDGED THAT HE/SHE IS A CORPORATE OFFICER  
AND THAT HE/SHE, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING ON BEHALF OF THE  
CORPORATION. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 24<sup>th</sup> DAY OF October, 2025.

(NOTARY'S SIGNATURE) William Paul Bray  
NOTARY'S PRINTED NAME

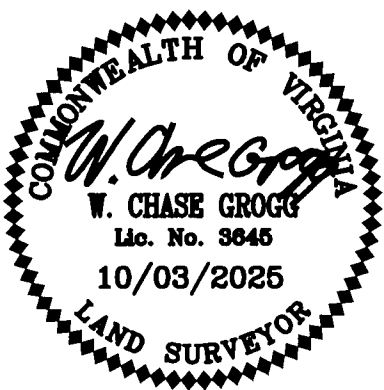
MY COMMISSION EXPIRES: June 30, 2028



ENGINEERS OR SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

W. Chase Grogg 10/03/2025  
W. CHASE GROGG, L.S. DATE



AREA TABULATION

| PARCEL              | OLD AREA                  | NEW AREA                 |
|---------------------|---------------------------|--------------------------|
| EXISTING LOT        | 301,163 S.F. / 6.9138 AC. | ---                      |
| CONDOMINIUM UNIT #1 | ---                       | 11,895 S.F. / 0.273 AC.  |
| CONDOMINIUM UNIT #2 | ---                       | 11,895 S.F. / 0.273 AC.  |
| COMMON ELEMENT      | ---                       | 277,373 S.F. / 6.368 AC. |
| TOTAL AREA          | 301,163 S.F. / 6.9138 AC. | 301,163 S.F. / 6.914 AC. |

PROPOSED LINE TABLE

| LINE TABLE |             |         |
|------------|-------------|---------|
| LINE       | BEARING     | LENGTH  |
| L42        | N29°01'48"W | 54.05'  |
| L43        | S62°10'28"W | 44.46'  |
| L44        | S27°49'32"E | 5.95'   |
| L45        | S62°10'28"W | 52.61'  |
| L46        | N27°49'32"W | 5.95'   |
| L47        | S62°10'28"W | 10.73'  |
| L48        | N27°49'32"W | 41.65'  |
| L49        | S62°10'28"W | 4.30'   |
| L50        | N62°10'28"E | 4.30'   |
| L51        | N27°49'32"W | 24.50'  |
| L52        | N27°49'32"W | 41.65'  |
| L53        | N62°10'28"E | 107.80' |
| L54        | S27°49'32"E | 41.65'  |
| L55        | N62°10'28"E | 4.30'   |
| L56        | S27°49'32"E | 24.50'  |
| L57        | S62°10'28"W | 4.30'   |
| L58        | S27°49'32"E | 41.65'  |
| L59        | S62°21'02"W | 144.68' |
| L60        | S27°49'32"E | 41.65'  |
| L61        | N62°10'28"E | 4.30'   |

| LINE TABLE |             |         |
|------------|-------------|---------|
| LINE       | BEARING     | LENGTH  |
| L62        | S62°10'28"W | 4.30'   |
| L63        | S27°49'32"E | 24.50'  |
| L64        | S27°49'32"E | 41.65'  |
| L65        | S62°10'28"W | 65.30'  |
| L66        | S27°48'41"E | 6.09'   |
| L67        | N27°48'41"W | 6.09'   |
| L68        | S62°11'19"W | 10.73'  |
| L69        | S62°10'28"W | 31.77'  |
| L70        | N27°49'32"W | 41.65'  |
| L71        | S62°10'28"W | 4.30'   |
| L72        | N62°10'28"E | 4.30'   |
| L73        | N27°49'32"W | 24.50'  |
| L74        | N27°49'32"W | 41.65'  |
| L75        | N62°10'28"E | 107.80' |

EXISTING LINE TABLE

| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE       | BEARING     | LENGTH |
| L5         | S43°58'30"W | 35.35' |
| L6         | S27°59'51"W | 80.00' |
| L7         | N20°05'29"W | 50.00' |

EXISTING CURVE TABLE

| CURVE TABLE |           |          |          |         |          |               |
|-------------|-----------|----------|----------|---------|----------|---------------|
| CURVE #     | DELTA     | RADIUS   | LENGTH   | TANGENT | CHORD    | CHORD BEARING |
| C7          | 48°05'21" | 846.00'  | 710.06'  | 377.45' | 689.40'  | N86°02'49"W   |
| C8          | 8°19'01"  | 7744.44' | 1124.18' | 563.08' | 1123.19' | N65°45'00"E   |
| C9          | 90°00'00" | 15.00'   | 23.56'   | 15.00'  | 21.21'   | S88°58'30"W   |
| C10         | 16°32'24" | 404.74'  | 116.84'  | 58.83'  | 116.43'  | S15°27'16"W   |
| C11         | 37°44'53" | 96.50'   | 63.58'   | 32.99'  | 62.43'   | S64°53'57"E   |

2 Large/Small Plat(s) Recorded  
herewith as # 202515537

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 16<sup>th</sup> DAY OF November, 2025.  
THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 10:59 am  
INSTRUMENT # 202515537  
TESTE ELIZABETH E. O'CONNOR, CLERK

PLAT OF  
**BUSCH CORPORATE CENTER**  
 A LAND CONDOMINIUM  
 436 & 438 MCLAWS CIR

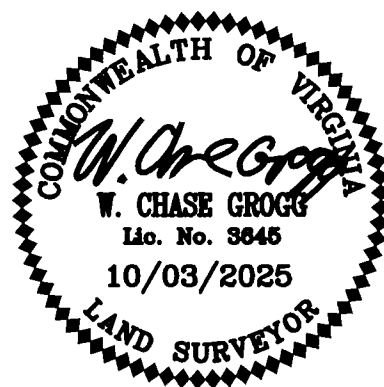
|                  |                   |                |
|------------------|-------------------|----------------|
| ROBERTS DISTRICT | JAMES CITY COUNTY | VIRGINIA       |
| OCTOBER 3, 2025  |                   | JOB NO: 25-226 |

SHEET 2 OF 2






















**LRI**  
**LANDTECH**  
**RESOURCES, INC.**  
*Engineering and Surveying Consultants*

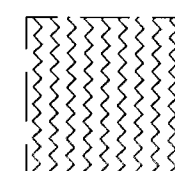
205-E Bullfants Boulevard • Williamsburg, VA 23188  
Ph: (757) 565-1671 Fax: (757) 565-0782  
web: [landtechsources.com](http://landtechsources.com)



### EXISTING LEGEND

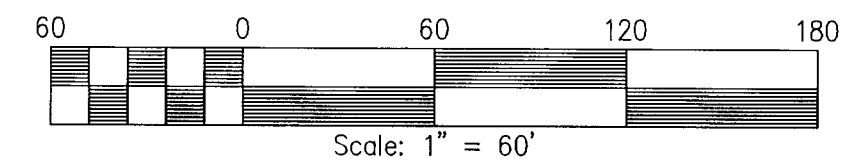
- |   |                          |
|---|--------------------------|
|  | WATER VALVE              |
|  | FIRE HYDRANT             |
|  | WATER METER              |
|  | SANITARY MH              |
|  | SANITARY CLEANOUT        |
|  | STORM MH                 |
|  | CURB DROP INLET (C.D.I.) |
|  | LIGHT POLE               |
|  | ELECTRIC TRANSFORMER     |
|  | SIGN                     |
|  | BOLLARD                  |
|  | PEDESTAL                 |
|  | COMMUNICATIONS VAULT     |
|  | CONCRETE                 |
|  | RIVER ROCK               |
|  | STEPS                    |
|  | OVERHANG                 |
|  | HVAC UNIT                |
|  | IRF = IRON ROD FOUND     |

PROPOSED LEGEND:



DENOTES LIMITED COMMON ELEMENT

JCC Subdivision Agent  
Approval Not Required



N/F  
MCLAWS PROFESSIONAL CENTER CONDOMINIUM  
ASSOCIATION INC., C/O TOWN MANAGEMENT  
INST. #130028163  
INST. #130000867 (PLAT)

20 Large/Small Plat(s) Recorded  
herewith as # 202515537

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
November 16, 2025  
at 10:59 AM/PM, PG —  
Document # 202515537  
ELIZABETH E. O'CONNOR, CLERK  
Elizabeth E. O'Connor, Clerk