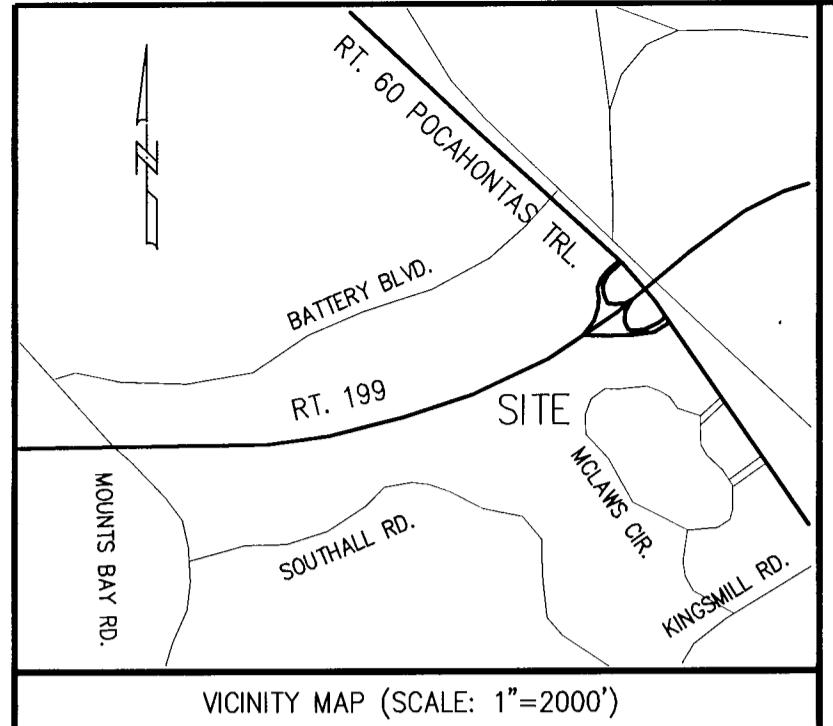


202515531

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.

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.

*Kimberly* 10/29/25  
SIGNATURE DATE  
Joseph M. Calkins Manager  
NAME PRINTED TITLE

CERTIFICATE OF NOTARIZATIONSTATE OF VirginiaCOUNTY OF James City

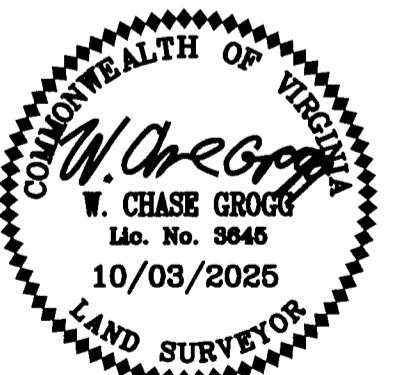
I, William Paul Bray, DO HEREBY CERTIFY THAT Joseph M. Calkins PERSONALLY CAME BEFORE ME ON THIS DAY AND ACKNOWLEDGED THAT HE/SHE IS A CORPORATE OFFICER AND THAT HE/SHE, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING ON BEHALF OF THE CORPORATION. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 24<sup>th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

*W.P. Bray* William Paul Bray  
(NOTARY'S SIGNATURE) NOTARY'S PRINTED NAME  
MY COMMISSION EXPIRES: June 30, 2028  
WILLIAM PAUL BRAY  
NOTARY PUBLIC  
REGISTRATION # 7881011  
COMMONWEALTH OF VIRGINIA  
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



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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



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

PROPERTY INFORMATION

1. OWNER: NRK PROPERTIES LLC (INSTR. #080027303)
2. ADDRESS: 436 MCLAWS CIR WILLIAMSBURG, VA 23185
3. PARCEL ID: 5020100095A
4. ZONING: M1 (LIMITED BUSINESS/INDUSTRIAL)
5. BUILDING SETBACKS: (SEE DETAIL ON SHEET 11)  
FRONT - 50'  
REAR - 50'  
SIDE - 20'

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.
<b>TOTAL AREA</b>	<b>301,163 S.F. / 6.9138 AC.</b>	<b>301,163 S.F. / 6.914 AC.</b>

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'

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

*Large* Large/Small Plat(s) Recorded  
herewith as # 202515531

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 10<sup>th</sup> DAY OF November, 2025. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 10:59 am INSTRUMENT # 202515531 TESTE ELIZABETH E. O'CONNOR, CLERK

