

CERTIFICATION OF SOURCE OF TITLE (PARCELS 20 AND 29)

THIS IS TO CERTIFY THAT THE LAND SHOWN HEREON WAS CONVEYED BY UNIVERSITY SQUARE ASSOCIATES, A VIRGINIA GENERAL PARTNERSHIP TO FRANCISCUS AT PROMENADE LLC, A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED MAY 20, 2016 AND RECORDED IN THE CLERK'S OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS DOCUMENT NO. 160010182.

OWNER'S CERTIFICATION

THE LOT LINE EXTINGUISHMENT, EASEMENT VACATIONS AND EASEMENT DEDICATIONS SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

FOR FRANCISCUS AT PROMENADE LLC, A VIRGINIA LIMITED LIABILITY COMPANY
Signature: Gary Werner
DATE: 11-14-16

CERTIFICATE OF NOTARIZATION FOR GARY WERNER

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF Virginia Beach

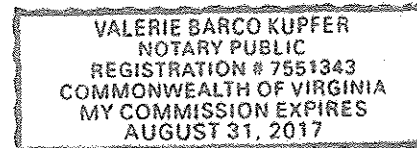
I, Valerie Barco Kupfer A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNTO MY HAND THIS 14th DAY OF November, 2016.

MY COMMISSION EXPIRES: August 31, 2017

NOTARY REGISTRATION NUMBER: 7551343

Valerie Barco Kupfer
NOTARY PUBLIC SIGNATURE



CERTIFICATION OF SOURCE OF TITLE (PARCELS 25, 27, 28)

THIS IS TO CERTIFY THAT THE LAND SHOWN HEREON WAS CONVEYED BY JEFFERSON-PILOT LIFE INSURANCE COMPANY TO UNIVERSITY SQUARE ASSOCIATES BY DEED DATED AUGUST 6, 1987 AND RECORDED IN THE CLERK'S OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 357, PG. 125.

OWNER'S CERTIFICATION

THE EASEMENT DEDICATIONS SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

FOR UNIVERSITY SQUARE ASSOCIATES, A VIRGINIA GENERAL PARTNERSHIP

JERRY L. BOWMAN, TRUSTEE
FRANK R. SPADEA TRUST
Signature: Jerry L. Bowman
DATE: 11/14/16

CALVIN M. DAVIS (PARTNER)
THE COMMERCIAL GROUP (PRESIDENT)
Signature: Calvin M. Davis
DATE: 11/15/16

CERTIFICATE OF NOTARIZATION FOR JERRY L. BOWMAN

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF Virginia Beach

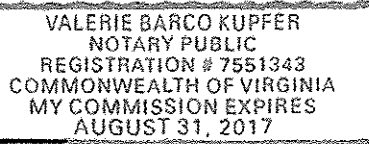
I, Valerie Barco Kupfer A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNTO MY HAND THIS 14th DAY OF November, 2016.

MY COMMISSION EXPIRES: August 31, 2017

NOTARY REGISTRATION NUMBER: 7551343

Valerie Barco Kupfer
NOTARY PUBLIC SIGNATURE



CERTIFICATE OF NOTARIZATION FOR CALVIN M. DAVIS

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF Virginia Beach

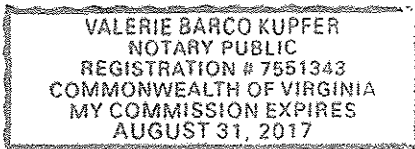
I, Valerie Barco Kupfer A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNTO MY HAND THIS 15th DAY OF November, 2016.

MY COMMISSION EXPIRES: August 31, 2017

NOTARY REGISTRATION NUMBER: 7551343

Valerie Barco Kupfer
NOTARY PUBLIC SIGNATURE



CERTIFICATION OF SOURCE OF TITLE (PARCEL 22 - EASEMENT ONLY)

THIS IS TO CERTIFY THAT THE LAND SHOWN HEREON WAS CONVEYED BY RIVERSIDE HOSPITAL, INC TO WILLIAMSBURG RIVERSIDE MEDICAL COMPLEX, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY DEED DATED NOVEMBER 8, 2007 AND RECORDED IN THE CLERK'S OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS DOCUMENT NO. 070031326.

OWNER'S CERTIFICATION

THE EASEMENT DEDICATION SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

Signature: W. William Austin, Jr.
DATE: 11/11/16
FOR WILLIAMSBURG RIVERSIDE MEDICAL COMPLEX, LLC
W. William Austin, Jr.
CFO
PRINTED NAME TITLE

CERTIFICATE OF NOTARIZATION FOR WILLIAMSBURG RIVERSIDE MEDICAL COMPLEX, LLC

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF Newport News

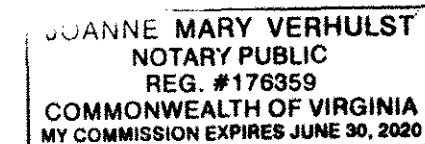
I, Joanne M. Verhulst A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNTO MY HAND THIS 11th DAY OF November, 2016.

MY COMMISSION EXPIRES: June 30, 2020

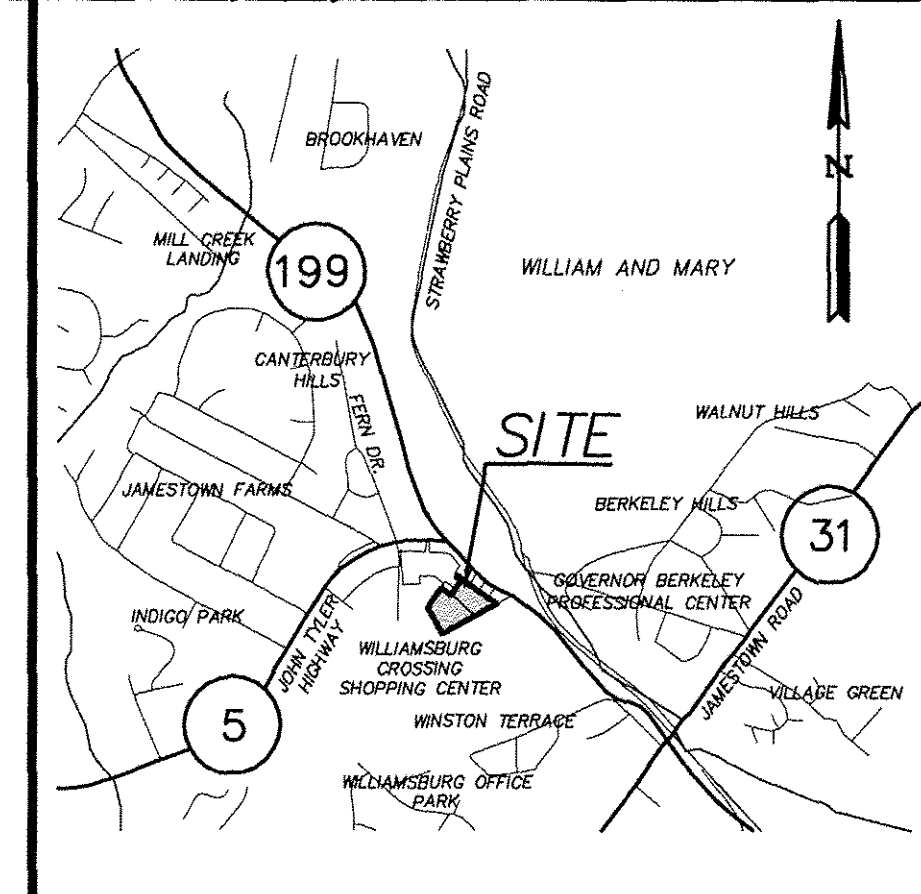
NOTARY REGISTRATION NUMBER: 176359

Joanne M. Verhulst
NOTARY PUBLIC SIGNATURE



GENERAL NOTES:

- 1. PROPERTIES ARE ZONED MU (MIXED USE WITH PROFFERS)
2. PROPERTY PARCEL ID'S ARE 4812200020 AND 4812200029. (LOT LINE EXTINGUISHMENT)
3. SETBACK LINES ARE AS SHOWN ON THE PLAT.
4. THIS SITE SHALL BE SERVED BY THE PUBLIC WATER AND SEWER.
5. ALL UTILITIES ARE TO BE PLACED UNDERGROUND.
6. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL BE PRIVATE.
7. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
8. THIS PROPERTY IS IN FLOOD ZONE X AS SHOWN ON MAP NUMBER 51095C0140C, PANEL 0140, FOR COMMUNITY NUMBER 510201, DATED 09/28/2007 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VA. ZONE X IS DEFINED AS AREAS TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
9. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-38 OF THE COUNTY CODE. SUBSEQUENT TO COMPLETION OF ALL IMPROVEMENTS, BUT PRIOR TO FINAL RELEASE OF SURETY FOR A SUBDIVISION OR ANY PART THEREOF, THE SUBDIVIDER SHALL PROVIDE THE AGENT A SURVEYOR'S CERTIFICATE THAT THE MONUMENTS AS SHOWN ON THE RECORD PLAT HAVE BEEN INSTALLED, WERE PROPERLY SET, ARE PROPERLY ALIGNED, AND ARE UNDAMAGED. THE PROVISION OF THE CERTIFICATION SHALL BE WITHIN SIX MONTHS OF PLAT APPROVAL, UNLESS OTHERWISE ARRANGED IN ADVANCE, IN WRITING, WITH THE AGENT.
10. THIS PLAT IS BASED ON RECORD INFORMATION AND A CURRENT FIELD SURVEY PERFORMED BY AES CONSULTING ENGINEERS. EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS PLAT. THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT HAVING AN EFFECTIVE DATE OF MAY 8, 2015 (FILE NO. 14040MAIN140) PREPARED BY STEWART TITLE GUARANTY COMPANY.
11. UTILITY EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JCSA AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM THE JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.
12. VDOT SHALL HAVE NO RESPONSIBILITY FOR THE MAINTENANCE OF ANY STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE LOCATED OUTSIDE OF VDOT MAINTAINED RIGHT OF WAY LIMITS. VDOT SHALL HAVE THE RIGHT TO ENTER ANY STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE WITHIN THE PROPERTY SHOWN ON THIS PLAT IN ORDER TO UNDERTAKE ANY CORRECTIVE MEASURES TO ALLEVIATE PROBLEMS THAT MAY ADVERSELY AFFECT THE SAFE OPERATION OR INTEGRITY OF ANY VDOT MAINTAINED RIGHT OF WAY. VDOT MAY ALSO ENTER OTHER PROPERTY SHOWN ON THIS PLAT AS COMMON AREA IN ORDER TO OBTAIN ACCESS TO, OR TO UNDERTAKE SUCH CORRECTIVE MEASURES TO, SUCH STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE. THE OWNER AGREES TO INDEMNIFY AND HOLD VDOT HARMLESS FROM AND AGAINST ANY AND ALL CLAIMS, DEMANDS, LAWSUITS, LIABILITIES, LOSSES, DAMAGES AND PAYMENTS, INCLUDING ATTORNEY'S FEES, CLAIMED BY THE OWNER OR ANY THIRD PARTY AS A RESULT OF VDOT'S ACCESS TO FACILITIES OR STRUCTURES, OR CORRECTIVE MEASURES DESCRIBED ABOVE.
13. ALONG ALL PLANTING STRIPS AND WITHIN ALL SIGHT DISTANCE TRIANGLES, THE AREA BETWEEN 2 AND 7 FEET ABOVE GROUND SHALL BE MAINTAINED AS A CLEAR ZONE TO PRESERVE SIGHT LINES AND ACCOMMODATE PEDESTRIANS.
14. THE ROADS IN THIS SUBDIVISION DO NOT MEET THE VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND WILL NOT BE MAINTAINED BY EITHER THE COUNTY OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION. THE ROADS WILL HAVE TO BE CONSTRUCTED IN FULL COMPLIANCE WITH THE DEPARTMENT REQUIREMENTS IN EFFECT AT THE TIME OF THE REQUEST BY THE PROPERTY OWNERS PRIOR TO REQUESTING THE ADDITION OF THE ROAD INTO THE STATE MAINTAINED SYSTEM.
15. VDOT SHALL NOT BE RESPONSIBLE FOR MAINTAINING ANY SIDEWALK SHOWN ON THE CONSTRUCTION PLANS ASSOCIATED WITH THIS PLAT.
16. ALL NON PUBLIC DRAINAGE EASEMENTS SHOWN HEREON ARE DEDICATED TO FRANCISCUS AT PROMENADE LLC, ITS SUCCESSORS OR ASSIGNS.



LOCATION MAP SCALE 1"=2,000'±

SURVEYOR'S 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.
Signature: Stephen C. Letchford
DATE: 10/24/16
STEPHEN C. LETCHFORD, L.S. #2772

CERTIFICATE OF APPROVAL

THIS LOT LINE EXTINGUISHMENT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.
Signature: Glenn Cook
DATE: 11/18/16
VIRGINIA DEPARTMENT OF TRANSPORTATION

Signature: Glenn Cook
DATE: 11/18/16
SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.
THIS 22 DAY OF November, 2016.
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 2:04 PM
INSTRUMENT # 160021147
TESTE: Catherine F. Foltz DEPUTY CLERK
MONA A. FOLEY, CLERK

3 Large/Small Plat(s) Recorded herewith as # 160021147

Table with 4 columns: Rev, Date, Description, and Revised by. It tracks revisions to the source of title and plat title block.



AES CONSULTING ENGINEERS logo and contact information: 5248 Olde Towne Road, Suite 1, Williamsburg, Virginia 23188.

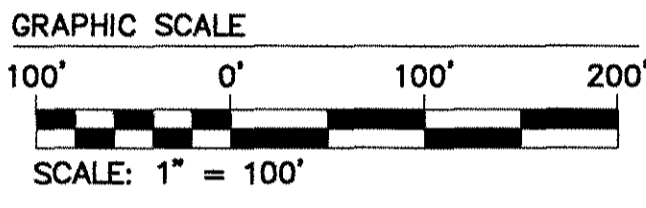
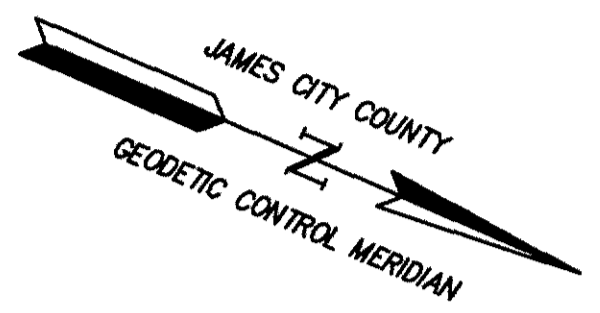
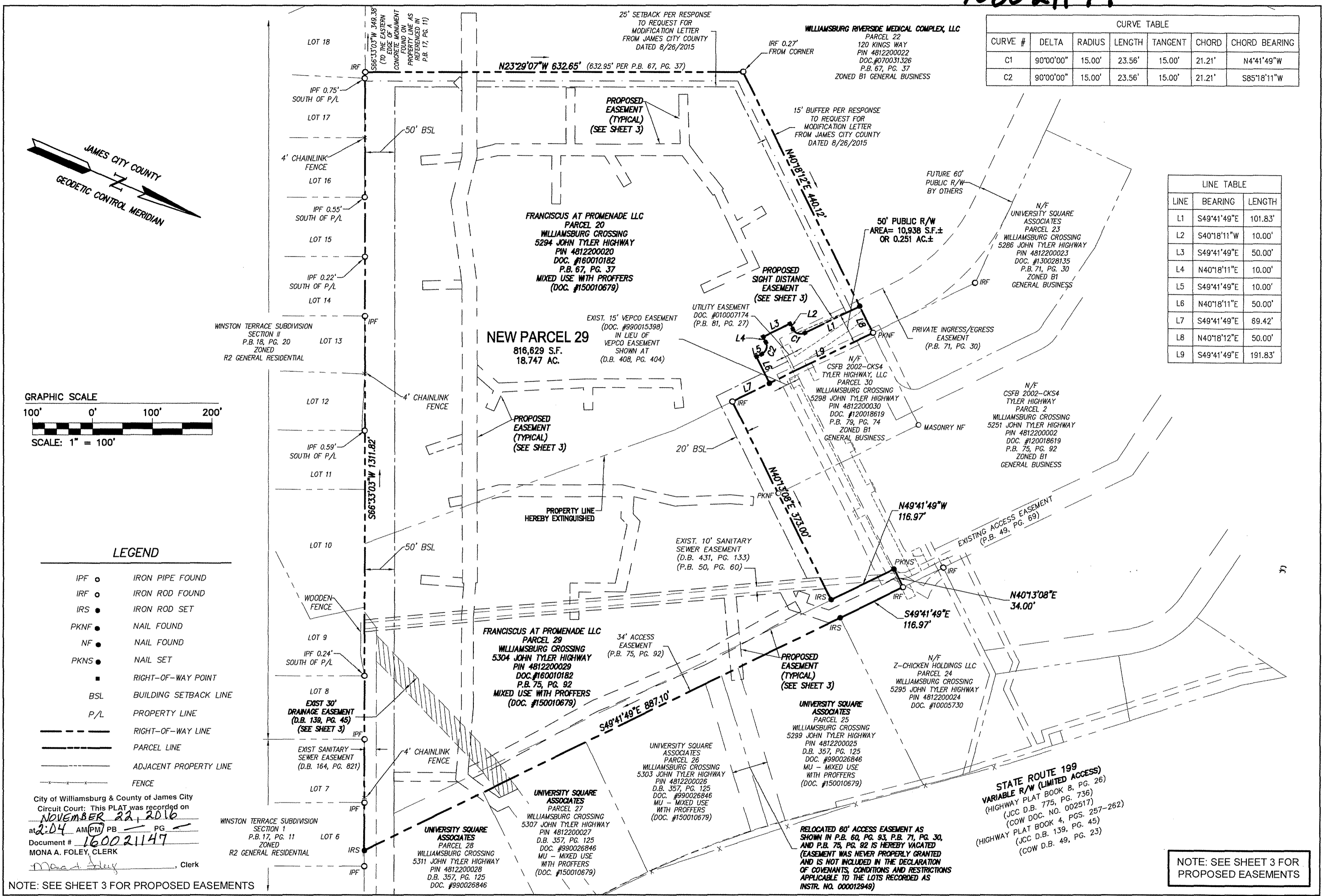
PLAT OF LOT LINE EXTINGUISHMENT BEING PARCELS 20 AND 29 OF WILLIAMSBURG CROSSING OWNED BY FRANCISCUS AT PROMENADE LLC. JAMESTOWN DISTRICT COUNTY OF JAMES CITY VIRGINIA

Project Contacts: SCL/JFS, Project Number: 8642-19, Scale: NOTED, Date: 09-15, Sheet Number: 1 OF 3

160021147

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	90°00'00"	15.00'	23.56'	15.00'	21.21'	N4°41'49"W
C2	90°00'00"	15.00'	23.56'	15.00'	21.21'	S85°18'11"W

LINE TABLE		
LINE	BEARING	LENGTH
L1	S49°41'49"E	101.83'
L2	S40°18'11"W	10.00'
L3	S49°41'49"E	50.00'
L4	N40°18'11"E	10.00'
L5	S49°41'49"E	10.00'
L6	N40°18'11"E	50.00'
L7	S49°41'49"E	69.42'
L8	N40°18'12"E	50.00'
L9	S49°41'49"E	191.83'



LEGEND

- IPF ○ IRON PIPE FOUND
- IRF ○ IRON ROD FOUND
- IRS ● IRON ROD SET
- PKNF ● NAIL FOUND
- NF ● NAIL FOUND
- PKNS ● NAIL SET
- RIGHT-OF-WAY POINT
- BSL BUILDING SETBACK LINE
- P/L PROPERTY LINE
- RIGHT-OF-WAY LINE
- PARCEL LINE
- ADJACENT PROPERTY LINE
- FENCE

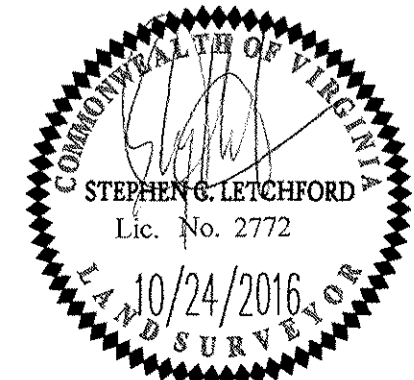
City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
NOVEMBER 22, 2016
 at 2:04 AM (PM) PB PG
 Document # 160021147
 MONA A. FOLEY, CLERK

WINSTON TERRACE SUBDIVISION
 SECTION 1
 P.B. 17, PG. 11
 ZONED
 R2 GENERAL RESIDENTIAL

NOTE: SEE SHEET 3 FOR PROPOSED EASEMENTS

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Rev	Date	Description	Revised by
4	10-31-16	REVISED SOURCE OF TITLE AND PLAT TITLE BLOCK	JFS
3	10-24-16	REVISED PER VDOT COMMENT	RSB
2	2-05-16	REVISED TO ADD VDOT SIGNATURE BLOCK AND ADDED GENERAL NOTE #16	JFS
1	1-29-16	REVISED PER COUNTY COMMENTS DATED 10-26-15	JFS



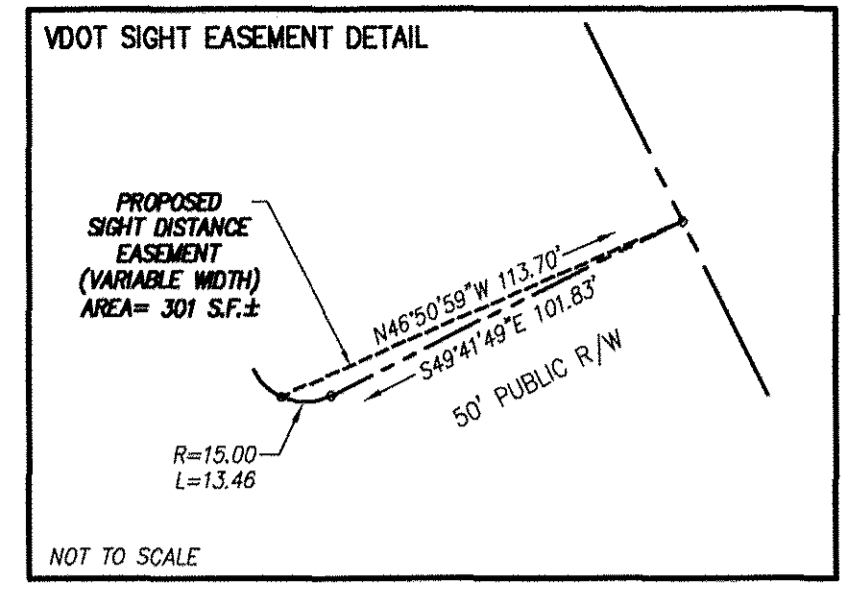
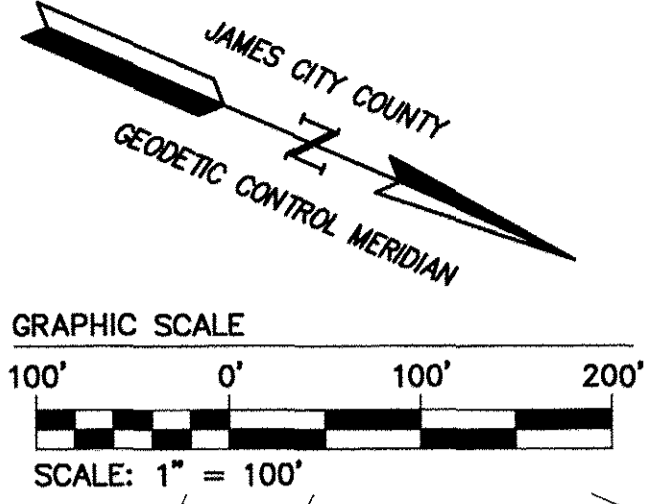
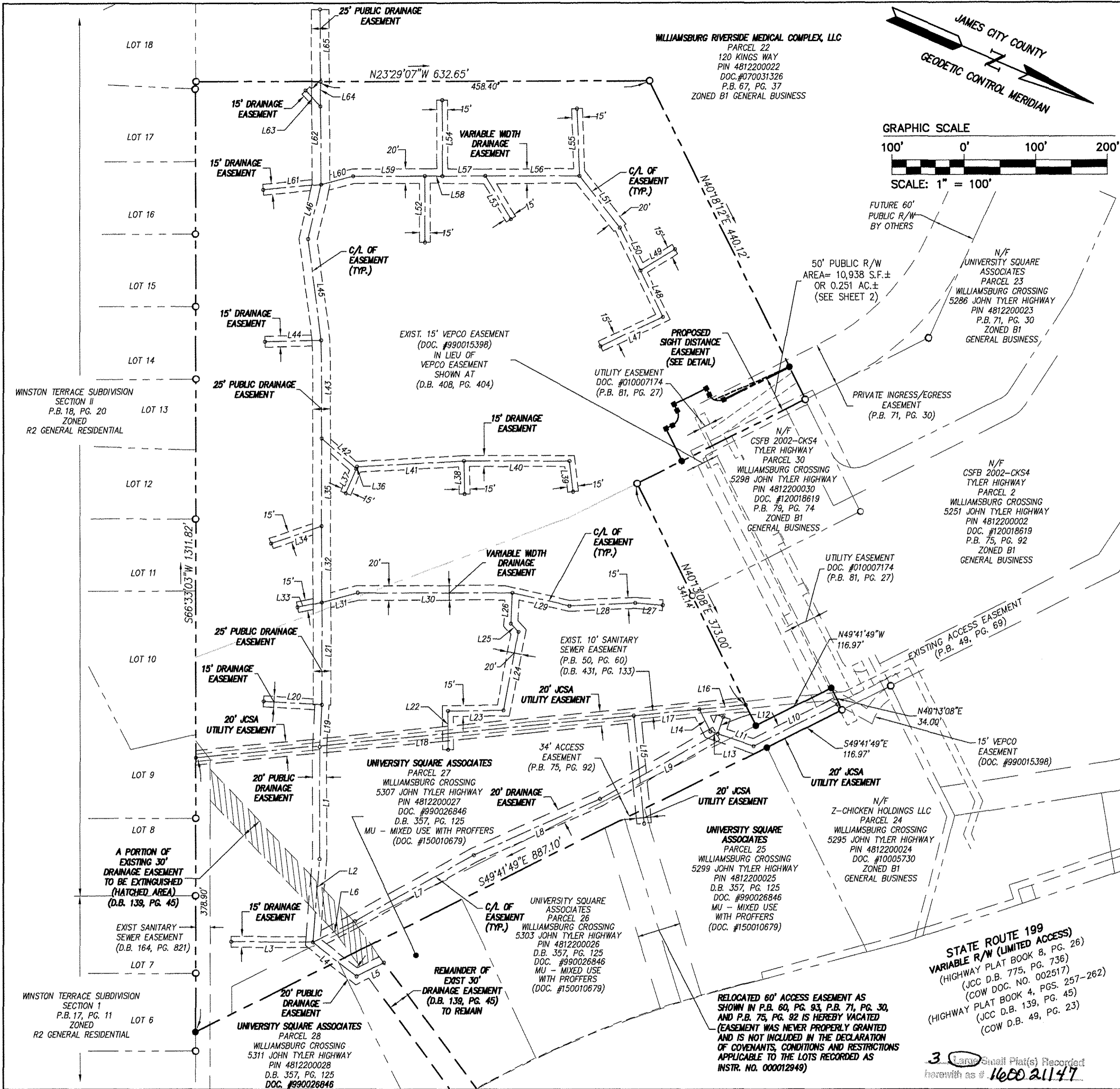
5248 Olde Towne Road, Suite 1
 Williamsburg, Virginia 23188
 Phone: (757) 253-0040
 Fax: (757) 220-8984
 www.aesva.com

**PLAT OF LOT LINE EXTINGUISHMENT
 BEING PARCELS 20 AND 29 OF
 WILLIAMSBURG CROSSING
 OWNED BY FRANCISCUS AT PROMENADE LLC**

JAMESTOWN DISTRICT COUNTY OF JAMES CITY VIRGINIA

Project Contacts:	SCL/JFS
Project Number:	8642-19
Scale:	NOTED
Date:	9-09-15
Sheet Number	2 OF 3

160021147

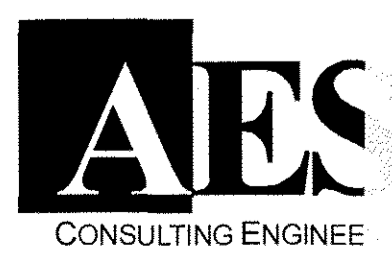
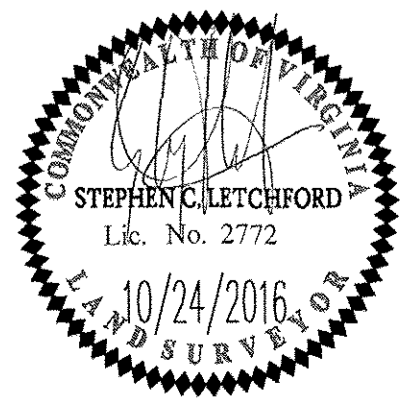


LINE	BEARING	LENGTH
L1	N66°33'03"E	155.00'
L2	N71°09'34"E	115.59'
L3	N23°07'10"W	113.80'
L4	N13°55'35"E	77.36'
L5	N49°43'59"W	42.84'
L6	N49°43'59"W	66.18'
L7	N52°19'13"W	188.29'
L8	N47°12'17"W	192.69'
L9	N52°30'56"W	185.09'
L10	N49°41'49"W	129.87'
L11	N4°41'13"W	52.41'
L12	S85°16'37"W	24.58'
L13	N4°41'13"W	10.83'
L14	N40°16'01"E	34.08'
L15	N61°07'16"E	149.50'
L16	N28°50'58"W	64.46'
L17	N28°50'58"W	91.98'
L18	N28°50'58"W	613.39'
L19	N70°11'55"E	57.68'
L20	S19°44'08"E	82.03'
L21	N66°26'42"E	141.62'
L22	N66°32'50"E	53.54'
L23	S23°43'06"E	76.86'
L24	N77°33'34"E	110.70'
L25	N23°13'00"E	15.71'
L26	N69°38'43"E	42.84'
L27	N18°28'15"W	38.31'
L28	N26°02'01"W	91.54'
L29	N10°39'29"W	81.90'
L30	N23°26'25"W	214.75'
L31	N38°05'03"W	52.38'
L32	N66°26'42"E	104.93'
L33	S34°29'13"E	35.00'
L34	S41°57'01"E	74.39'
L35	N66°26'42"E	121.54'

LINE	BEARING	LENGTH
L36	N89°40'36"W	2.96'
L37	S89°40'36"E	36.74'
L38	N65°52'01"E	45.46'
L39	N59°52'59"E	42.46'
L40	N23°27'10"W	147.31'
L41	N26°26'59"W	148.60'
L42	N17°15'35"E	64.52'
L43	N66°26'42"E	134.80'
L44	S24°34'30"E	78.49'
L45	N58°59'20"E	141.12'
L46	N80°17'28"E	77.89'
L47	S48°26'25"E	95.34'
L48	N40°42'32"E	71.61'
L49	N54°23'51"W	56.11'
L50	N40°42'32"E	65.22'
L51	N28°34'53"E	91.14'
L52	N66°30'08"E	91.63'
L53	N35°33'38"E	69.43'
L54	S66°30'08"W	104.23'
L55	S64°30'04"W	92.70'
L56	N23°29'52"W	131.69'
L57	N23°29'52"W	59.30'
L58	N23°29'52"W	24.34'
L59	N23°29'52"W	99.61'
L60	N37°28'47"W	46.53'
L61	N28°28'34"W	81.45'
L62	N66°11'58"E	107.75'
L63	S22°32'47"W	29.92'
L64	N66°11'58"E	34.15'
L65	N66°11'58"E	99.46'

NOTE: THIS SHEET IS FOR EASEMENT PURPOSES ONLY

Rev.	Date	Description	Revised by
4	10-31-16	REVISED SOURCE OF TITLE AND PLAT TITLE BLOCK	JFS
3	10-24-16	REVISED PER VDOT COMMENT	RSB
2	2-05-16	REVISED TO ADD VDOT SIGNATURE BLOCK AND ADDED GENERAL NOTE #16	JFS
1	1-29-16	REVISED PER COUNTY COMMENTS DATED 10-28-15	JFS



City of Williamsburg & County of James City
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 MONA A. FOLEY, CLERK

PLAT OF LOT LINE EXTINGUISHMENT
 BEING PARCELS 20 AND 29 OF
 WILLIAMSBURG CROSSING
 OWNED BY FRANCISCUS AT PROMENADE LLC

Project Contacts:	SCL/JFS
Project Number:	8642-19
Scale:	NOTED
Date:	9-09-15
Sheet Number	3 OF 3