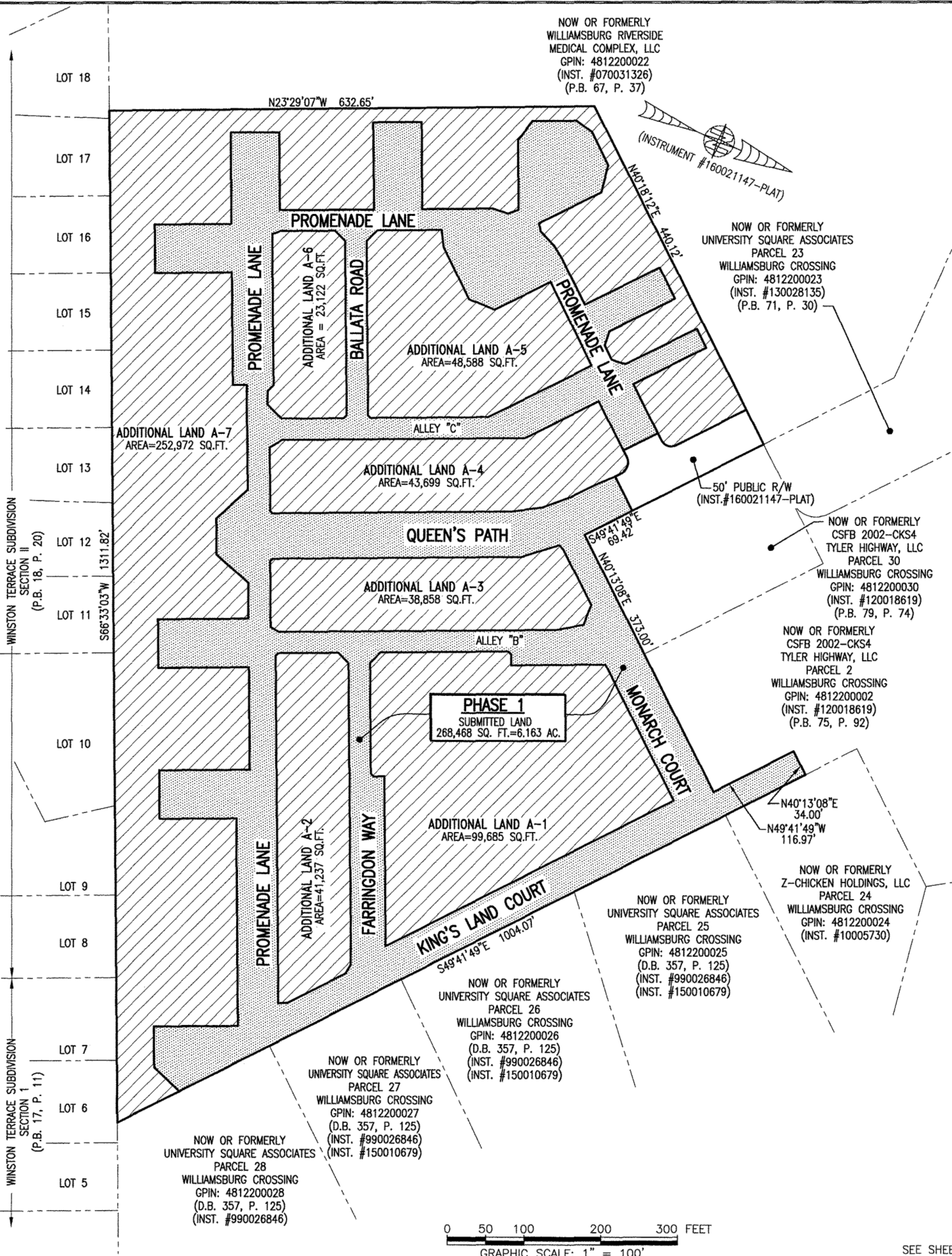
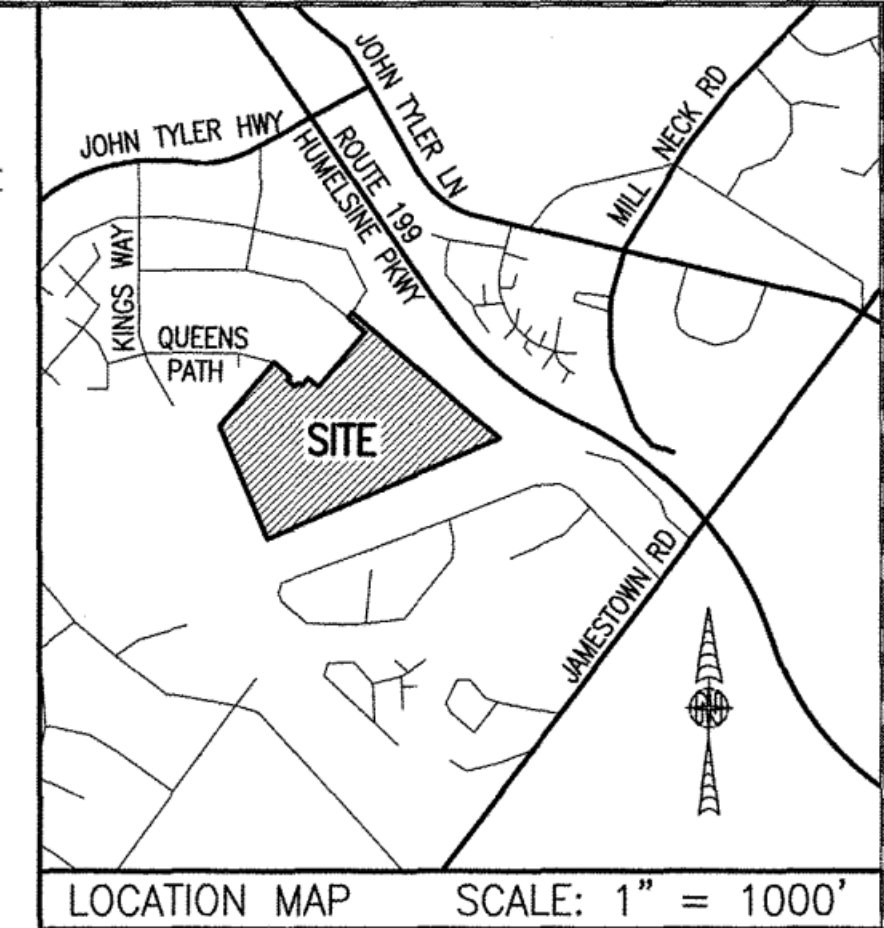


170011679

I HEREBY CERTIFY THAT THIS PLAT IS ACCURATE AND THAT IT COMPLIES WITH THE PROVISIONS OF THE CODE OF VIRGINIA OF 1950 AS AMENDED, § 55-79.58 AND I FURTHER CERTIFY THAT ALL IMPROVEMENTS THEREOF DEPICTED HEREON, PURSUANT TO THE CODE OF VIRGINIA § 55-79.58A, ARE NOT YET COMPLETED.



NOW OR FORMERLY UNIVERSITY SQUARE ASSOCIATES PARCEL 23 WILLIAMSBURG CROSSING GPIN: 481220023 (INST. #130028135) (P.B. 71, P. 30)

50' PUBLIC R/W (INST. #160021147-PLAT)

NOW OR FORMERLY CSFB 2002-CKS4 TYLER HIGHWAY, LLC PARCEL 30 WILLIAMSBURG CROSSING GPIN: 481220030 (INST. #120018619) (P.B. 79, P. 74)

NOW OR FORMERLY CSFB 2002-CKS4 TYLER HIGHWAY, LLC PARCEL 2 WILLIAMSBURG CROSSING GPIN: 481220002 (INST. #120018619) (P.B. 75, P. 92)

NOW OR FORMERLY Z-CHICKEN HOLDINGS, LLC PARCEL 24 WILLIAMSBURG CROSSING GPIN: 481220024 (INST. #10005730)

NOW OR FORMERLY UNIVERSITY SQUARE ASSOCIATES PARCEL 25 WILLIAMSBURG CROSSING GPIN: 481220025 (D.B. 357, P. 125) (INST. #990026846) (INST. #150010679)

NOW OR FORMERLY UNIVERSITY SQUARE ASSOCIATES PARCEL 26 WILLIAMSBURG CROSSING GPIN: 481220026 (D.B. 357, P. 125) (INST. #990026846) (INST. #150010679)

NOW OR FORMERLY UNIVERSITY SQUARE ASSOCIATES PARCEL 27 WILLIAMSBURG CROSSING GPIN: 481220027 (D.B. 357, P. 125) (INST. #990026846) (INST. #150010679)

NOW OR FORMERLY UNIVERSITY SQUARE ASSOCIATES PARCEL 28 WILLIAMSBURG CROSSING GPIN: 481220028 (D.B. 357, P. 125) (INST. #990026846)

**LEGAL DESCRIPTION**

PROPERTY SHOWN HEREON BEING "NEW PARCEL 29" CONTAINING 18.747 ACRES AS SHOWN ON "PLAT OF LOT LINE EXTINGUISHMENT BEING PARCELS 20 AND 29 OF WILLIAMSBURG CROSSING" PREPARED BY AES CONSULTING ENGINEERS, DATED 10-24-16 AND RECORDED AS INSTRUMENT NO. 160021147.

**NOTES:**

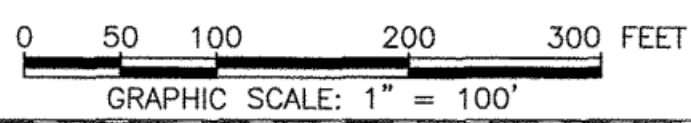
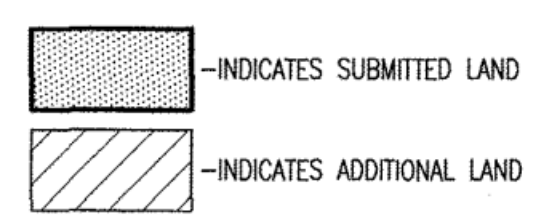
1. PHASE 1 SUBMITTED LAND AS SHOWN HEREON CONTAINS ALL PRIVATE ROADS AND ON-STREET PARKING. NO BUILDINGS ARE INCLUDED IN THIS PHASE.
2. EASEMENTS AND BUILDING LINES SHOWN HEREON PER THE FOLLOWING:
  - ALTA SURVEY BY AES CONSULTING ENGINEERS, DATED 3-23-15
  - PLAT BY AES CONSULTING ENGINEERS, DATED 10-24-16, INST. #160021147
  - PLAN OF DEVELOPMENT BY AES CONSULTING ENGINEERS, DATED 9-8-16

AREA TABLE		
PARCEL	SQUARE FEET	ACRES
PHASE 1 (SUBMITTED LAND)	268,468	6.163
ADDITIONAL LAND A-1	99,685	2.289
ADDITIONAL LAND A-2	41,237	0.947
ADDITIONAL LAND A-3	38,858	0.892
ADDITIONAL LAND A-4	43,699	1.003
ADDITIONAL LAND A-5	48,588	1.115
ADDITIONAL LAND A-6	23,122	0.531
ADDITIONAL LAND A-7	252,972	5.807
<b>TOTAL: NEW PARCEL 29</b>	<b>816,629</b>	<b>18.747</b>

2 Large/Small Plat(s) Recorded herewith as # 170011679

City of Williamsburg & County of James City Circuit Court; This PLAT was recorded on 6-6-2017 at 2:19 AM/PM, PG Document # 170011679 MONA A. FOLEY, CLERK

JCC Subdivision Agent Approval Not Required EL



SEE SHEET 2 FOR PROPERTY DATA, EASEMENTS, CURVE AND LINE TABLE

THIS SHEET: OVERALL SITE LAYOUT AND AREAS

**PHASE 1**  
**CONDOMINIUM PLAT**  
OF  
**THE PROMENADE**  
AT  
**JOHN TYLER**  
A CONDOMINIUM  
JAMES CITY COUNTY, VIRGINIA

Hayden Frye and Associates, Inc.  
**Land Surveyors**  
333 KELLAM ROAD, SUITE 200  
VIRGINIA BEACH, VA., 23462  
PH: (757) 491-7228 FX: (757) 491-7229

DATE: FEBRUARY 15, 2017  
SCALE: 1"=100'  
SHEET 1 OF 2 THIS PHASE