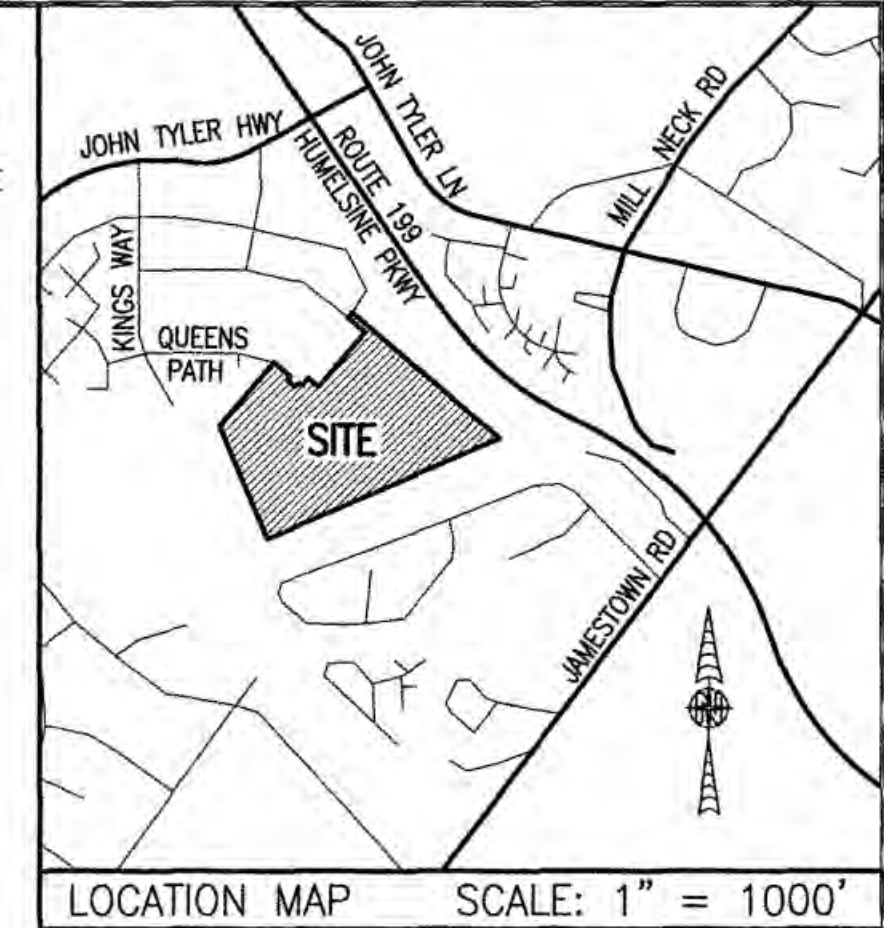


170011679

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 WILLIAMSBURG RIVERSIDE MEDICAL COMPLEX, LLC  
 GPIN: 4812200022  
 (INST. #070031326)  
 (P.B. 67, P. 37)

NOW OR FORMERLY UNIVERSITY SQUARE ASSOCIATES PARCEL 23  
 WILLIAMSBURG CROSSING  
 GPIN: 4812200023  
 (INST. #130028135)  
 (P.B. 71, P. 30)

NOW OR FORMERLY CSFB 2002-CKS4 TYLER HIGHWAY, LLC PARCEL 30  
 WILLIAMSBURG CROSSING  
 GPIN: 4812200030  
 (INST. #120018619)  
 (P.B. 79, P. 74)

NOW OR FORMERLY CSFB 2002-CKS4 TYLER HIGHWAY, LLC PARCEL 2  
 WILLIAMSBURG CROSSING  
 GPIN: 4812200002  
 (INST. #120018619)  
 (P.B. 75, P. 92)

NOW OR FORMERLY Z-CHICKEN HOLDINGS, LLC PARCEL 24  
 WILLIAMSBURG CROSSING  
 GPIN: 4812200024  
 (INST. #10005730)

NOW OR FORMERLY UNIVERSITY SQUARE ASSOCIATES PARCEL 25  
 WILLIAMSBURG CROSSING  
 GPIN: 4812200025  
 (D.B. 357, P. 125)  
 (INST. #990026846)  
 (INST. #150010679)

NOW OR FORMERLY UNIVERSITY SQUARE ASSOCIATES PARCEL 26  
 WILLIAMSBURG CROSSING  
 GPIN: 4812200026  
 (D.B. 357, P. 125)  
 (INST. #990026846)  
 (INST. #150010679)

NOW OR FORMERLY UNIVERSITY SQUARE ASSOCIATES PARCEL 27  
 WILLIAMSBURG CROSSING  
 GPIN: 4812200027  
 (D.B. 357, P. 125)  
 (INST. #990026846)  
 (INST. #150010679)

NOW OR FORMERLY UNIVERSITY SQUARE ASSOCIATES PARCEL 28  
 WILLIAMSBURG CROSSING  
 GPIN: 4812200028  
 (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

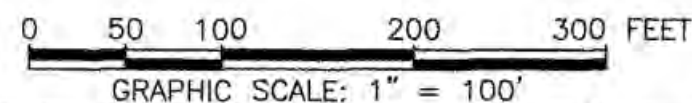
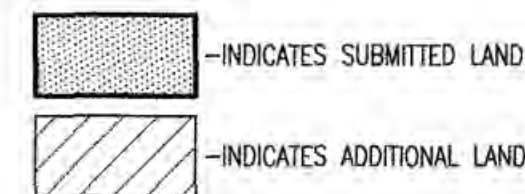
AREA TABLE		
PARCEL	SQUARE FEET	ACRES
PHASE 1 (SUBMITTED LAND)	268,468	6.163
ADDITIONAL LAND A-1	99,685	2.289
ADDITIONAL LAND A-2	41,237	0.947
ADDITIONAL LAND A-3	38,858	0.892
ADDITIONAL LAND A-4	43,699	1.003
ADDITIONAL LAND A-5	48,588	1.115
ADDITIONAL LAND A-6	23,122	0.531
ADDITIONAL LAND A-7	252,972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

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  
 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

Job# 160921

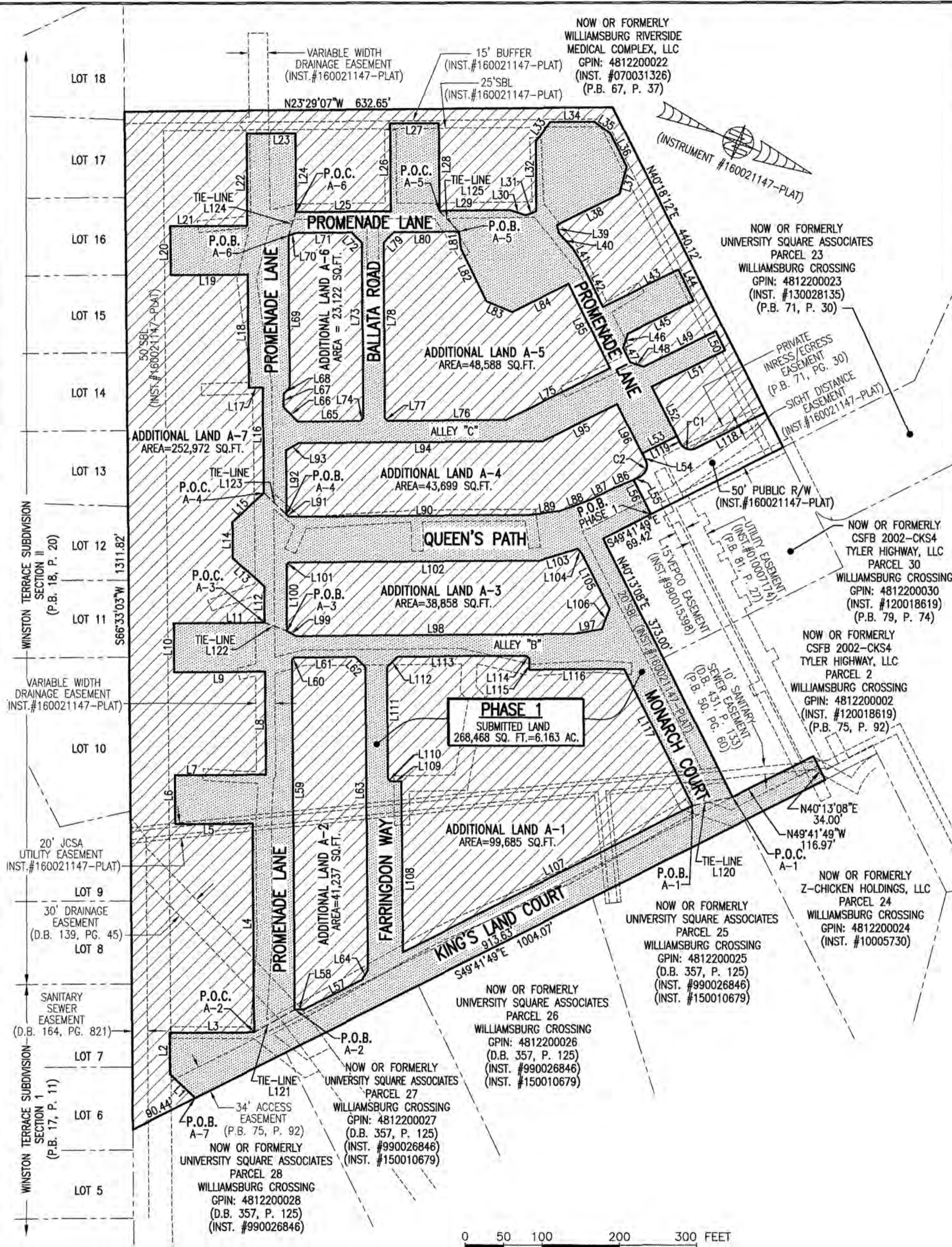


Hayden Frye and Associates, Inc.  
 Land Surveyors  
 333 KELLAM ROAD, SUITE 200  
 VIRGINIA BEACH, VA., 23462  
 PH: (757) 491-7228 FX:(757) 491-7229

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



170011679



**LINE TABLE**

NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE
L1	S20°01'13"W	44.97'	L26	S66°33'03"W	113.01'	L51	S49°17'28"E	106.06'	L76	S23°26'57"E	153.56'	L101	N68°23'33"W	4.24'
L2	S66°33'03"W	53.15'	L27	N23°26'57"W	63.00'	L52	N40°18'11"E	70.86'	L77	S21°33'03"W	4.95'	L102	N23°26'57"W	324.98'
L3	N23°26'57"W	109.47'	L28	N66°33'03"E	113.01'	L53	S49°41'49"E	50.00'	L78	S66°33'03"W	226.04'	L103	N40°12'30"W	51.55'
L4	S66°33'03"W	269.00'	L29	N23°26'49"W	91.87'	L54	N40°18'11"E	10.00'	L79	N68°27'04"W	19.09'	L104	N25°45'15"E	8.23'
L5	S23°26'57"E	100.00'	L30	N04°56'59"W	20.95'	L55	S49°41'49"E	10.00'	L80	N23°27'12"W	84.32'	L105	N40°13'08"E	80.19'
L6	S66°33'03"W	63.00'	L31	N43°09'18"W	14.72'	L56	N40°18'11"E	50.00'	L81	N59°51'39"E	22.83'	L106	N88°35'55"E	27.66'
L7	N23°26'57"W	118.00'	L32	S66°30'53"W	90.51'	L57	S49°41'49"E	84.74'	L82	N40°42'28"E	75.00'	L107	S49°43'59"E	420.48'
L8	S66°33'03"W	132.68'	L33	N74°30'33"W	30.87'	L58	S24°33'07"E	11.47'	L83	N00°46'13"W	36.04'	L108	S66°33'03"W	220.39'
L9	S23°26'57"E	118.00'	L34	N23°29'07"W	57.00'	L59	S66°33'03"W	450.73'	L84	N49°17'32"W	81.13'	L109	S23°26'57"E	14.00'
L10	S66°33'03"W	63.00'	L35	N13°08'50"E	24.93'	L60	N68°26'57"W	4.24'	L85	N40°42'32"E	121.00'	L110	S21°33'04"W	4.95'
L11	N23°26'57"W	118.00'	L36	N40°41'49"E	48.00'	L61	N23°26'57"W	78.50'	L86	S45°45'02"E	26.95'	L111	S66°33'04"W	143.47'
L12	S66°33'03"W	46.52'	L37	N81°38'35"E	36.41'	L62	N21°33'03"E	19.09'	L87	S49°41'49"E	35.15'	L112	N68°26'56"W	19.09'
L13	S18°43'43"W	55.33'	L38	S49°18'11"E	90.11'	L63	N66°33'03"E	390.42'	L88	S43°08'04"E	41.26'	L113	N23°26'57"W	167.28'
L14	S66°33'03"W	46.52'	L39	N58°03'08"E	10.61'	L64	S81°34'23"E	14.26'	L89	S30°00'34"E	41.26'	L114	N21°33'03"E	4.95'
L15	N65°37'37"W	55.33'	L40	N23°26'55"E	25.94'	L65	S23°26'57"E	81.00'	L90	S23°26'49"E	310.88'	L115	N66°33'03"E	14.50'
L16	S66°33'03"W	135.69'	L41	N34°57'20"E	20.26'	L66	S21°33'03"W	26.16'	L91	S21°33'07"W	4.24'	L116	N23°26'57"W	122.79'
L17	S23°26'57"E	18.00'	L42	N40°43'30"E	65.92'	L67	S66°33'03"W	17.38'	L92	S66°33'03"W	82.68'	L117	N40°13'08"E	197.12'
L18	S66°33'03"W	145.93'	L43	N49°17'28"W	108.73'	L68	N68°26'57"W	11.31'	L93	N53°08'03"W	18.83'	L118	S49°41'49"E	101.83'
L19	S23°26'57"E	100.00'	L44	N40°42'32"E	45.00'	L69	S66°33'03"W	195.90'	L94	N23°26'57"W	317.18'	L119	S40°18'11"W	10.00'
L20	S66°33'03"W	63.00'	L45	S49°17'28"E	95.23'	L70	N40°44'18"W	11.00'	L95	N49°17'28"E	107.22'	L120	S35°02'48"E	53.18'
L21	N23°26'57"W	100.00'	L46	N85°40'58"E	19.10'	L71	N23°26'49"W	71.00'	L96	N40°18'11"E	81.23'	L121	N52°05'49"W	60.39'
L22	S66°33'03"W	118.31'	L47	N40°39'25"E	20.64'	L72	N21°33'07"E	19.09'	L97	S33°14'07"E	36.03'	L122	N02°22'49"W	30.77'
L23	N23°28'23"W	63.00'	L48	N04°19'02"W	19.08'	L73	N66°33'03"E	225.70'	L98	S23°26'57"E	361.32'	L123	N20°14'54"E	40.29'
L24	N66°33'03"E	101.24'	L49	N49°17'28"W	103.50'	L74	S71°09'13"E	5.20'	L99	S06°21'20"W	12.95'	L124	N84°50'00"E	31.88'
L25	N23°26'49"W	123.00'	L50	N40°42'32"E	27.52'	L75	S49°17'28"E	150.14'	L100	S66°39'51"W	85.57'	L125	N23°57'14"E	36.67'

**CURVE TABLE**

NO.	RADIUS	DELTA	LENGTH	TANGENT	CHORD	CH. BEARING
C1	15.00'	90°00'00"	23.56'	15.00'	21.21'	S04°41'49"E
C2	15.00'	90°00'00"	23.56'	15.00'	21.21'	N85°18'11"E

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.

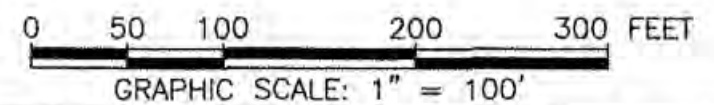
2 Large/Small Plat(s) Recorded  
herewith as # 170011679



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

JCC Subdivision Agent  
Approval Not Required

INDICATES SUBMITTED LAND  
INDICATES ADDITIONAL LAND  
P.O.C. = POINT OF COMMENCEMENT  
P.O.B. = POINT OF BEGINNING



THIS SHEET: PROPERTY DATA, EASEMENTS, CURVE AND LINE TABLE

**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 FAX: (757) 491-7229

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

SEE SHEET 1 FOR OVERALL SITE LAYOUT AND AREAS