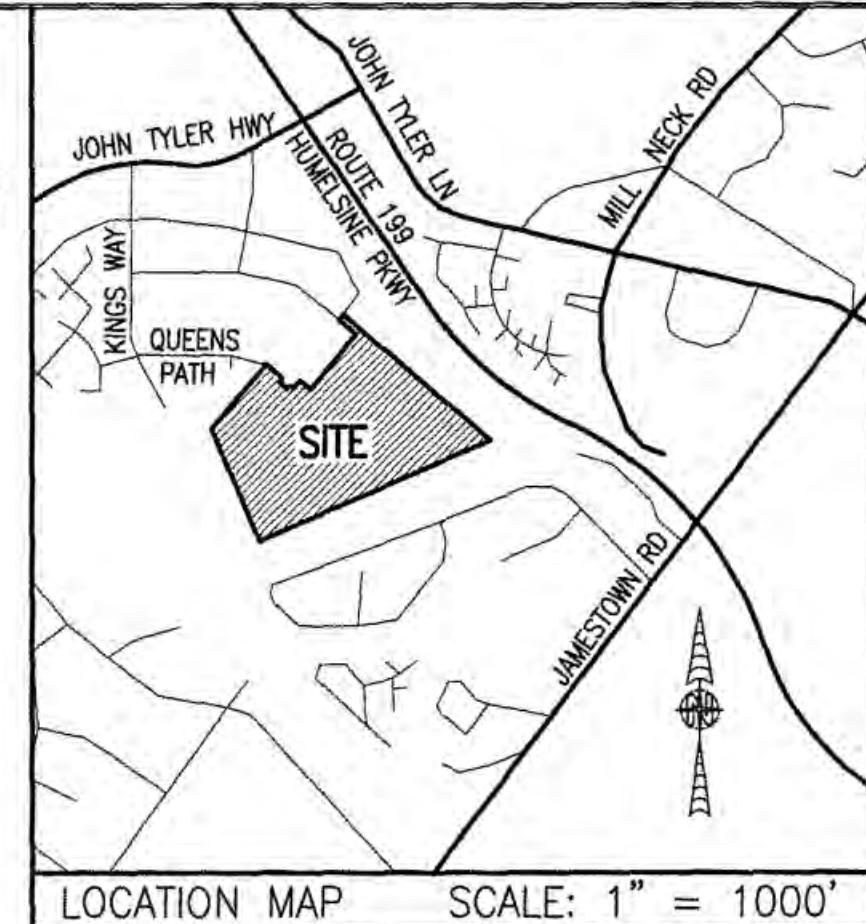


I HEREBY CERTIFY THAT THIS PLAT IS ACCURATE AND THAT IT COMPLIES WITH THE PROVISIONS OF THE CODE OF VIRGINIA OF 1950 AS AMENDED, § 55-79.58 AND I FURTHER CERTIFY THAT ALL IMPROVEMENTS THEREOF DEPICTED HEREON, PURSUANT TO THE CODE OF VIRGINIA § 55-79.58A, ARE NOT YET COMPLETED.



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 28  
 WILLIAMSBURG CROSSING  
 GPIN: 4812200028  
 (D.B. 357, P. 125)  
 (INST. #990026846)

AREA TABLE				
PHASE	BLDG#	STATUS/RECORDATION	SQUARE FEET	ACRES
1	N/A	INSTR.#170011679	268,468	6.163
26	26	SUBSTANTIALLY COMPLETE	4,465	0.102
29	29	NOT YET RECORDED	10,569	0.243
ADDITIONAL LAND A-1			99,685	2.289
ADDITIONAL LAND A-2			41,237	0.947
REMAINS OF ADDITIONAL LAND A-3			23,824	0.547
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

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:

- PHASE 26 BUILDING 26 IS SUBSTANTIALLY COMPLETE.
- 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

SHEET INDEX:

- SHEET 1 OF 5: OVERALL SITE LAYOUT AND AREAS
- SHEET 2 OF 5: PROPERTY DATA, EASEMENTS, CURVE AND LINE TABLE
- SHEET 3 OF 5: BUILDING DETAIL
- SHEET 4 OF 5: FOUNDATION PLAN AND SECTION
- SHEET 5 OF 5: FLOOR PLANS

THIS SHEET: OVERALL SITE LAYOUT AND AREAS

**PHASE 26**  
**CONDOMINIUM PLAT AND PLAN**  
 OF  
**THE PROMENADE**  
 AT  
**JOHN TYLER**  
 A CONDOMINIUM  
 JAMES CITY COUNTY, VIRGINIA

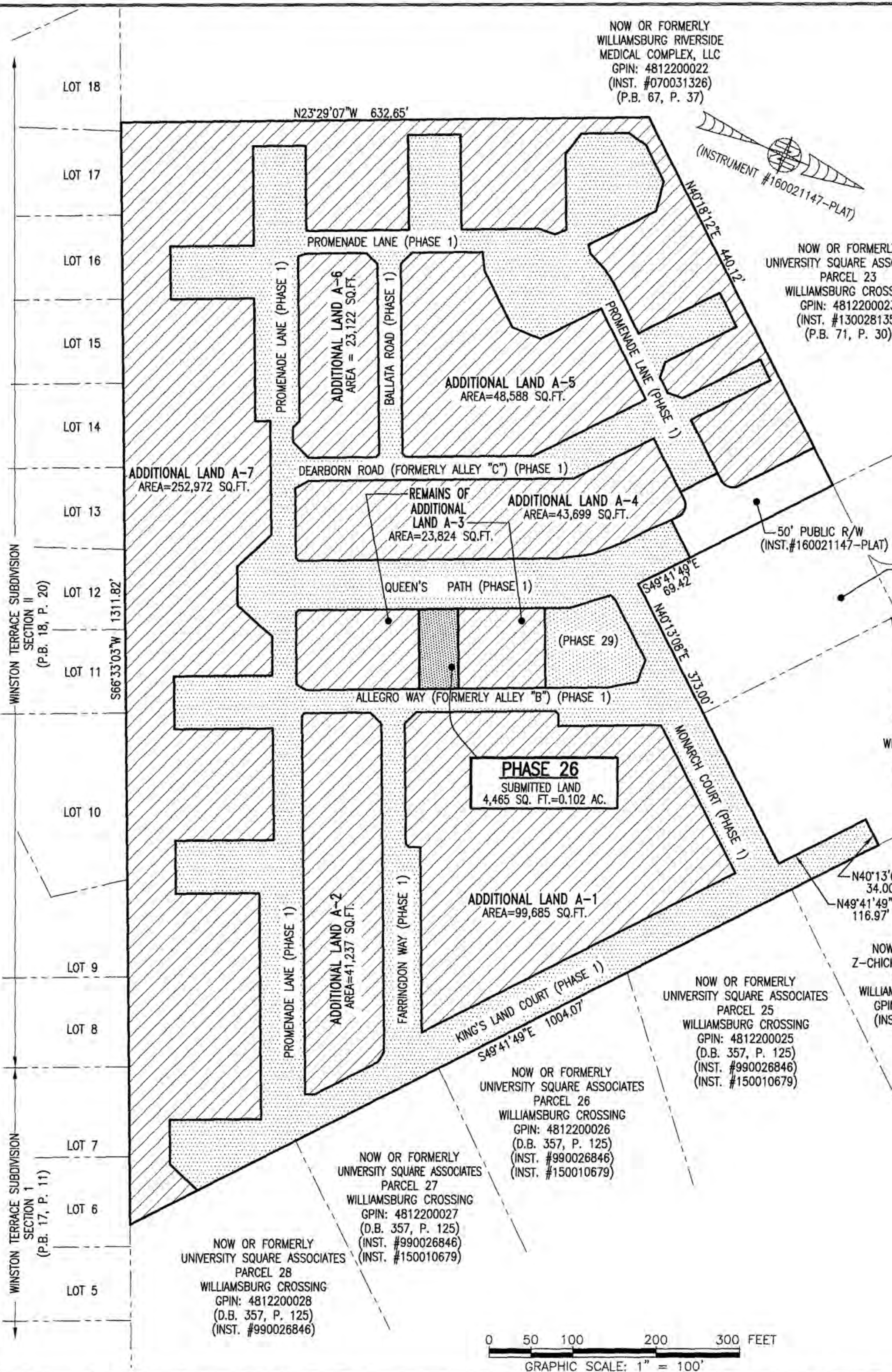
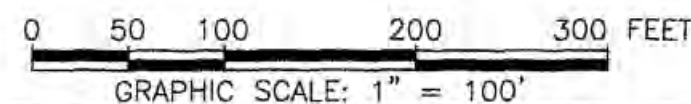
Jo# 160921

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

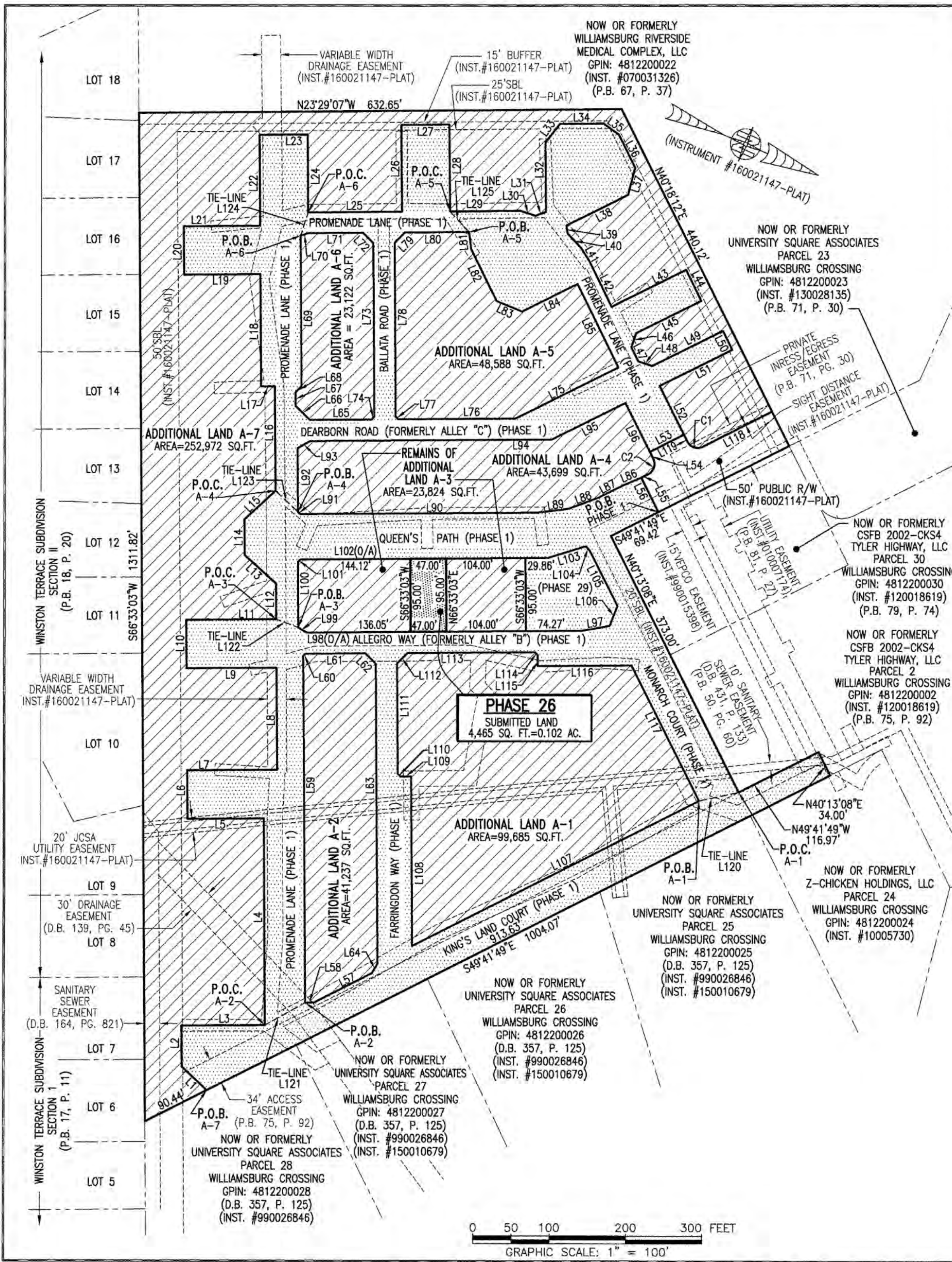
DATE: OCTOBER 25, 2017  
 SCALE: 1"=100'  
 SHEET 1 OF 5 THIS PHASE

- INDICATES SUBMITTED LAND
- INDICATES PREVIOUSLY SUBMITTED LAND
- INDICATES ADDITIONAL LAND

JCC Subdivision Agent Approval Not Required *EBC*







**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.



5 Large Format Plats Recorded  
 Instrument # 170021156

City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on  
 Nov. 7, 2017  
 at 3:16 AM/PM, PB PG  
 Document # 170021156  
 MONA A. FOLEY, CLERK  
 Clerk  
 Jany Zaballero D.C.

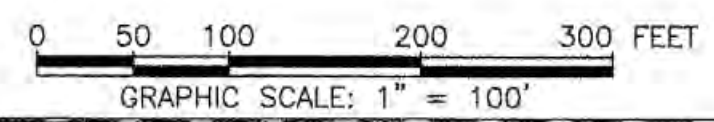
THIS SHEET: PROPERTY DATA, EASEMENTS, CURVE AND LINE TABLE

**PHASE 26**  
**CONDOMINIUM PLAT AND PLAN**  
 OF  
**THE PROMENADE**  
 AT  
**JOHN TYLER**  
 A CONDOMINIUM  
 JAMES CITY COUNTY, VIRGINIA

DATE: OCTOBER 25, 2017  
 SCALE: 1"=100'  
 SHEET 2 OF 5 THIS PHASE

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

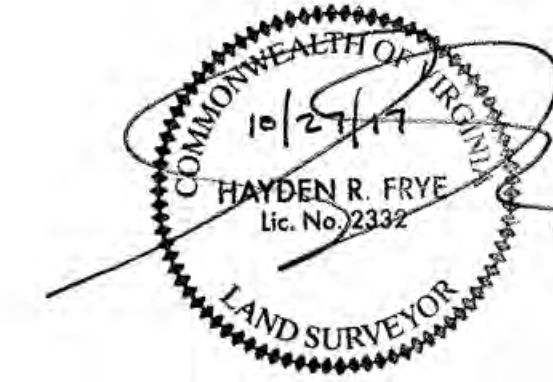
JCC Subdivision Agent  
 Approval Not Required





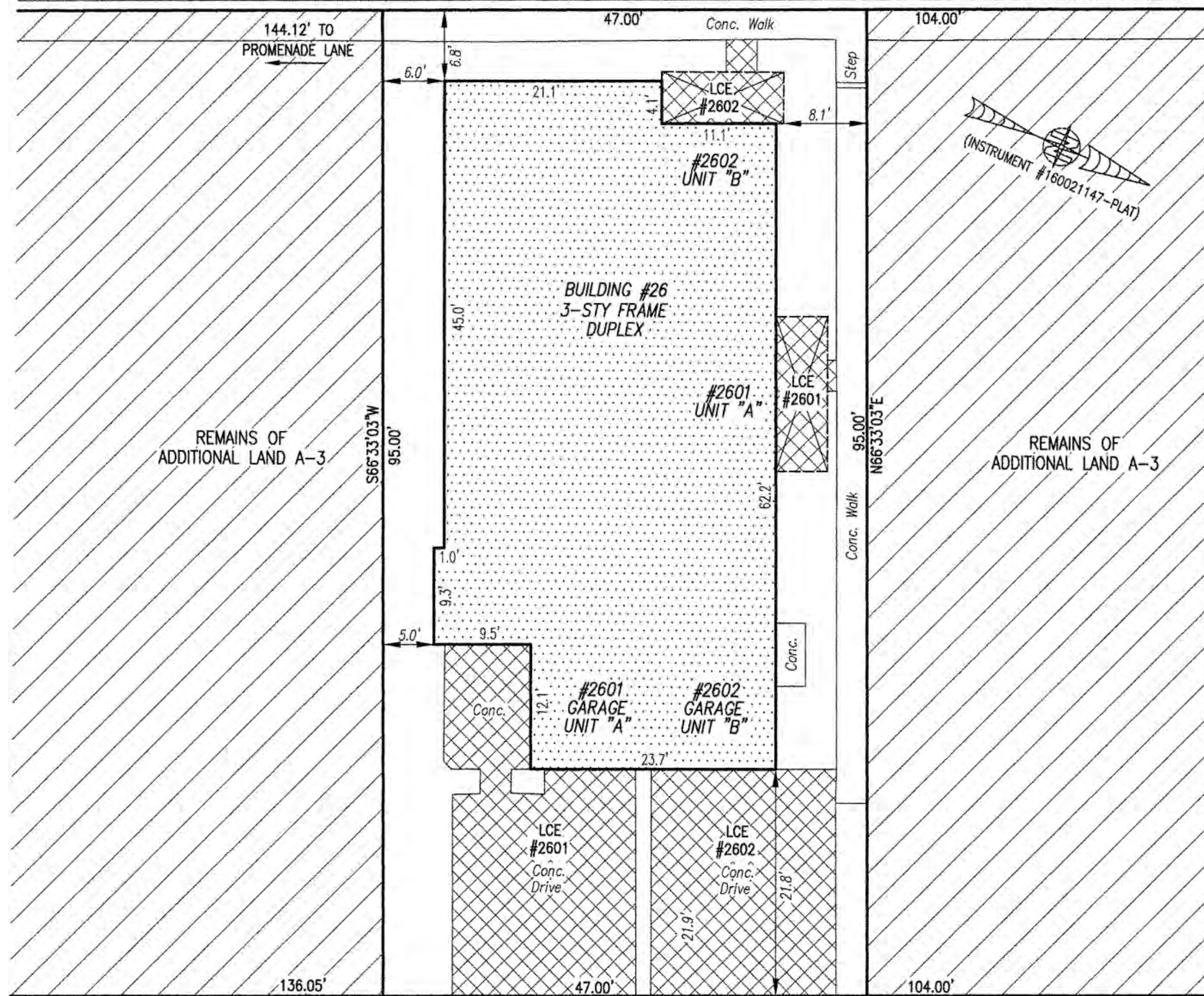
170021156

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**QUEEN'S (PRIVATE) PATH**  
(PHASE 1 INSTR.#170011679)  
(PREVIOUSLY SUBMITTED LAND)  
Asphalt.

N23°26'57"W 324.98'(O/A) 0.5' Conc. Curb



- INDICATES PREVIOUSLY SUBMITTED LAND
  - INDICATES BUILDING AREA (SEE PLANS FOR UNIT DIMENSIONS)
  - INDICATES LIMITED COMMON ELEMENT (LCE) ASSIGNED TO A UNIT # UNIT ASSIGNED
  - INDICATES COMMON ELEMENT (EXCLUDING AREAS OUTSIDE SUBMITTED LAND)
  - INDICATES ADDITIONAL LAND
- LCE #1000 (EXAMPLE UNIT #)

5 Large/Small Plat(s) Recorded herewith as # 170021156

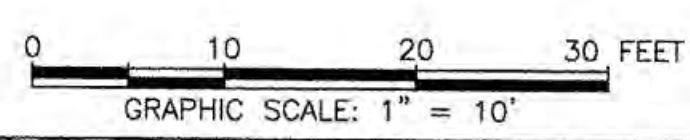
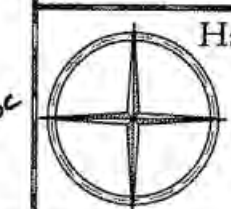
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Document # 170021156  
MONA A. FOLEY, CLERK  
*Mona A. Foley*, Clerk  
*Genet Z. Williams, DC.*

THIS SHEET: BUILDING DETAIL

**PHASE 26**  
**CONDOMINIUM PLAT AND PLAN**  
OF  
**THE PROMENADE**  
AT  
**JOHN TYLER**  
A CONDOMINIUM  
JAMES CITY COUNTY, VIRGINIA

Jo# 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: OCTOBER 25, 2017  
SCALE: 1"=10'  
SHEET 3 OF 5 THIS PHASE

JCC Subdivision Agent Approval Not Required

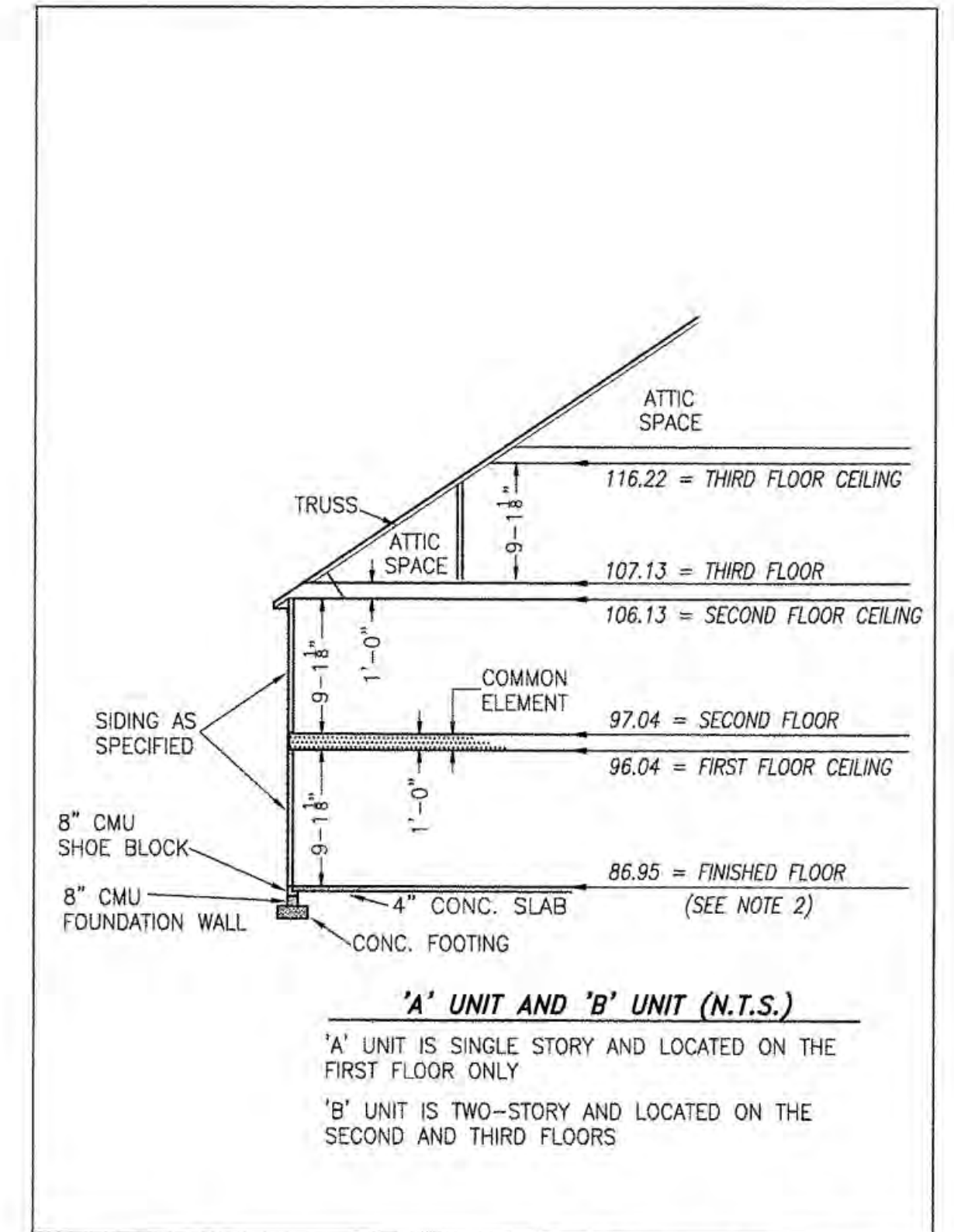
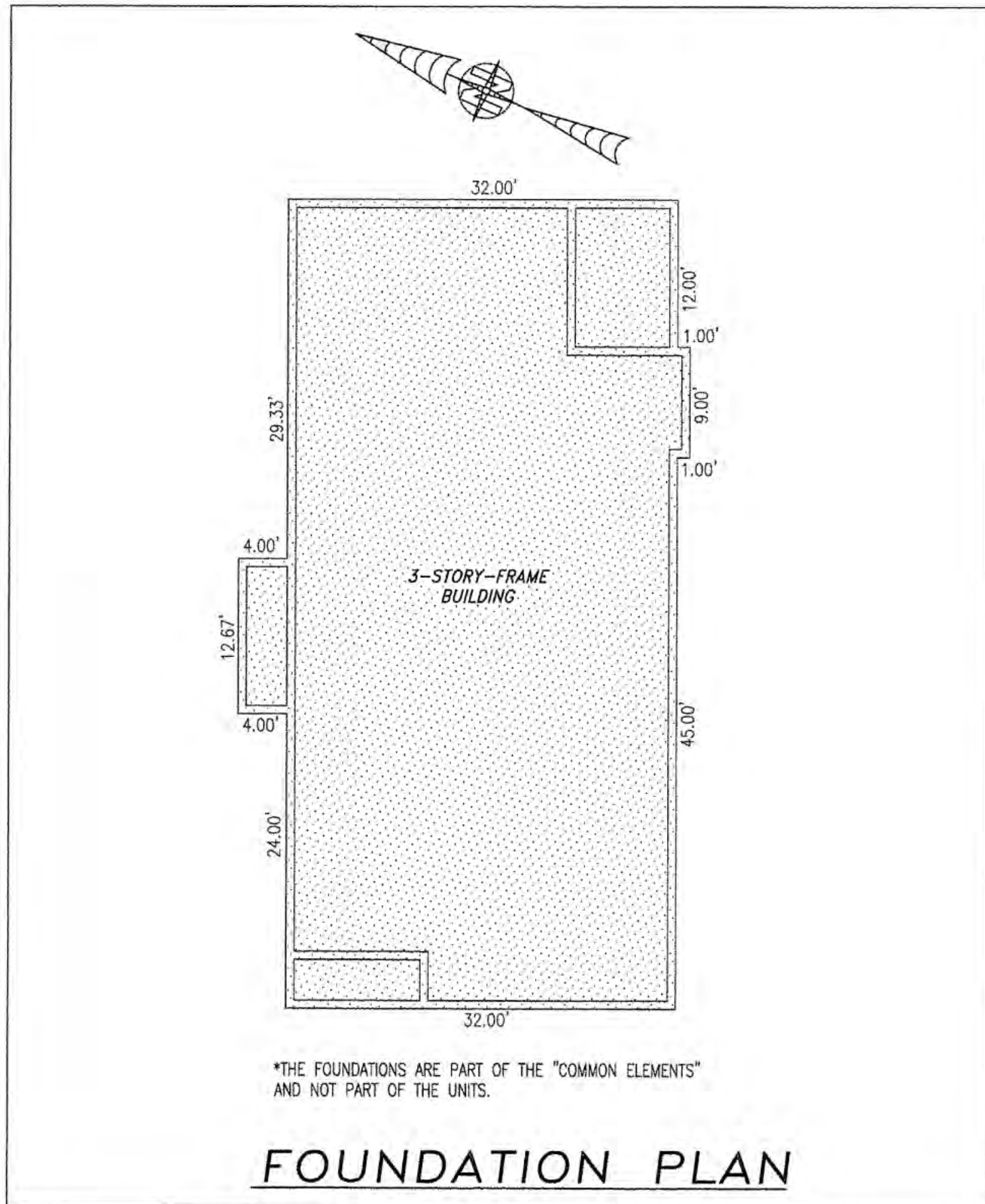


S23°26'57"E 361.32'(O/A)  
Asphalt 3' Conc. Roll Curb.  
**ALLEGRO (PRIVATE) WAY**  
(FORMERLY ALLEY B)  
(PHASE 1 INSTR.#170011679)  
(PREVIOUSLY SUBMITTED LAND)



170021156

# BUILDING 26 (DUPLEX)



## TYPICAL BUILDING SECTION

NOT TO SCALE (N.T.S.)

### NOTES:

1. VERTICAL DATUM REFERENCE: NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29).
2. FINISHED FLOOR ELEVATION SHOWN WAS TAKEN FROM AS-BUILT SURVEY OF BUILDING #26 (DUPLX) THE PROMENADE AT JOHN TYLER BY HAYDEN FRYE AND ASSOCIATES DATED: 10/25/2017.

I HEREBY CERTIFY THAT THIS PLAN 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 UNITS THEREOF DEPICTED HEREON, PURSUANT TO THE CODE OF VIRGINIA § 55-79.58B, ARE SUBSTANTIALLY COMPLETE.

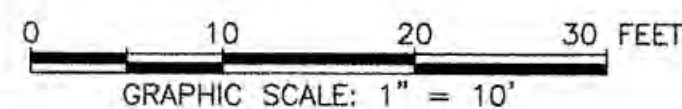
5 Large Plat(s) Recorded  
 Document # 170021156

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 MONA A. FOLEY, CLERK

*Mona A. Foley* Clerk  
*Frank Zabillaga, P.C.*



-INDICATES COMMON ELEMENT



JCC Subdivision Agent  
 Approval Not Required

THIS SHEET: FOUNDATION PLAN AND SECTION

**PHASE 26**  
**CONDOMINIUM PLAT AND PLAN**  
 OF  
**THE PROMENADE**  
 AT  
**JOHN TYLER**  
 A CONDOMINIUM  
 JAMES CITY COUNTY, VIRGINIA

Jo# 160921



Hayden Frye and Associates, Inc.  
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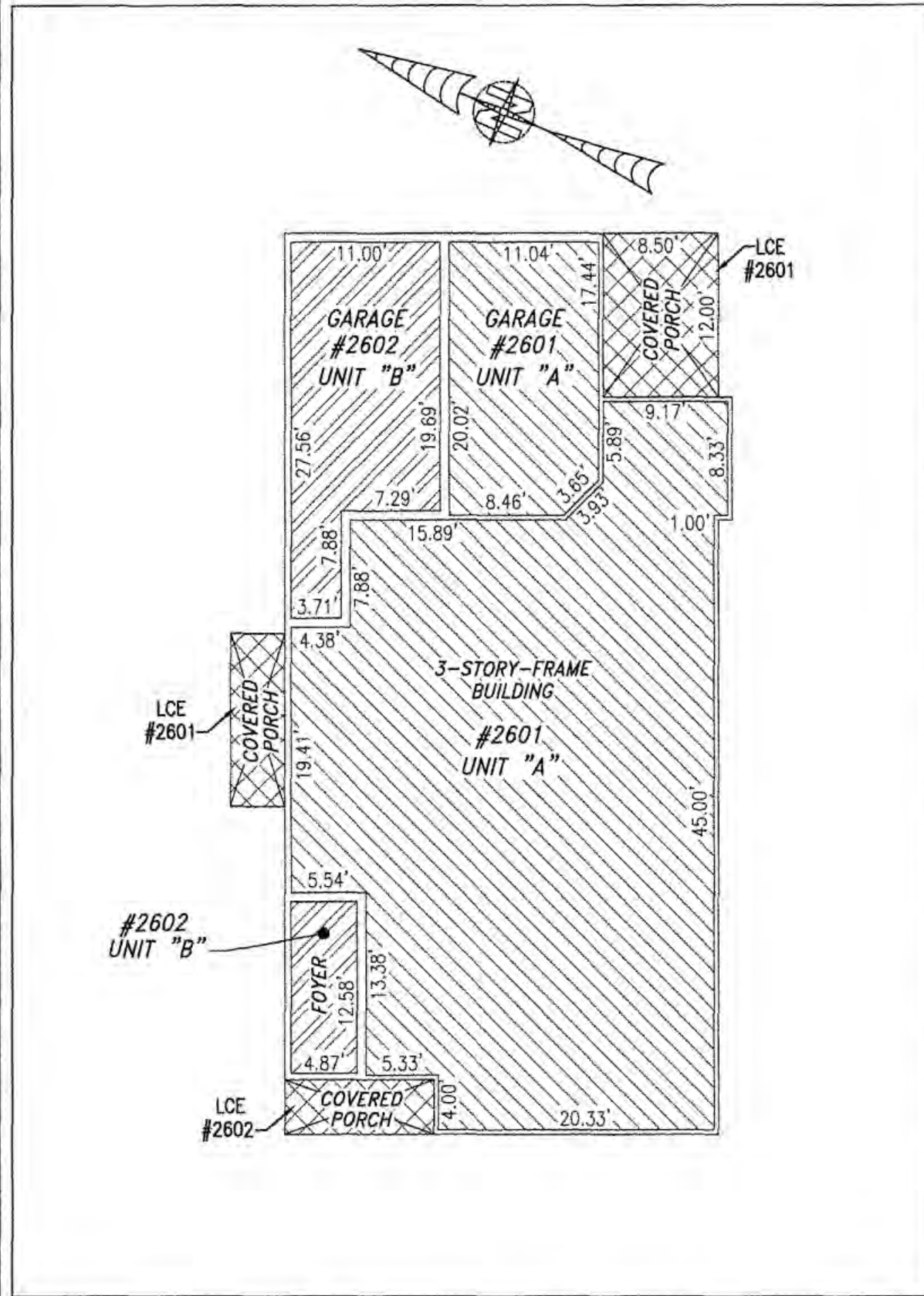
DATE: OCTOBER 25, 2017

SCALE: 1"=10'

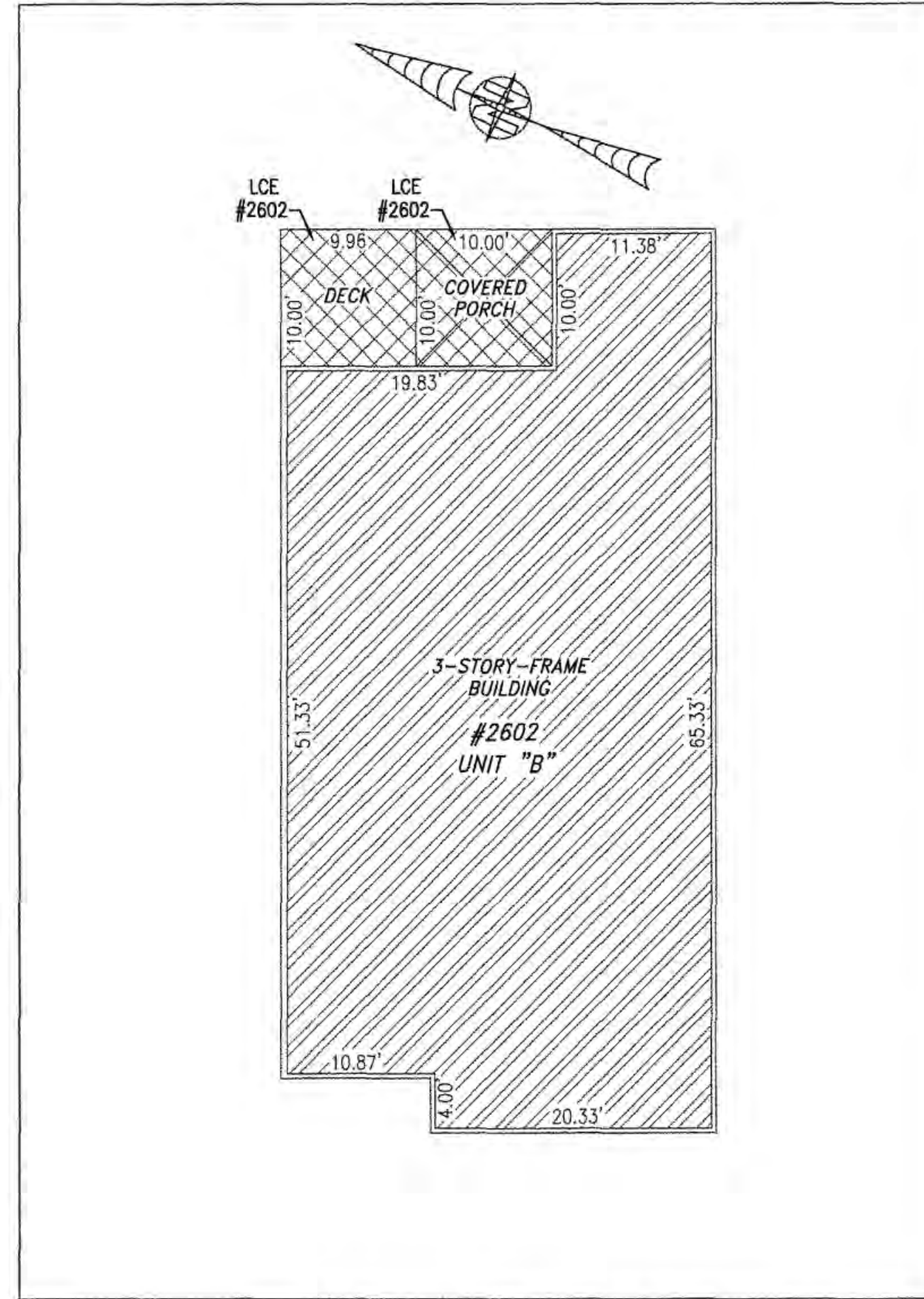
SHEET 4 OF 5 THIS PHASE



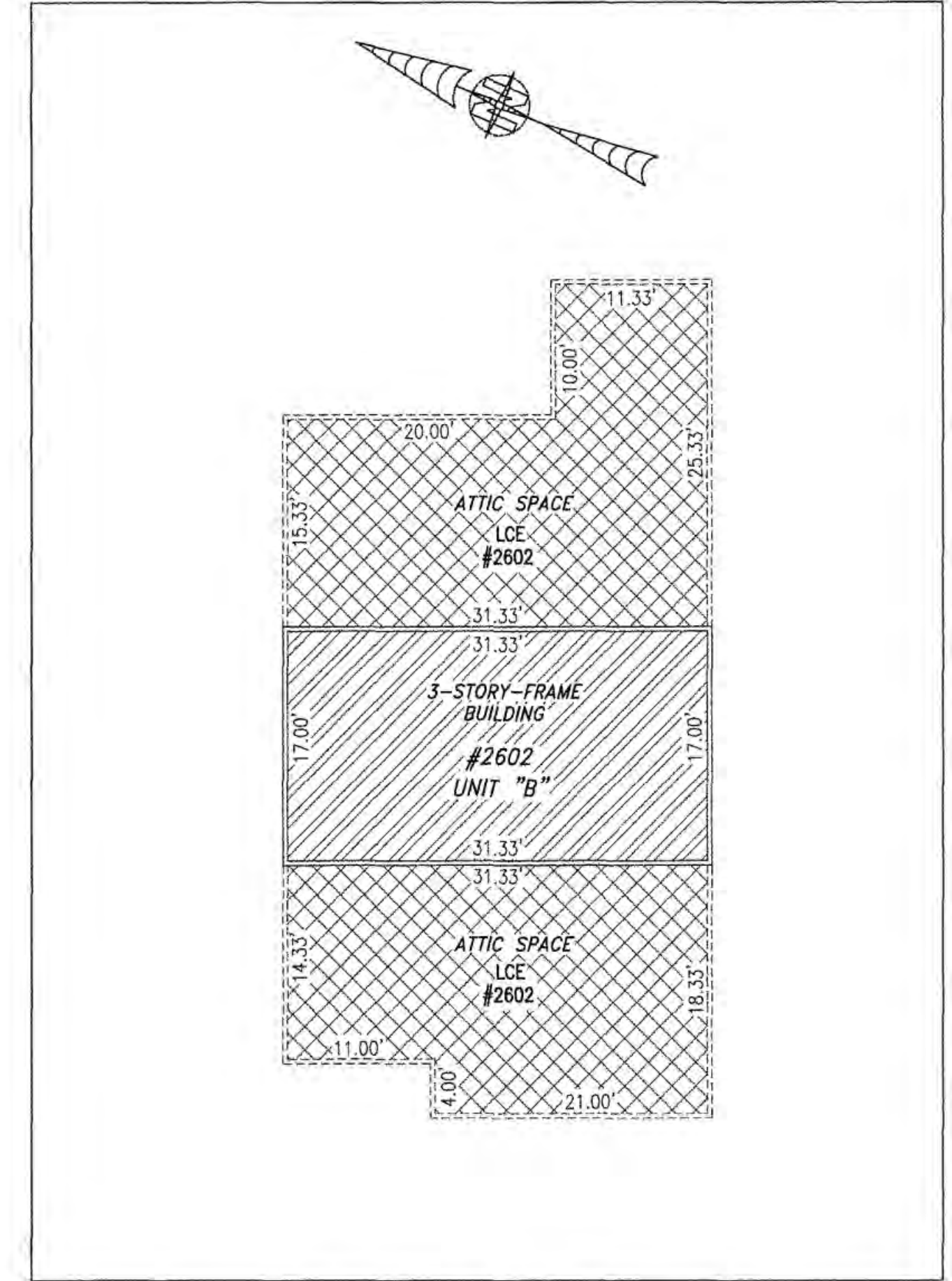
BUILDING 26 (DUPLIX)



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

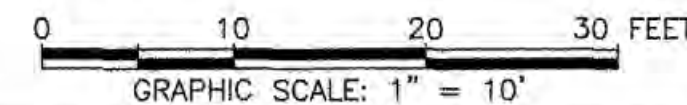
UNIT ID	UNIT DESCRIPTION	UNIT ADDRESS
A	-INDICATES AREA OF UNIT 2601	#2601 QUEEN'S PATH
B	-INDICATES AREA OF UNIT 2602	#2602 QUEEN'S PATH
	-INDICATES COMMON ELEMENT	
	-INDICATES LIMITED COMMON ELEMENT	

I HEREBY CERTIFY THAT THIS PLAN 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 UNITS THEREOF DEPICTED HEREON, PURSUANT TO THE CODE OF VIRGINIA § 55-79.58B, ARE SUBSTANTIALLY COMPLETE.

5 Large Scale Plats Recorded  
 Recorded as # 170021156

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*Monica A. Foley*, Clerk  
*Jeff Zuberger, P.C.*



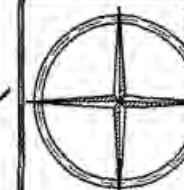
JCC Subdivision Agent  
 Approval Not Required

THIS SHEET: FLOOR PLANS

PHASE 26  
 CONDOMINIUM PLAT AND PLAN  
 OF  
**THE PROMENADE**  
 AT  
**JOHN TYLER**  
 A CONDOMINIUM  
 JAMES CITY COUNTY, VIRGINIA

Job # 160921

Hayden Frye and Associates, Inc.  
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 PH: (757) 491-7228 FX: (757) 491-7229

DATE: OCTOBER 25, 2017

SCALE: 1"=10'

SHEET 5 OF 5 THIS PHASE