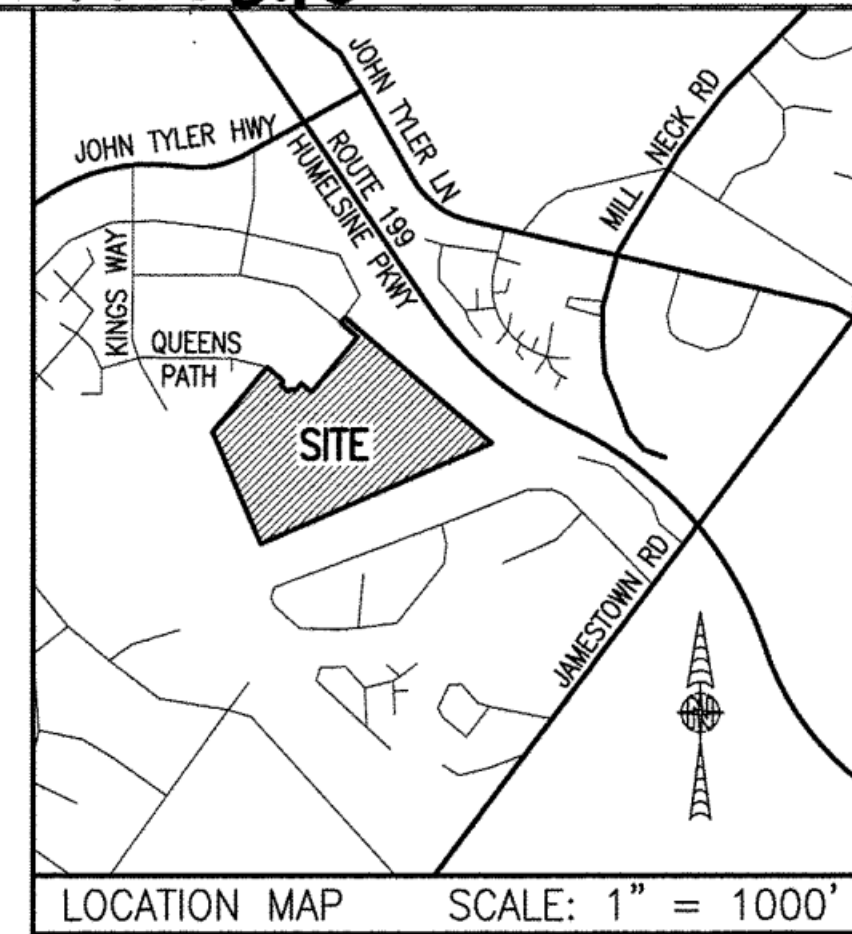
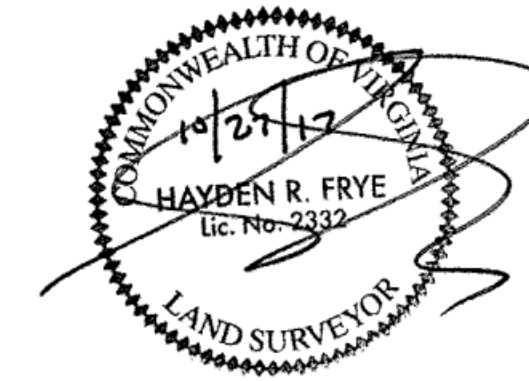


170021157

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: 481220022  
(INST. #070031326)  
(P.B. 67, P. 37)

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

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)

AREA TABLE				
PHASE	BLDG#	STATUS/RECORDATION	SQUARE FEET	ACRES
1	N/A	INSTR.#170011679	268,468	6.163
26	26	NOT YET RECORDED	4,465	0.102
27	27	SUBSTANTIALLY COMPLETE	4,944	0.113
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			18,880	0.433
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:

1. PHASE 27 BUILDING 27 IS SUBSTANTIALLY COMPLETE.
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

5 Large/Small Plat(s) Recorded herewith as # 170021157

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on 11-7-2017  
at 3:15 AM PM/PB PG  
Document # 170021157  
MONA A. FOLEY, CLERK  
Elizabeth O'Connell, Clerk

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 27  
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

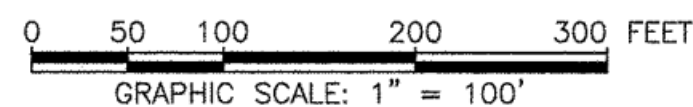
DATE: OCTOBER 25, 2017

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



WINSTON TERRACE SUBDIVISION SECTION II (P.B. 18, P. 20)

WINSTON TERRACE SUBDIVISION SECTION I (P.B. 17, P. 11)

LOT 5

LOT 6

LOT 7

LOT 8

LOT 9

LOT 10

LOT 11

LOT 12

LOT 13

LOT 14

LOT 15

LOT 16

LOT 17

LOT 18

N23°29'07"W 632.65'

PROMENADE LANE (PHASE 1)

ADDITIONAL LAND A-6  
AREA = 23,122 SQ.FT.

BALLATA ROAD (PHASE 1)

ADDITIONAL LAND A-5  
AREA=48,588 SQ.FT.

DEARBORN ROAD (FORMERLY ALLEY "C") (PHASE 1)

REMAINS OF  
ADDITIONAL  
LAND A-3  
AREA=18,880 SQ.FT.

ADDITIONAL LAND A-4  
AREA=43,699 SQ.FT.

QUEEN'S PATH (PHASE 1)

(PHASE 26)

(PHASE 29)

ALLEGRO WAY (FORMERLY ALLEY "B") (PHASE 1)

PHASE 27  
SUBMITTED LAND  
4,944 SQ. FT.=0.113 AC.

PROMENADE LANE (PHASE 1)

ADDITIONAL LAND A-2  
AREA=41,237 SQ.FT.

FARRINGTON WAY (PHASE 1)

ADDITIONAL LAND A-1  
AREA=99,685 SQ.FT.

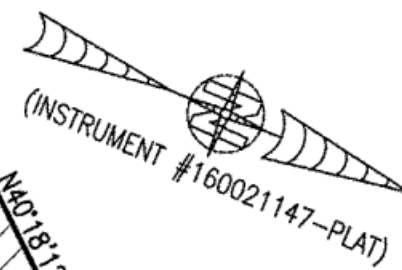
KING'S LAND COURT (PHASE 1)

S49°41'48"E 1004.07'

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)



(INSTRUMENT #160021147-PLAT)

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

N40°13'08"E 34.00'  
N49°41'49"W 116.97'

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