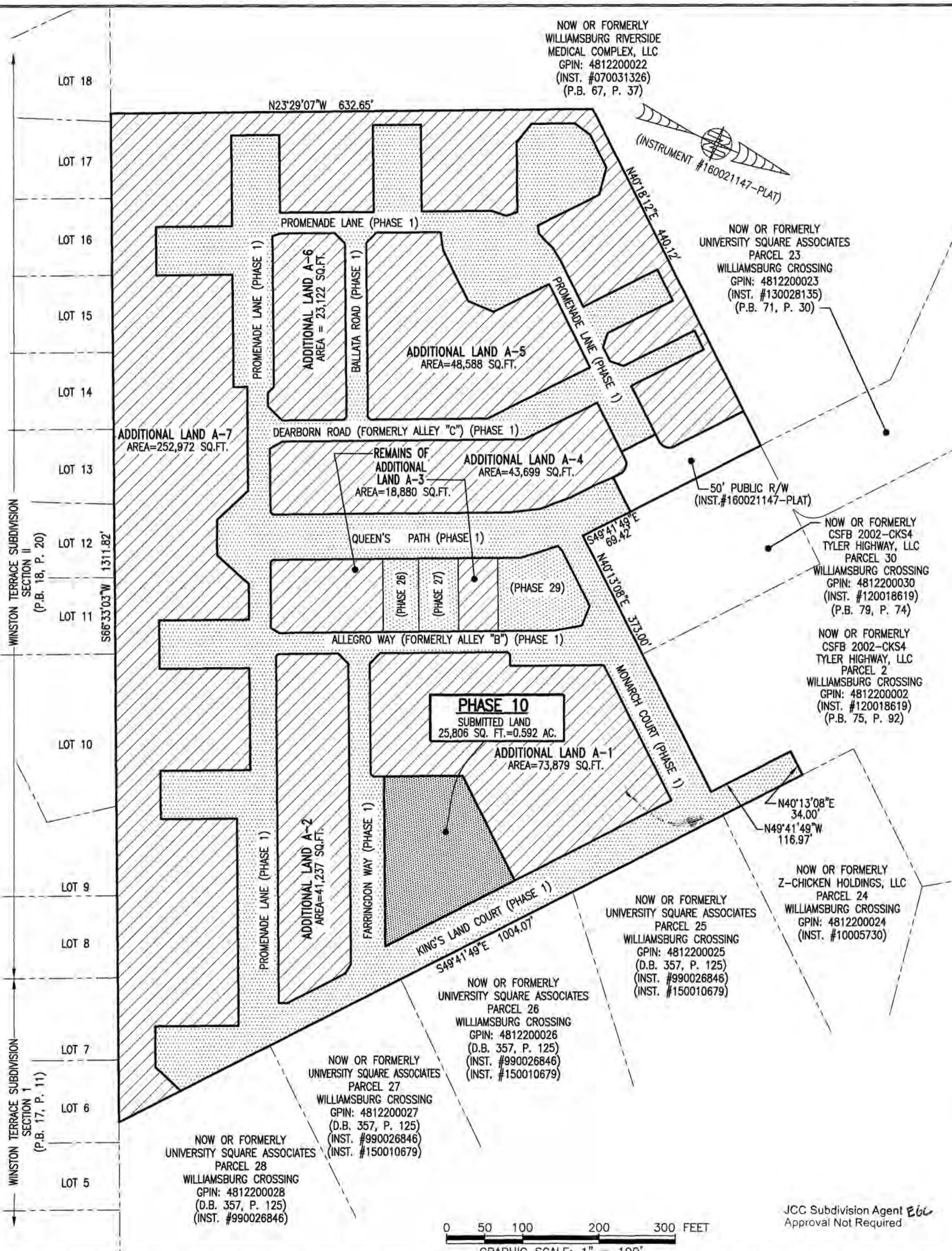
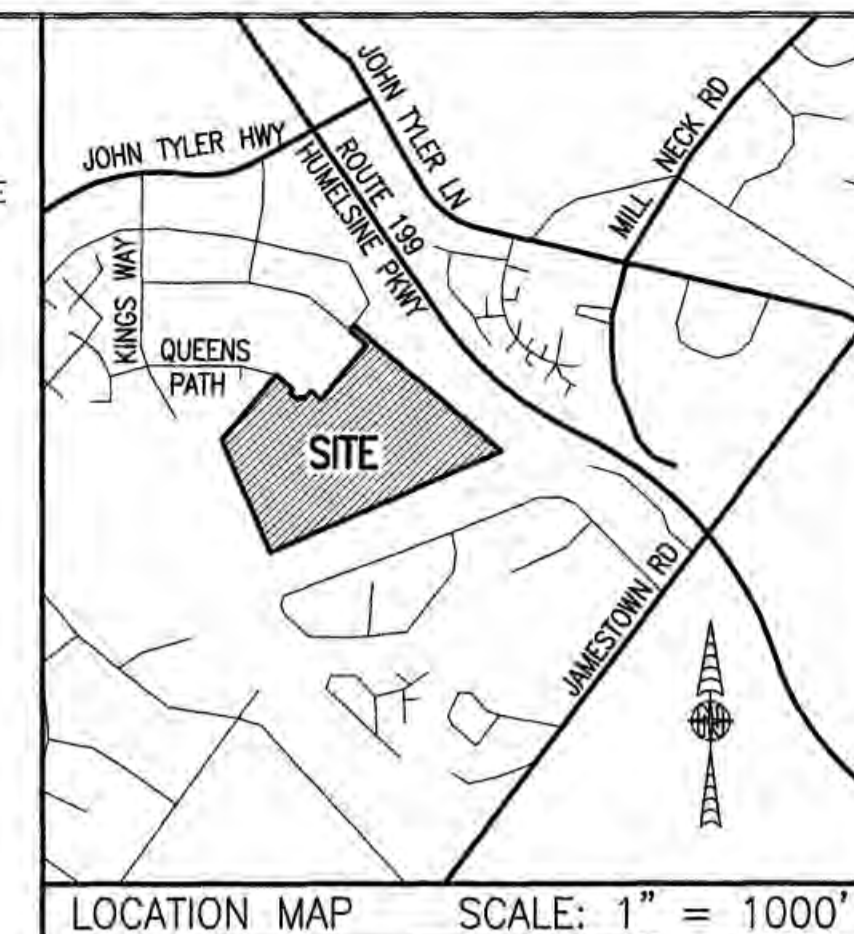


NOW OR FORMERLY
WILLIAMSBURG RIVERSIDE
MEDICAL COMPLEX, LLC
GPN: 4812200022
(INST. #070031326)
(P.B. 67, P. 37)

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
GPN: 4812200023
(INST. #130028135)
(P.B. 71, P. 30)

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

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

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

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

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

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

NOW OR FORMERLY
UNIVERSITY SQUARE ASSOCIATES
PARCEL 28
WILLIAMSBURG CROSSING
GPN: 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
10	10	SUBSTANTIALLY COMPLETE	25,806	0.592
26	26	INSTR.#170021156	4,465	0.102
27	27	INSTR.#170021157	4,944	0.113
29	29	NOT YET RECORDED	10,569	0.243
REMAINS OF ADDITIONAL LAND A-1			73,879	1.697
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 10 BUILDING 10 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
Instrument # 170023466

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
12-12-2017

at 11:04 AM/PM, PB PG
Document # 170023466
MONA A. FOLEY, CLERK
Mona A. Foley 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 10
CONDOMINIUM PLAT AND PLAN
OF
THE PROMENADE
AT
JOHN TYLER
A CONDOMINIUM
JAMES CITY COUNTY, VIRGINIA

Job# 160921



Hayden Frye and Associates, Inc.

Land Surveyors

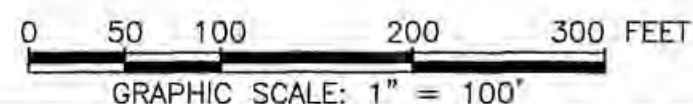
333 KELLAM ROAD, SUITE 200
VIRGINIA BEACH, VA., 23462
PH: (757) 491-7228 FX:(757) 491-7229

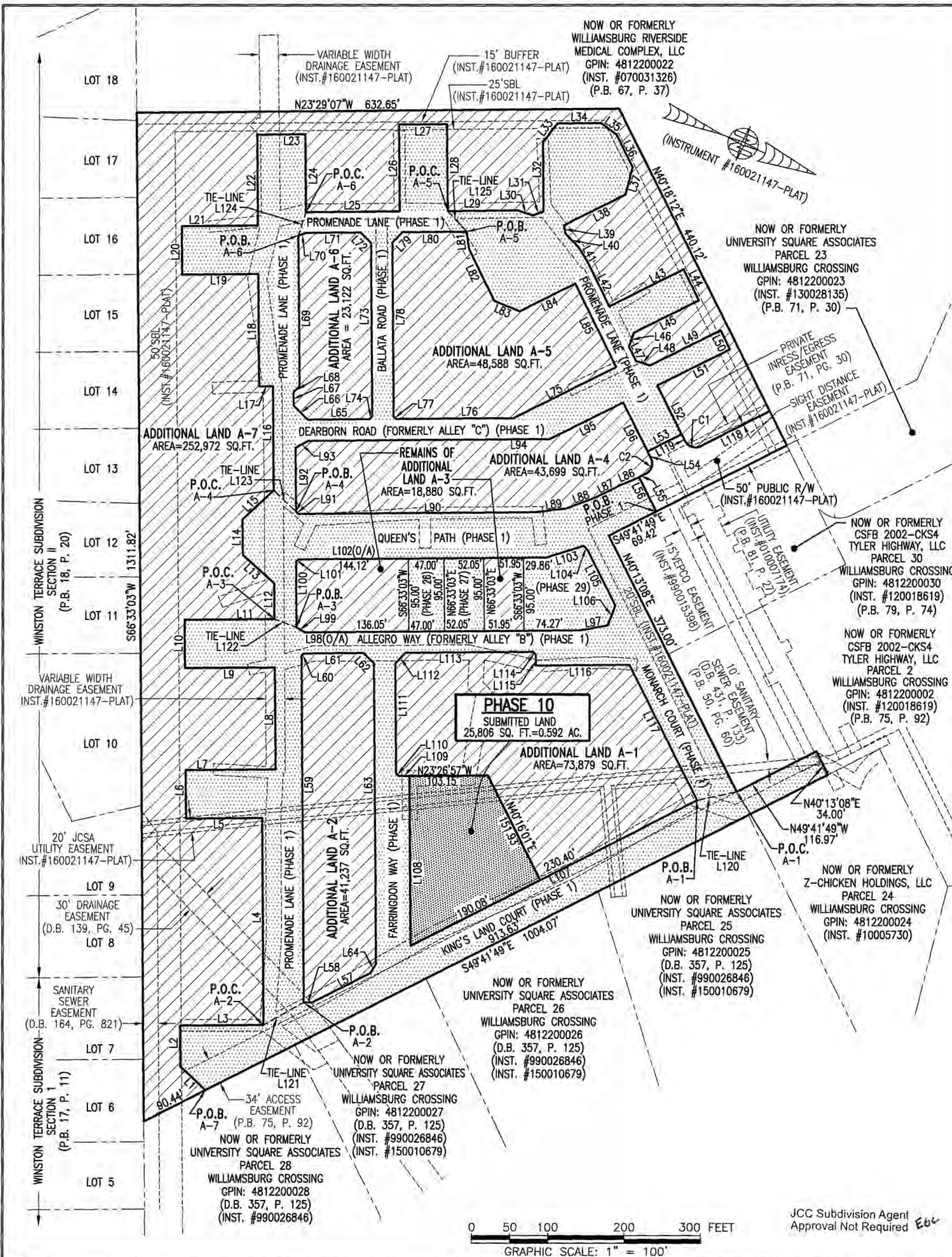
DATE: NOVEMBER 28, 2017

SCALE: 1"=100'

SHEET 1 OF 5 THIS PHASE

JCC Subdivision Agent *Ebb*
Approval Not Required





LINE TABLE

NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE
L1	S2°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°26'23"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

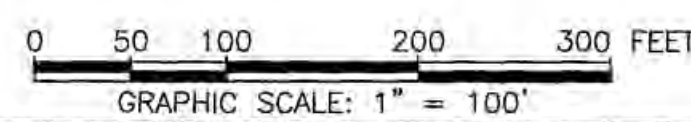
I HEREBY CERTIFY THAT THIS PLAT IS ACCURATE AND THAT IT COMPLIES WITH THE PROVISIONS OF THE CODE OF VIRGINIA OF 1950 AS AMENDED, § 55-79.58 AND I FURTHER CERTIFY THAT ALL IMPROVEMENTS THEREOF DEPICTED HEREON, PURSUANT TO THE CODE OF VIRGINIA § 55-79.58A, ARE NOT YET COMPLETED.

5 Large/Small Plat(s) Recorded herewith as # 170023466

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on 12-12-2017
at 11:04 AM/PM; PB PG
Document # 170023466
MONA A. FOLEY, CLERK



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



JCC Subdivision Agent Approval Not Required E64

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

PHASE 10
CONDOMINIUM PLAT AND PLAN
OF
THE PROMENADE
AT
JOHN TYLER
A CONDOMINIUM
JAMES CITY COUNTY, VIRGINIA

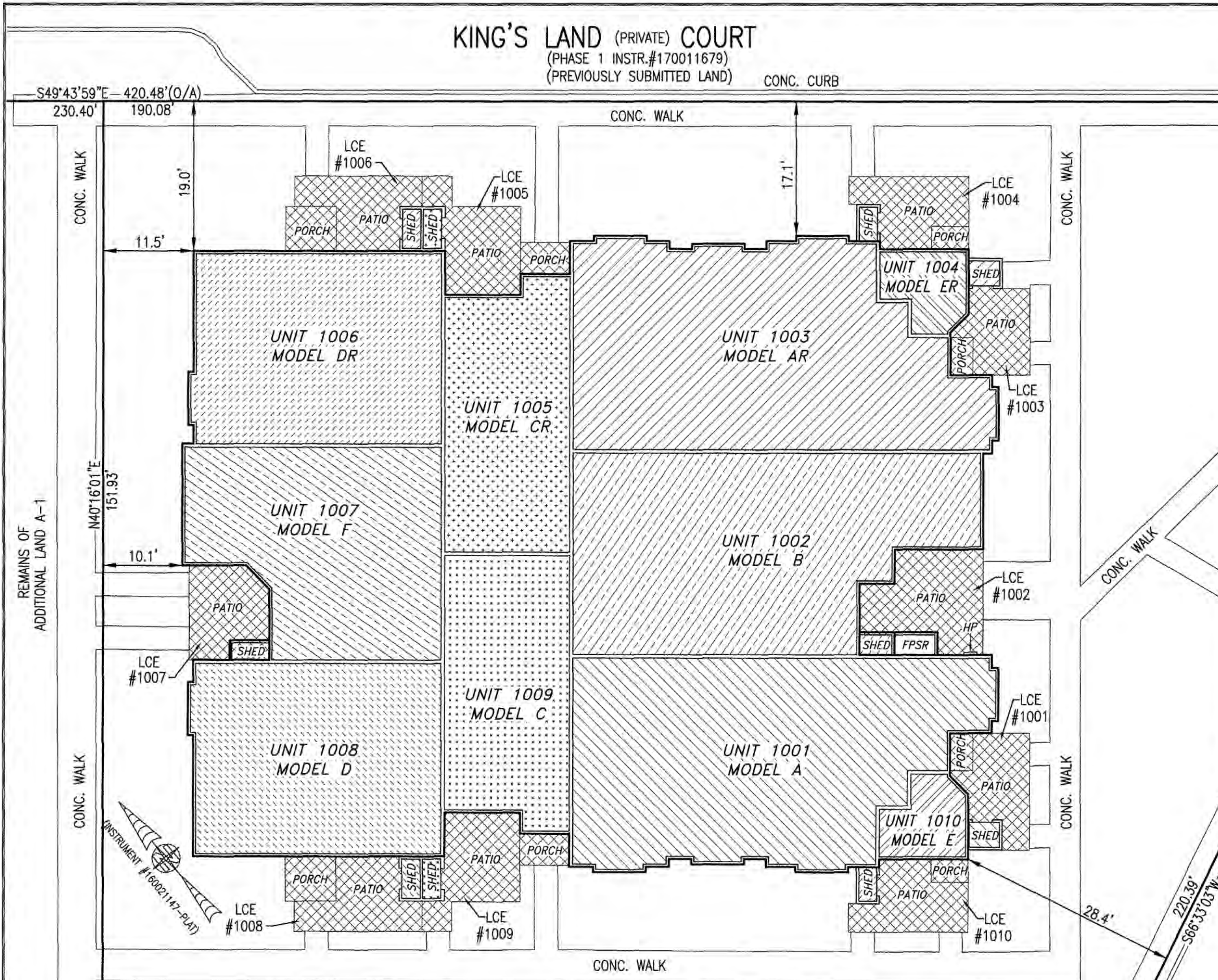
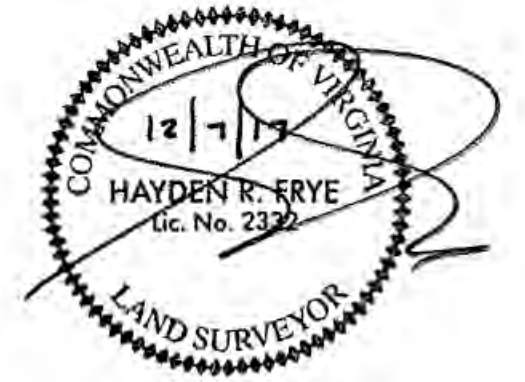
Hayden Frye and Associates, Inc.
Land Surveyors
333 KELLAM ROAD, SUITE 200
VIRGINIA BEACH, VA., 23462
PH: (757) 491-7228 FX: (757) 491-7229

DATE: NOVEMBER 28, 2017
SCALE: 1"=100'
SHEET 2 OF 5 THIS PHASE

170023466

KING'S LAND (PRIVATE) COURT
 (PHASE 1 INSTR.#170011679)
 (PREVIOUSLY SUBMITTED LAND) CONC. CURB

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.



UNIT ID	UNIT DESCRIPTION	UNIT ADDRESS	PARKING SPACE
A	-INDICATES AREA OF UNIT 1001	#1001 KING'S LAND CT.	181
B	-INDICATES AREA OF UNIT 1002	#1002 KING'S LAND CT.	182
AR	-INDICATES AREA OF UNIT 1003	#1003 KING'S LAND CT.	183
ER	-INDICATES AREA OF UNIT 1004	#1004 KING'S LAND CT.	186
CR	-INDICATES AREA OF UNIT 1005	#1005 KING'S LAND CT.	187
DR	-INDICATES AREA OF UNIT 1006	#1006 KING'S LAND CT.	171
F	-INDICATES AREA OF UNIT 1007	#1007 KING'S LAND CT.	174
D	-INDICATES AREA OF UNIT 1008	#1008 KING'S LAND CT.	172
C	-INDICATES AREA OF UNIT 1009	#1009 KING'S LAND CT.	173
E	-INDICATES AREA OF UNIT 1010	#1010 KING'S LAND CT.	175
HP	HOUSE PANEL (ELECTRIC)	#1011 KING'S LAND CT.	N/A
FPSR	FIRE PROTECTION SPRINKLER ROOM	#1012 KING'S LAND CT.	N/A
	-INDICATES COMMON ELEMENT (EXCLUDING AREAS OUTSIDE OF SUBMITTED LAND)		
	-INDICATES LIMITED COMMON ELEMENT (LCE) ASSIGNED TO A UNIT. # UNIT ASSIGNED		

*NOTE: PARKING SPACES NOT CONSTRUCTED AT TIME OF SURVEY.

REMAINS OF
ADDITIONAL LAND A-1

N40°16'01"E
151.93'

10.1'

CONC. WALK

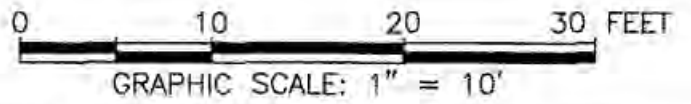
INSTRUMENT #160021147-PLAT

LCE #1008

LCE #1009

LCE #1010

5 Large/Small Plat(s) Recorded
herewith as # 170023466
City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
12-12-2017
at 11:04 AM/PM, PB PG
Document # 170023466
MONA A. FOLEY, CLERK
Mona A. Foley, Clerk



JCC Subdivision Agent
Approval Not Required EGR

FARRINGTON
(PHASE 1 INSTR.#170011679)
(PREVIOUSLY SUBMITTED LAND)

THIS SHEET: BUILDING DETAIL

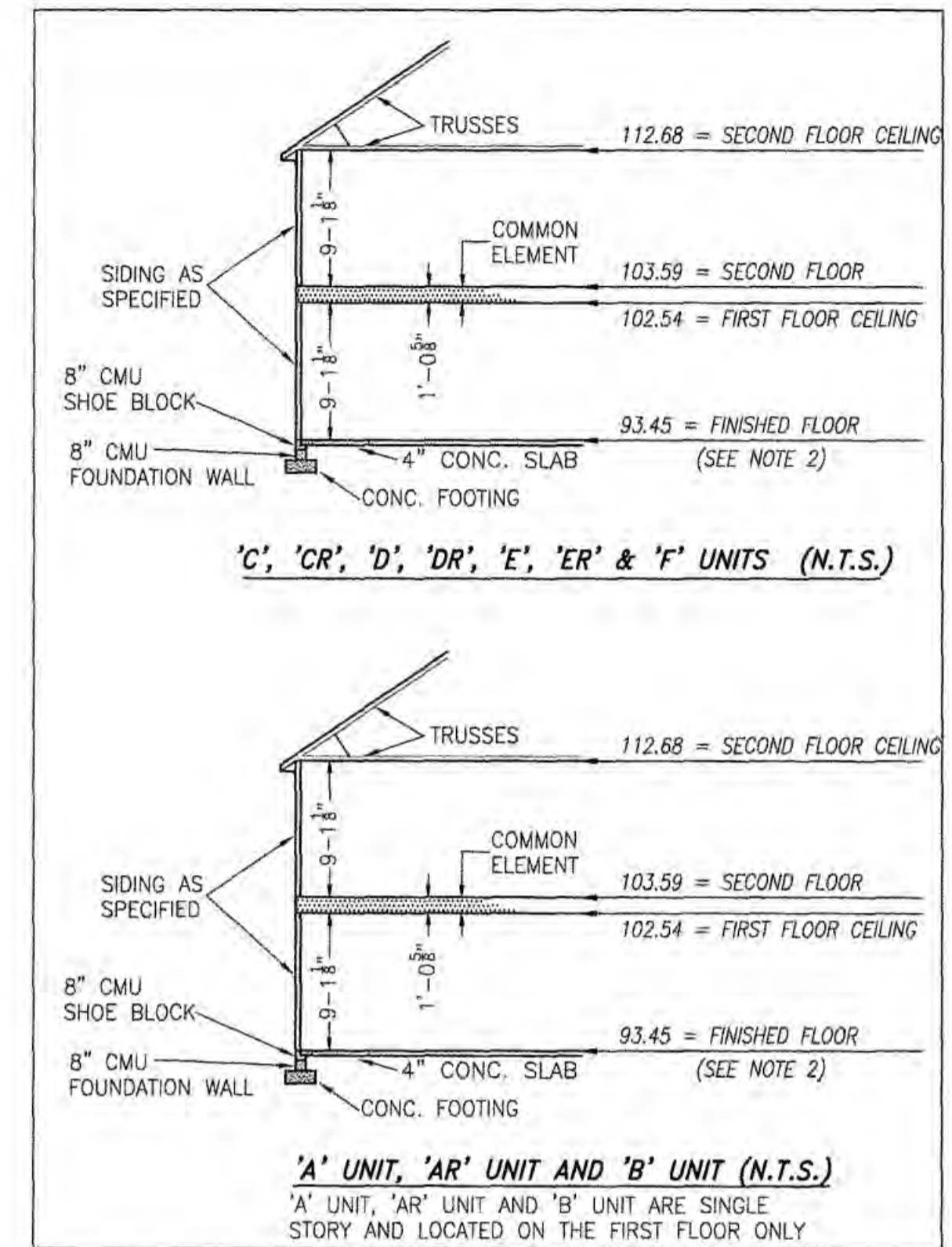
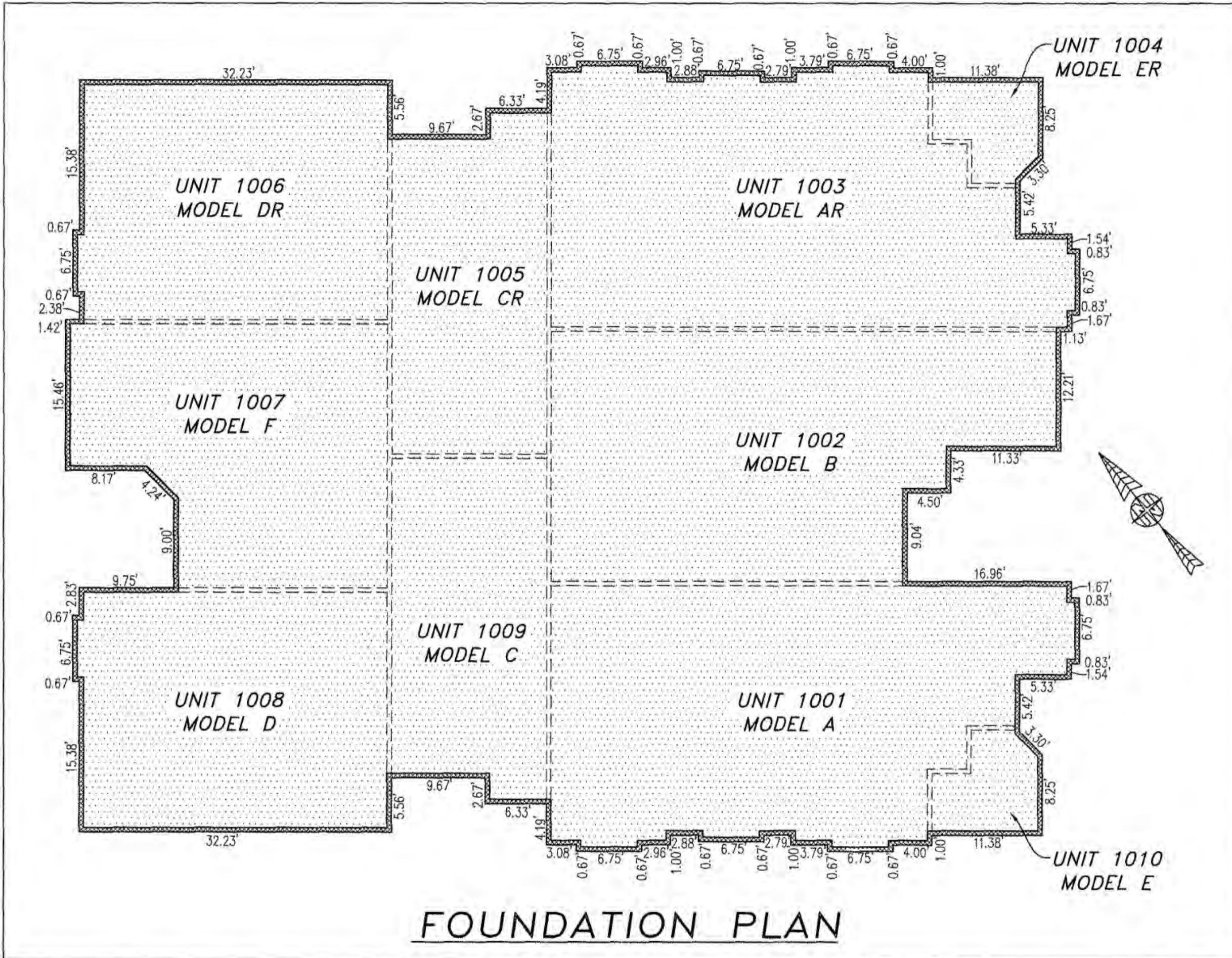
**PHASE 10
CONDOMINIUM PLAT AND PLAN
OF
THE PROMENADE
AT
JOHN TYLER
A CONDOMINIUM
JAMES CITY COUNTY, VIRGINIA**

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: NOVEMBER 28, 2017
SCALE: 1"=10'
SHEET 3 OF 5 THIS PHASE

170023466

BUILDING 10 (10-PLEX)



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 #10 (10-PLEX) THE PROMENADE AT JOHN TYLER BY HAYDEN FRYE AND ASSOCIATES PERFORMED ON 11/27/2017.

5 Large/Small Plat(s) Recorded

herewith as # 170023466

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
12-12-2017

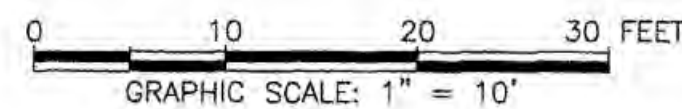
at 11 04 AM/PM, PB PG

Document # 170023466

MONA A. FOLEY, CLERK

Mona Foley, Clerk

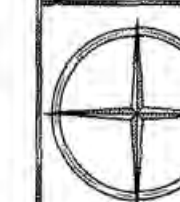
I HEREBY CERTIFY THAT THIS PLAN IS ACCURATE AND THAT IT COMPLIES WITH THE PROVISIONS OF THE CODE OF VIRGINIA OF 1950 AS AMENDED, § 55-79.58 AND I FURTHER CERTIFY THAT ALL UNITS THEREOF DEPICTED HEREON, PURSUANT TO THE CODE OF VIRGINIA § 55-79.58B, ARE SUBSTANTIALLY COMPLETE.



THIS SHEET: FOUNDATION PLAN AND SECTION

PHASE 10
CONDOMINIUM PLAT AND PLAN
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: NOVEMBER 28, 2017

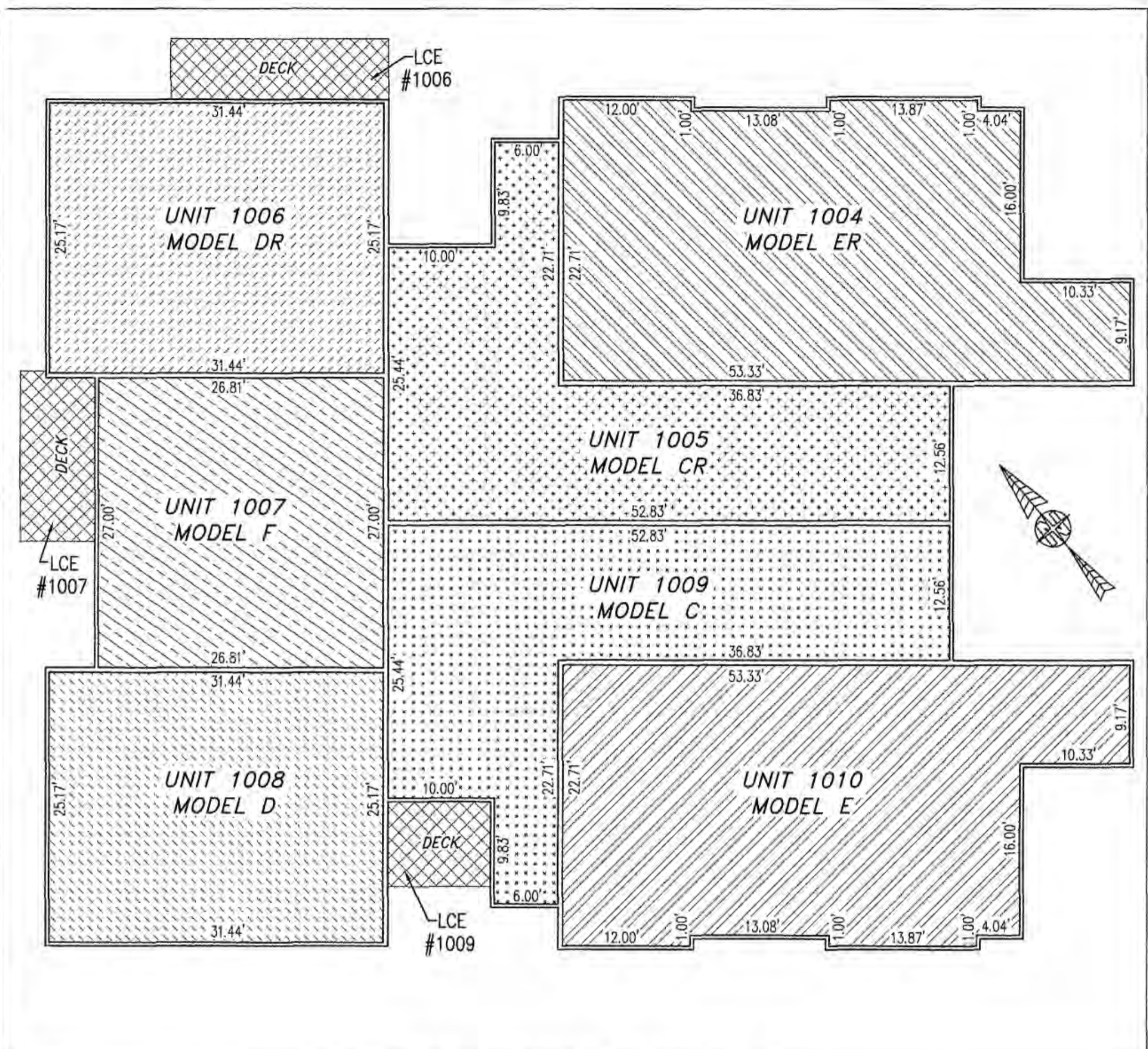
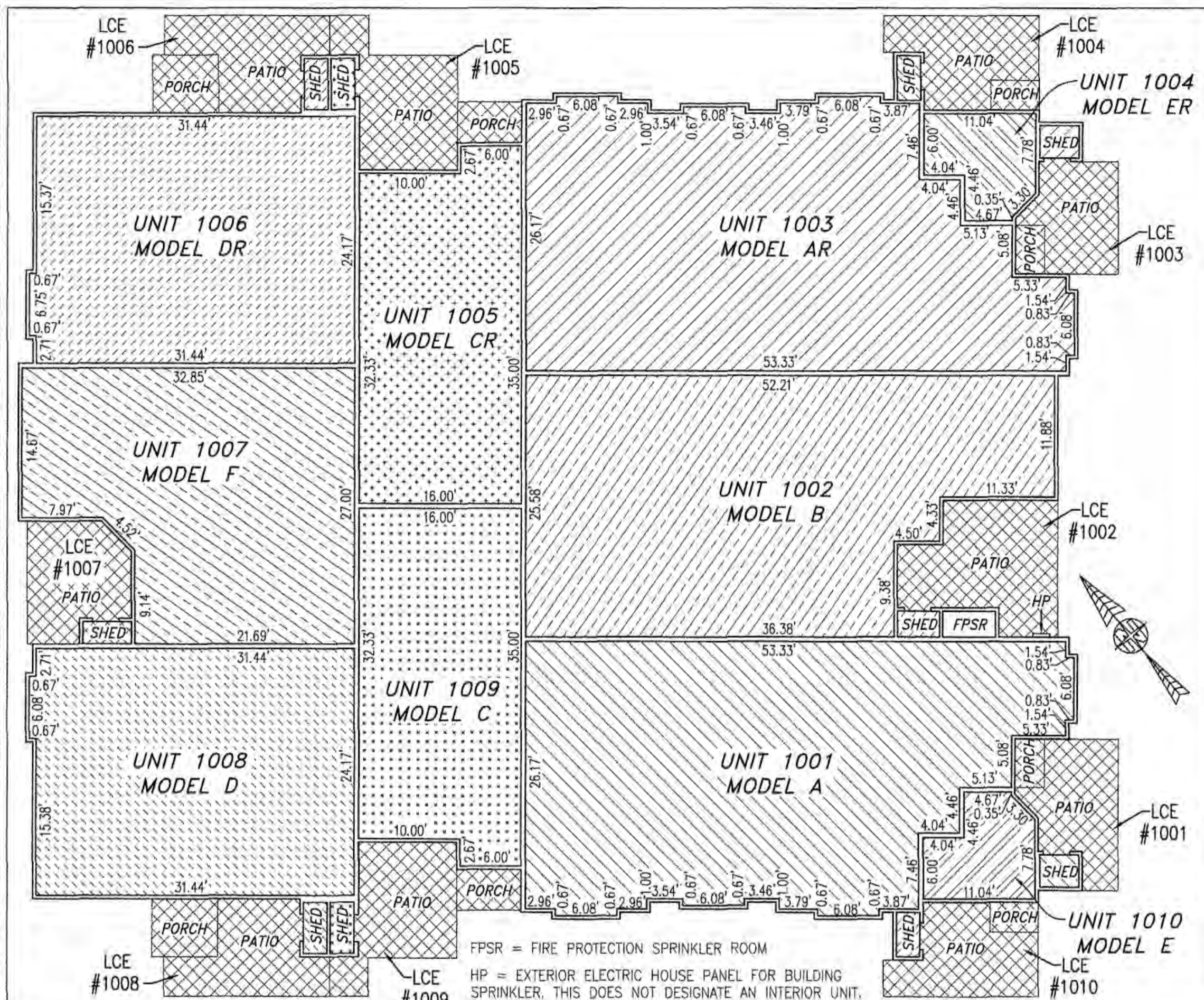
SCALE: 1"=10'

SHEET 4 OF 5 THIS PHASE

JCC Subdivision Agent
Approval Not Required *E66*

170023466

BUILDING 10 (10-PLEX)



FIRST FLOOR

SECOND FLOOR

UNIT ID	UNIT DESCRIPTION	UNIT ADDRESS	PARKING SPACE
A	-INDICATES AREA OF UNIT 1001	#1001 KING'S LAND CT.	181
B	-INDICATES AREA OF UNIT 1002	#1002 KING'S LAND CT.	182
AR	-INDICATES AREA OF UNIT 1003	#1003 KING'S LAND CT.	183
ER	-INDICATES AREA OF UNIT 1004	#1004 KING'S LAND CT.	186
CR	-INDICATES AREA OF UNIT 1005	#1005 KING'S LAND CT.	187
DR	-INDICATES AREA OF UNIT 1006	#1006 KING'S LAND CT.	171
F	-INDICATES AREA OF UNIT 1007	#1007 KING'S LAND CT.	174
D	-INDICATES AREA OF UNIT 1008	#1008 KING'S LAND CT.	172
C	-INDICATES AREA OF UNIT 1009	#1009 KING'S LAND CT.	173
E	-INDICATES AREA OF UNIT 1010	#1010 KING'S LAND CT.	175
HP	HOUSE PANEL (ELECTRIC)	#1011 KING'S LAND CT.	N/A
FPSR	FIRE PROTECTION SPRINKLER ROOM	#1012 KING'S LAND CT.	N/A
	-INDICATES COMMON ELEMENT (EXCLUDING AREAS OUTSIDE OF SUBMITTED LAND)		
	-INDICATES LIMITED COMMON ELEMENT (LCE) ASSIGNED TO A UNIT. # UNIT ASSIGNED		

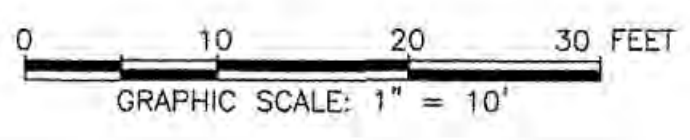
I HEREBY CERTIFY THAT THIS PLAN IS ACCURATE AND THAT IT COMPLIES WITH THE PROVISIONS OF THE CODE OF VIRGINIA OF 1950 AS AMENDED, § 55-79.58 AND I FURTHER CERTIFY THAT ALL UNITS THEREOF DEPICTED HEREON, PURSUANT TO THE CODE OF VIRGINIA § 55-79.58B, ARE SUBSTANTIALLY COMPLETE.

5 Large/Small Plat(s) Recorded
herewith as # 170023466

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
12-12-2017
at 11:04 AM/PM, PB PG
Document # 170023466
MONA A. FOLEY, CLERK
Mona A. Foley, Clerk



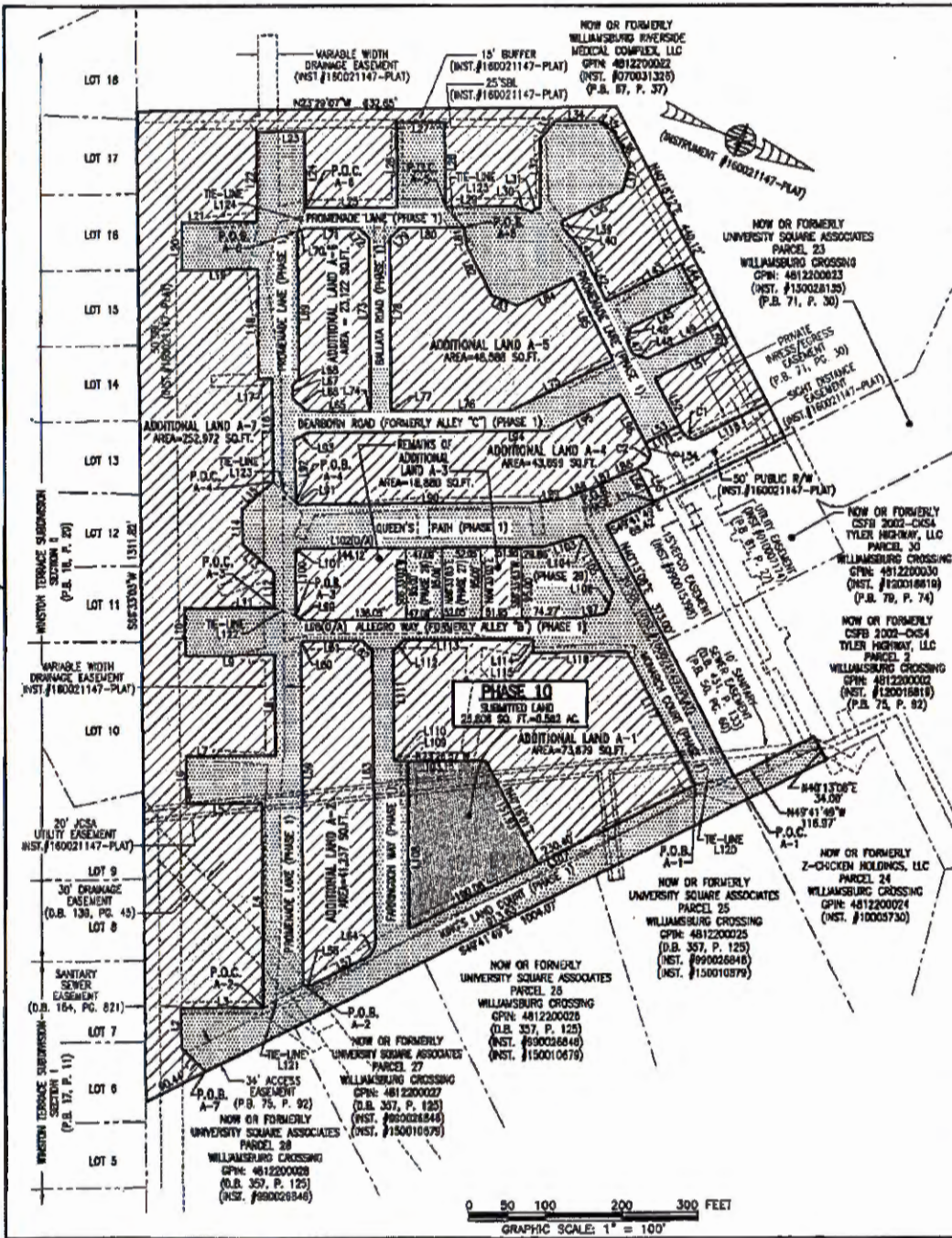
JCC Subdivision Agent Approval Not Required



THIS SHEET: FLOOR PLANS

PHASE 10
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 DATE: NOVEMBER 28, 2017
333 KELLAM ROAD, SUITE 200 VIRGINIA BEACH, VA, 23462 SCALE: 1"=10'
PH: (757) 491-7228 FX: (757) 491-7229 SHEET 5 OF 5 THIS PHASE



LINE TABLE

NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE
L1	S23°01'15"W	44.87'	L28	S66°33'03"W	113.01'	L51	S49°17'28"E	108.06'	L76	S33°26'57"E	133.56'
L2	S86°33'03"W	53.15'	L27	N23°26'57"W	63.00'	L52	N49°18'11"E	79.86'	L77	S21°33'03"W	4.85'
L3	N23°26'57"W	109.47'	L26	N65°30'03"E	113.01'	L53	S49°41'49"E	50.00'	L78	S65°33'03"W	228.04'
L4	S65°33'03"W	289.00'	L25	N23°26'49"W	91.87'	L54	N49°18'11"E	18.00'	L79	N65°27'04"W	19.00'
L5	S23°26'57"E	100.00'	L24	N04°36'59"W	20.85'	L55	S49°41'49"E	10.00'	L80	N23°27'12"W	84.32'
L6	S65°33'03"W	63.00'	L23	N43°09'16"W	14.72'	L56	N49°18'11"E	30.00'	L81	N59°51'39"E	22.83'
L7	N23°26'57"W	118.00'	L22	S65°30'53"W	30.81'	L57	S49°41'49"E	84.74'	L82	N49°42'28"E	75.00'
L8	S65°33'03"W	132.88'	L21	N74°30'33"W	30.87'	L58	S24°33'07"E	11.47'	L83	N09°46'15"W	26.04'
L9	S23°26'57"E	118.00'	L20	N23°29'07"W	57.00'	L59	S65°33'03"W	450.73'	L84	N49°17'32"W	81.13'
L10	S65°33'03"W	63.00'	L19	N13°08'50"E	24.93'	L60	N65°26'57"W	4.24'	L85	N49°42'32"E	121.00'
L11	N23°26'57"W	118.00'	L18	N49°41'49"E	48.00'	L61	N23°26'57"W	78.50'	L86	S48°46'02"E	26.95'
L12	S65°33'03"W	48.52'	L17	N81°38'33"E	38.41'	L62	N21°33'03"E	19.08'	L87	S49°41'49"E	35.15'
L13	S18°45'43"W	56.33'	L16	S49°18'11"E	90.11'	L63	N65°33'03"E	360.42'	L88	S48°08'04"E	41.26'
L14	S65°33'03"W	46.52'	L15	N49°41'49"E	48.00'	L64	S81°34'23"E	14.26'	L89	S30°03'34"E	41.26'
L15	N65°37'37"W	50.33'	L14	N23°26'55"E	25.94'	L65	S23°26'57"E	81.00'	L90	S23°26'49"E	310.88'
L16	S65°33'03"W	135.68'	L13	N34°57'20"E	20.26'	L66	S21°33'03"W	26.16'	L91	S21°33'07"W	4.24'
L17	S23°26'57"E	18.00'	L12	N49°43'30"E	85.92'	L67	S65°33'03"W	17.38'	L92	S65°33'03"W	82.68'
L18	S65°33'03"W	145.93'	L11	N49°17'28"W	108.73'	L68	N68°26'57"W	11.31'	L93	N33°08'03"W	18.83'
L19	S23°26'57"E	100.00'	L10	N49°42'32"E	45.00'	L69	S65°33'03"W	185.90'	L94	N23°26'57"W	317.15'
L20	S65°33'03"W	63.00'	L9	S49°17'28"E	95.23'	L70	N49°44'18"W	11.00'	L95	N49°17'28"E	107.22'
L21	N23°26'57"W	100.00'	L8	N85°40'58"E	18.10'	L71	N23°26'49"W	71.00'	L96	N49°18'11"E	81.23'
L22	S65°33'03"W	116.31'	L7	N49°39'25"E	20.64'	L72	N21°33'07"E	13.99'	L97	S38°14'07"E	26.93'
L23	N23°26'57"E	63.00'	L6	N49°18'02"W	18.08'	L73	N65°33'03"E	225.70'	L98	S23°26'57"E	361.32'
L24	N65°33'03"E	101.24'	L5	N48°17'28"W	103.50'	L74	S71°00'13"E	5.20'	L99	S06°21'20"W	12.95'
L25	N23°26'49"W	123.00'	L4	N49°42'32"E	27.52'	L75	S49°17'28"E	158.14'	L100	S65°39'51"W	85.57'

CURVE TABLE

NO.	RADIUS	DELTA	LENGTH	TANGENT	CHORD	CHL 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 PLAN IS ACCURATE AND THAT IT COMPLIES WITH THE PROVISIONS OF THE CODE OF VIRGINIA OF 1950 AS AMENDED, - 55-79.52 AND I FURTHER CERTIFY THAT ALL IMPROVEMENTS THEREOF DEPICTED HEREON, PURSUANT TO THE CODE OF VIRGINIA - 55-79.52A, ARE ARE NOT YET COMPLETED.



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

**PHASE 10
CONDOMINIUM PLAT AND PLAN
OF
THE PROMENADE
AT
JOHN TYLER
A CONDOMINIUM
JAMES CITY COUNTY, VIRGINIA**

Hynden Frye and Associates, Inc.
Land Surveyors

DATE: NOVEMBER 26, 2017
SCALE: 1"=100'
SHEET 2 OF 5 THIS PHASE

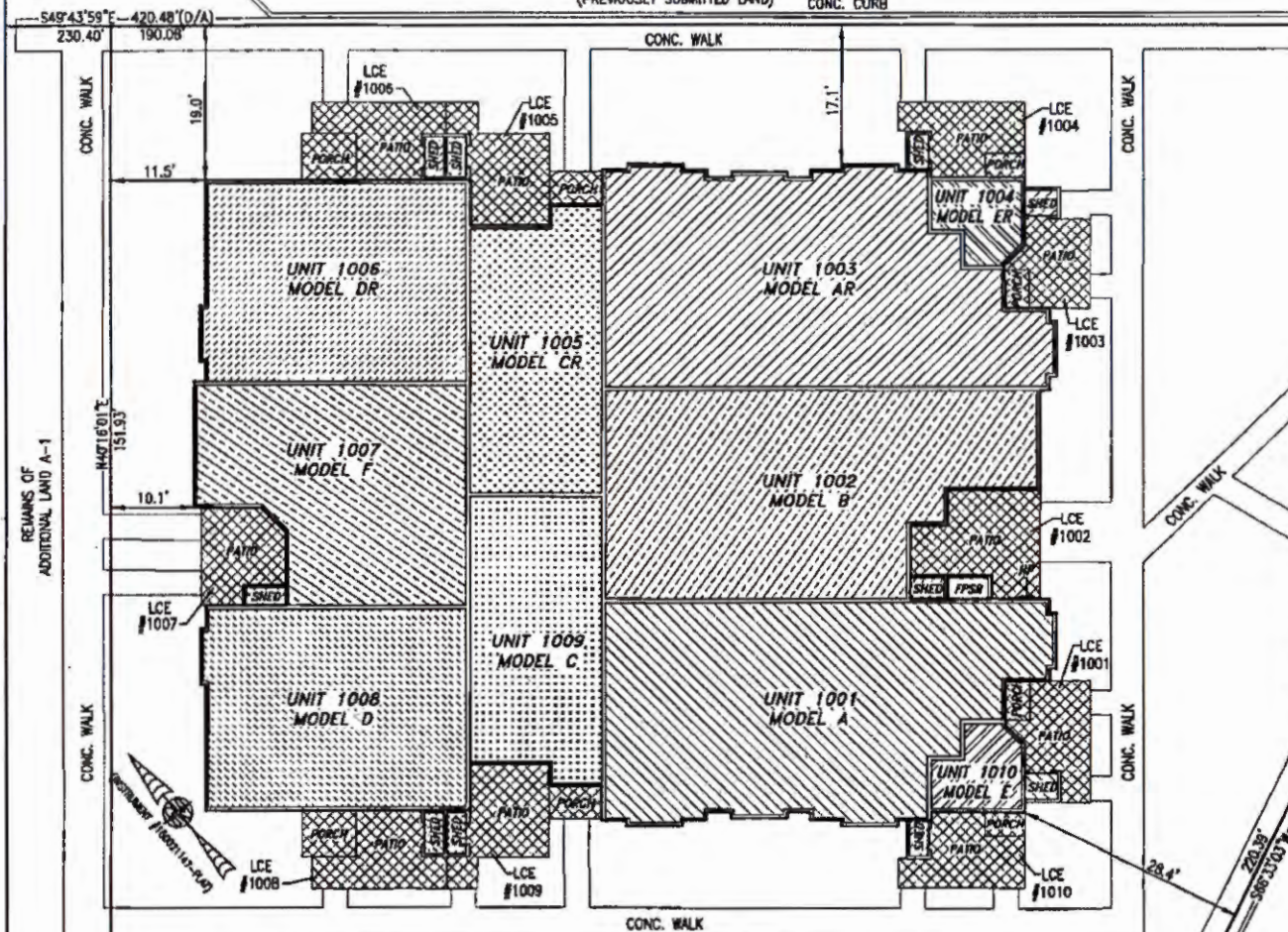
6649

1700 23466-06

KING'S LAND (PRIVATE) COURT

(PHASE 1 INSTR. #170011679)
(PREVIOUSLY SUBMITTED LAND)

I HEREBY CERTIFY THAT THIS PLAN IS ACCURATE AND THAT IT COMPLIES WITH THE PROVISIONS OF THE CODE OF VIRGINIA OF 1950 AS AMENDED, § 55-79.5B AND I FURTHER CERTIFY THAT ALL IMPROVEMENTS THEREOF DEPICTED HEREON, PURSUANT TO THE CODE OF VIRGINIA § 55-79.5BA, ARE ARE NOT YET COMPLETED.



UNIT ID	UNIT DESCRIPTION	UNIT ADDRESS	PARKING SPACE
A	-INDICATES AREA OF UNIT 1001	#1001 KING'S LAND CT.	181
B	-INDICATES AREA OF UNIT 1002	#1002 KING'S LAND CT.	182
AR	-INDICATES AREA OF UNIT 1003	#1003 KING'S LAND CT.	183
ER	-INDICATES AREA OF UNIT 1004	#1004 KING'S LAND CT.	186
CR	-INDICATES AREA OF UNIT 1005	#1005 KING'S LAND CT.	187
DR	-INDICATES AREA OF UNIT 1006	#1006 KING'S LAND CT.	171
F	-INDICATES AREA OF UNIT 1007	#1007 KING'S LAND CT.	174
D	-INDICATES AREA OF UNIT 1008	#1008 KING'S LAND CT.	172
C	-INDICATES AREA OF UNIT 1009	#1009 KING'S LAND CT.	173
E	-INDICATES AREA OF UNIT 1010	#1010 KING'S LAND CT.	175
HP	HOUSE PANEL (ELECTRIC)	#1011 KING'S LAND CT.	N/A
FPSR	FIRE PROTECTION SPRINKLER ROOM	#1012 KING'S LAND CT.	N/A
	-INDICATES COMMON ELEMENT (EXCLUDING AREAS OUTSIDE OF SUBMITTED LAND)		
	-INDICATES LIMITED COMMON ELEMENT (LCE) ASSIGNED TO A UNIT. # UNIT ASSIGNED		

*NOTE: PARKING SPACES NOT CONSTRUCTED AT TIME OF SURVEY.

17010



FARRINGTON WAY
(PHASE 1 INSTR. #170011679)
(PREVIOUSLY SUBMITTED LAND)

THIS SHEET: BUILDING DETAIL

PHASE 10
CONDOMINIUM PLAT AND PLAN
OF
THE PROMENADE
AT
JOHN TYLER
A CONDOMINIUM
JAMES CITY COUNTY, VIRGINIA

July 160021



Hayden Frye and Associates, Inc.
Land Surveyors

300 KELLAM ROAD, SUITE 200
VIRGINIA BEACH, VA 23462
PH: (757) 491-2224 FAX: (757) 491-2221

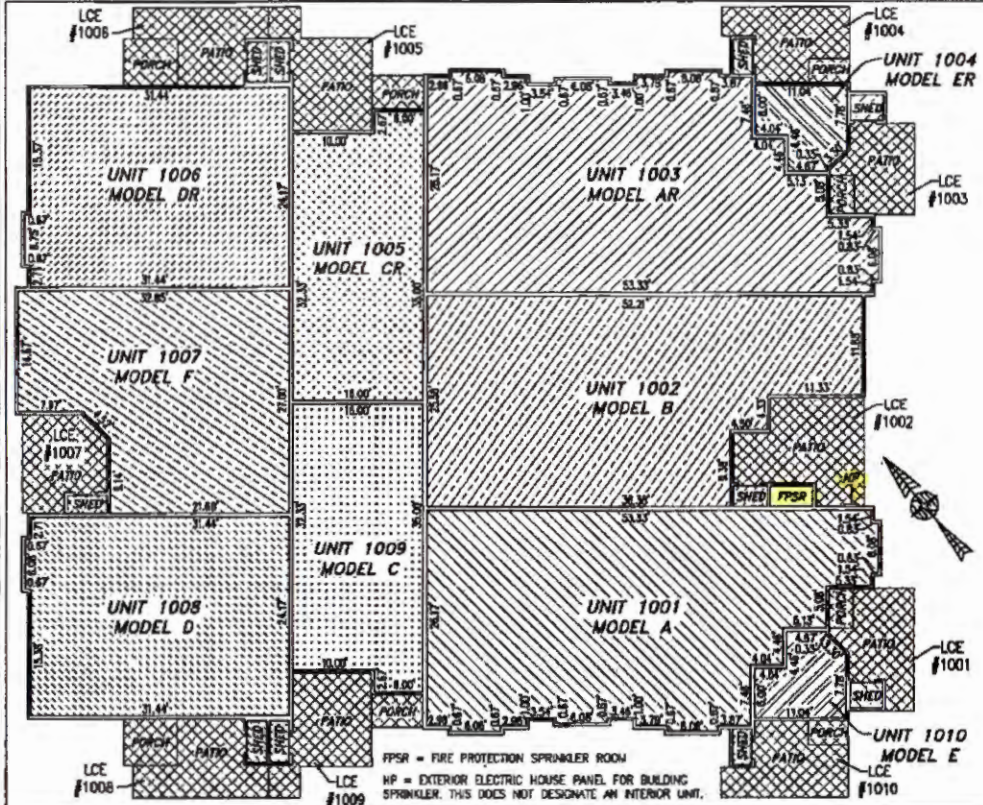
DATE: NOVEMBER 28, 2017

SCALE: 1"=10'

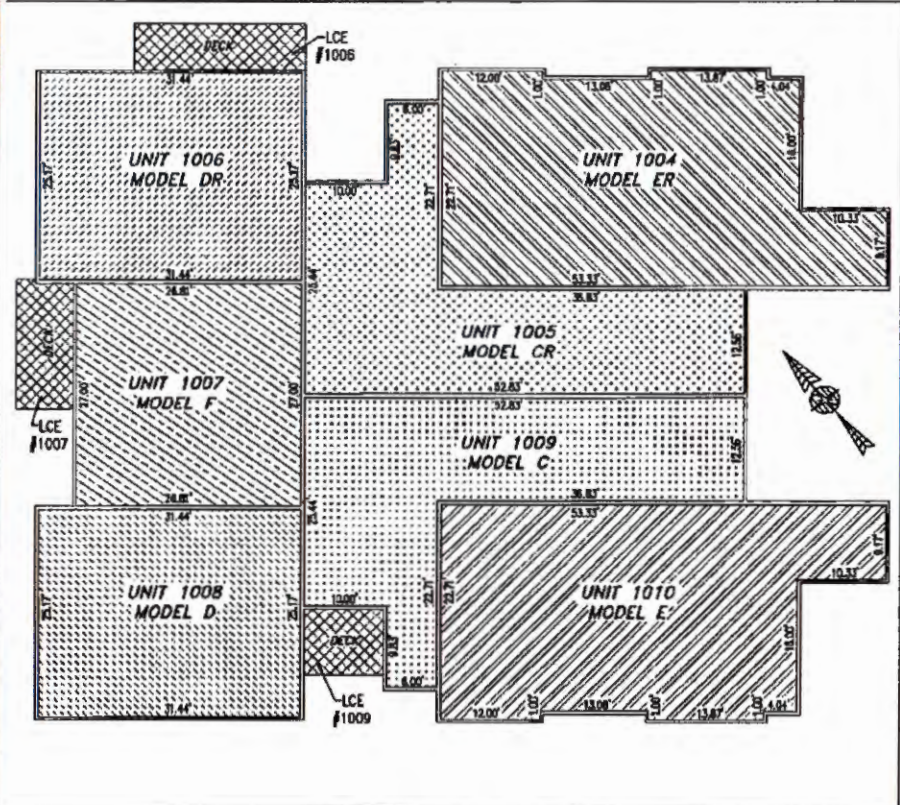
SHEET 3 OF 5 THIS PHASE

170023466-07

BUILDING 10 (10-PLEX)



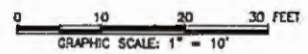
FIRST FLOOR



SECOND FLOOR

UNIT ID	UNIT DESCRIPTION	UNIT ADDRESS	PARKING SPACE
A	-INDICATES AREA OF UNIT 1001	#1001 KING'S LAND CT.	181
B	-INDICATES AREA OF UNIT 1002	#1002 KING'S LAND CT.	182
AR	-INDICATES AREA OF UNIT 1003	#1003 KING'S LAND CT.	183
ER	-INDICATES AREA OF UNIT 1004	#1004 KING'S LAND CT.	188
CR	-INDICATES AREA OF UNIT 1005	#1005 KING'S LAND CT.	187
DR	-INDICATES AREA OF UNIT 1006	#1006 KING'S LAND CT.	171
F	-INDICATES AREA OF UNIT 1007	#1007 KING'S LAND CT.	174
D	-INDICATES AREA OF UNIT 1008	#1008 KING'S LAND CT.	172
C	-INDICATES AREA OF UNIT 1009	#1009 KING'S LAND CT.	173
E	-INDICATES AREA OF UNIT 1010	#1010 KING'S LAND CT.	175
HP	HOUSE PANEL (ELECTRIC)	#1011 KING'S LAND CT.	N/A
FPSR	FIRE PROTECTION SPRINKLER ROOM	#1012 KING'S LAND CT.	N/A
	-INDICATES COMMON ELEMENT (EXCLUDING AREAS OUTSIDE OF SUBMITTED LAND)		
	-INDICATES LIMITED COMMON ELEMENT (LCE) ASSIGNED TO A UNIT. # UNIT ASSIGNED		

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 HEREDIN, PURSUANT TO THE CODE OF VIRGINIA § 55-79.58B, ARE SUBSTANTIALLY COMPLETE.



THIS SHEET: FLOOR PLANS

PHASE 10
CONDOMINIUM PLAT AND PLAN
 OF
THE PROMENADE
 AT
JOHN TYLER
 A CONDOMINIUM
 JAMES CITY COUNTY, VIRGINIA

Hayden Faye and Associates, Inc.
Land Surveyors
 333 S. GALLAM ST. SUITE 210
 170 GEORGE MEADE VA, 23060
 801.757.4917 FAX 801.757.4913

DATE: NOVEMBER 28, 2017
 SCALE: 1"=10'
 SHEET 5 OF 5 THIS PHASE

2/10/20

170023466-09