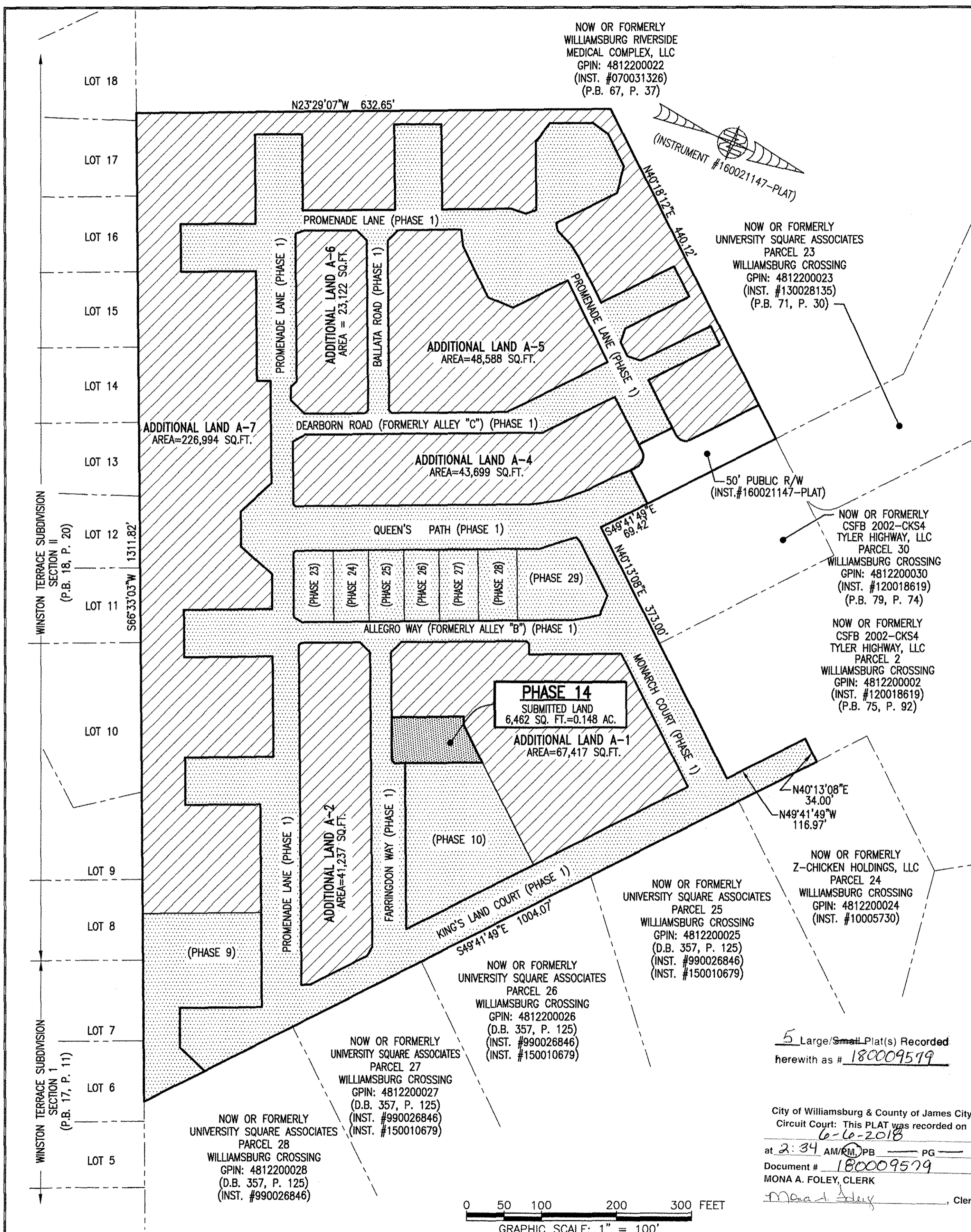
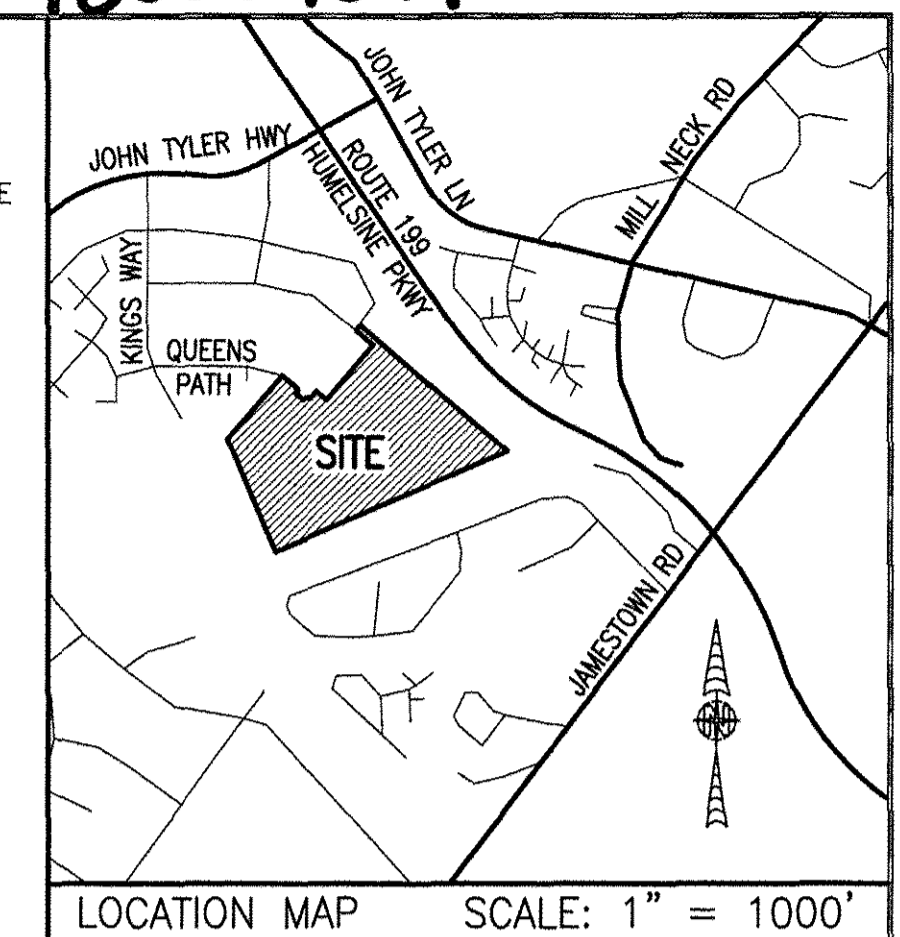
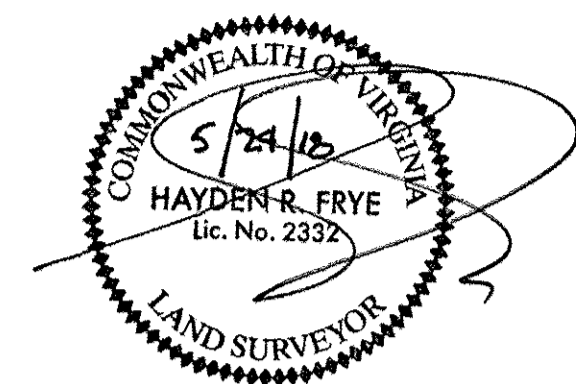


180009579

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 SUBSTANTIALLY COMPLETE.



AREA TABLE				
PHASE	BLDG#	STATUS/RECORDATION	SQUARE FEET	ACRES
1	N/A	INSTR.#170011679	268,468	6.163
9	9	INSTR.#180003694	25,978	0.596
10	10	INSTR.#170023466	25,806	0.592
14	14	SUBSTANTIALLY COMPLETE	6,462	0.148
23	23	INSTR.#180001768	5,014	0.115
24	24	INSTR.#180005480	4,464	0.102
25	25	INSTR.#180001779	4,466	0.103
26	26	INSTR.#170021156	4,465	0.102
27	27	INSTR.#170021157	4,944	0.114
28	28	INSTR.#180001781	4,936	0.113
29	29	NOT YET RECORDED	10,569	0.243
REMAINS OF ADDITIONAL LAND A-1			67,417	1.548
ADDITIONAL LAND A-2			41,237	0.947
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			226,994	5.211
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 14 BUILDING 14 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
- PHASE 24 (INSTR.#180005480) AREA TABLE WAS INCOMPLETE AT TIME OF RECORDATION DUE TO A SCRIVENER'S ERROR. PHASES 9, 25 AND 28 WERE NOT SHOWN AND ADDITIONAL LAND A-3 AND A-7 WERE NOT SHOWN CORRECTLY. AREA TABLES HEREON REFLECT CURRENT STATUS.

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 14
CONDOMINIUM PLAT AND PLAN
 OF
THE PROMENADE
 AT
JOHN TYLER
 A CONDOMINIUM
 JAMES CITY COUNTY, VIRGINIA

DATE: MAY 21, 2018
 SCALE: 1"=100'
 SHEET 1 OF 5 THIS PHASE

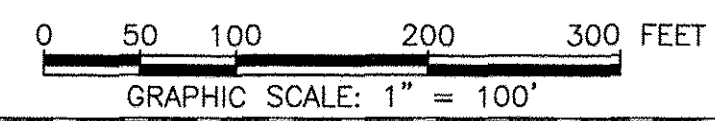
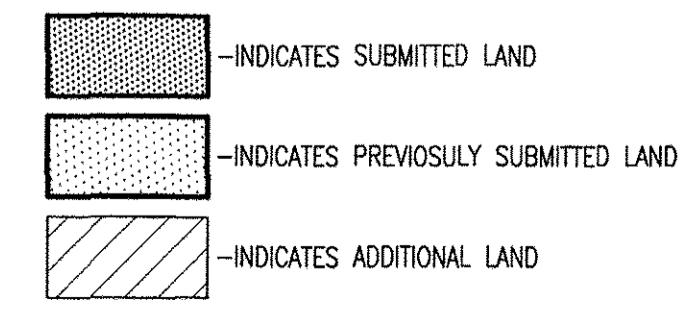
Hayden Frye and Associates, Inc.
Land Surveyors
 333 KELLAM ROAD, SUITE 200
 VIRGINIA BEACH, VA., 23462
 PH: (757) 491-7228 FX:(757) 491-7229

Jo# 160921

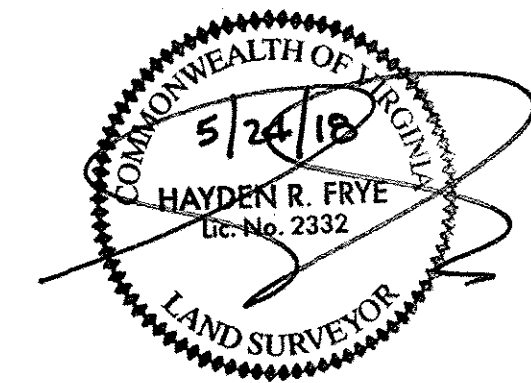
5 Large/Small Plat(s) Recorded herewith as # 180009579

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on 6-6-2018
 at 2:34 AM/PM PG
 Document # 180009579
 MONA A. FOLEY, CLERK

JCC Subdivision Agent Approval Not Required



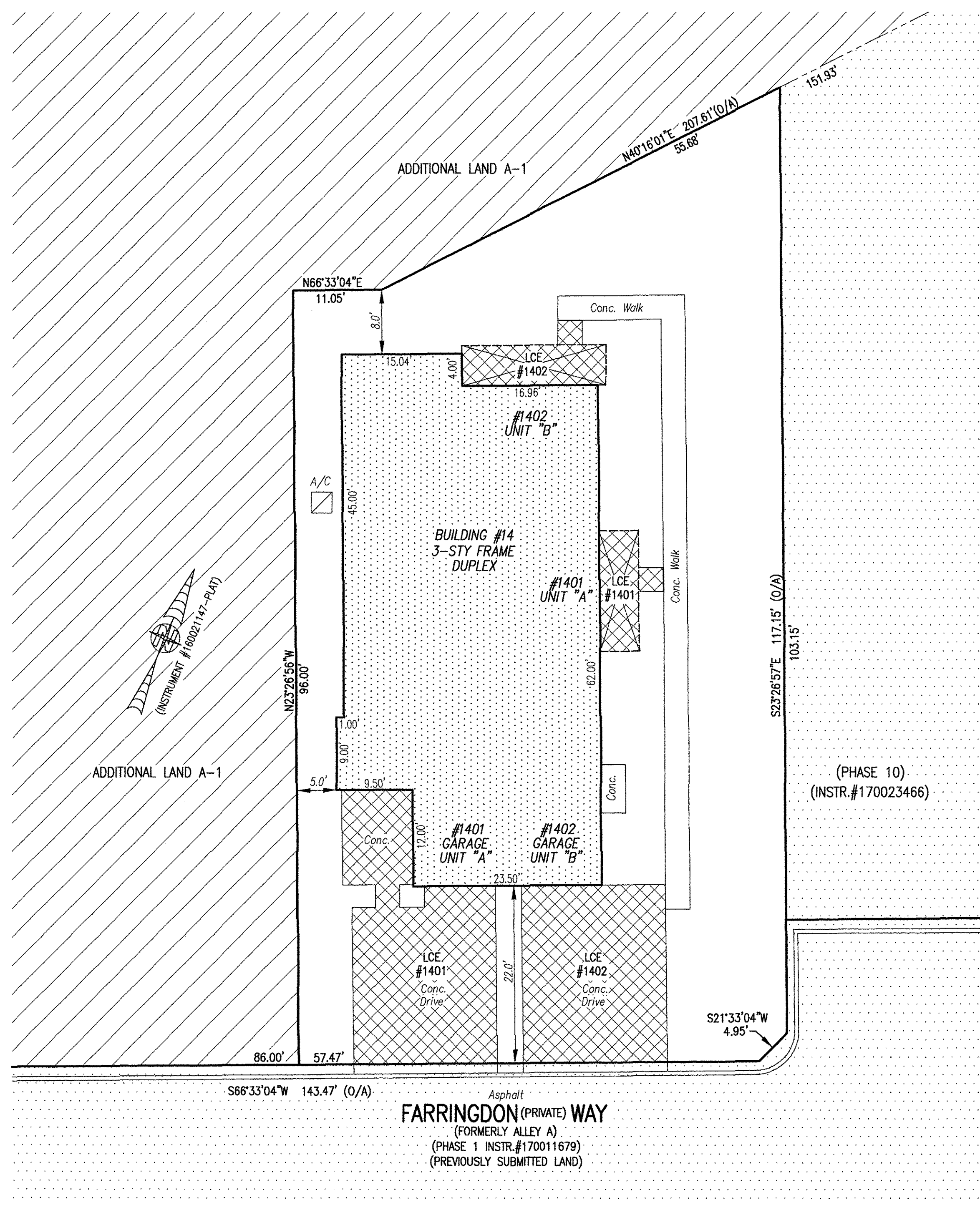
I HEREBY CERTIFY THAT THIS PLAT IS ACCURATE AND THAT IT COMPLIES WITH THE PROVISIONS OF THE CODE OF VIRGINIA OF 1950 AS AMENDED, § 55-79.58 AND I FURTHER CERTIFY THAT ALL IMPROVEMENTS THEREOF DEPICTED HEREON, PURSUANT TO THE CODE OF VIRGINIA § 55-79.58A, ARE SUBSTANTIALLY COMPLETE.



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Mona A. Foley, Clerk

- 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



JCC Subdivision Agent *EBC*
Approval Not Required

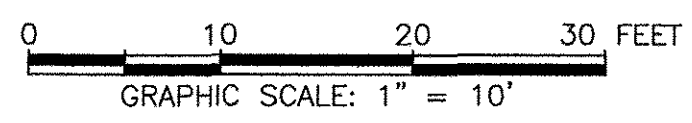
THIS SHEET: BUILDING DETAIL

PHASE 14
CONDOMINIUM PLAT AND PLAN
OF
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AT
JOHN TYLER
A CONDOMINIUM
JAMES CITY COUNTY, VIRGINIA

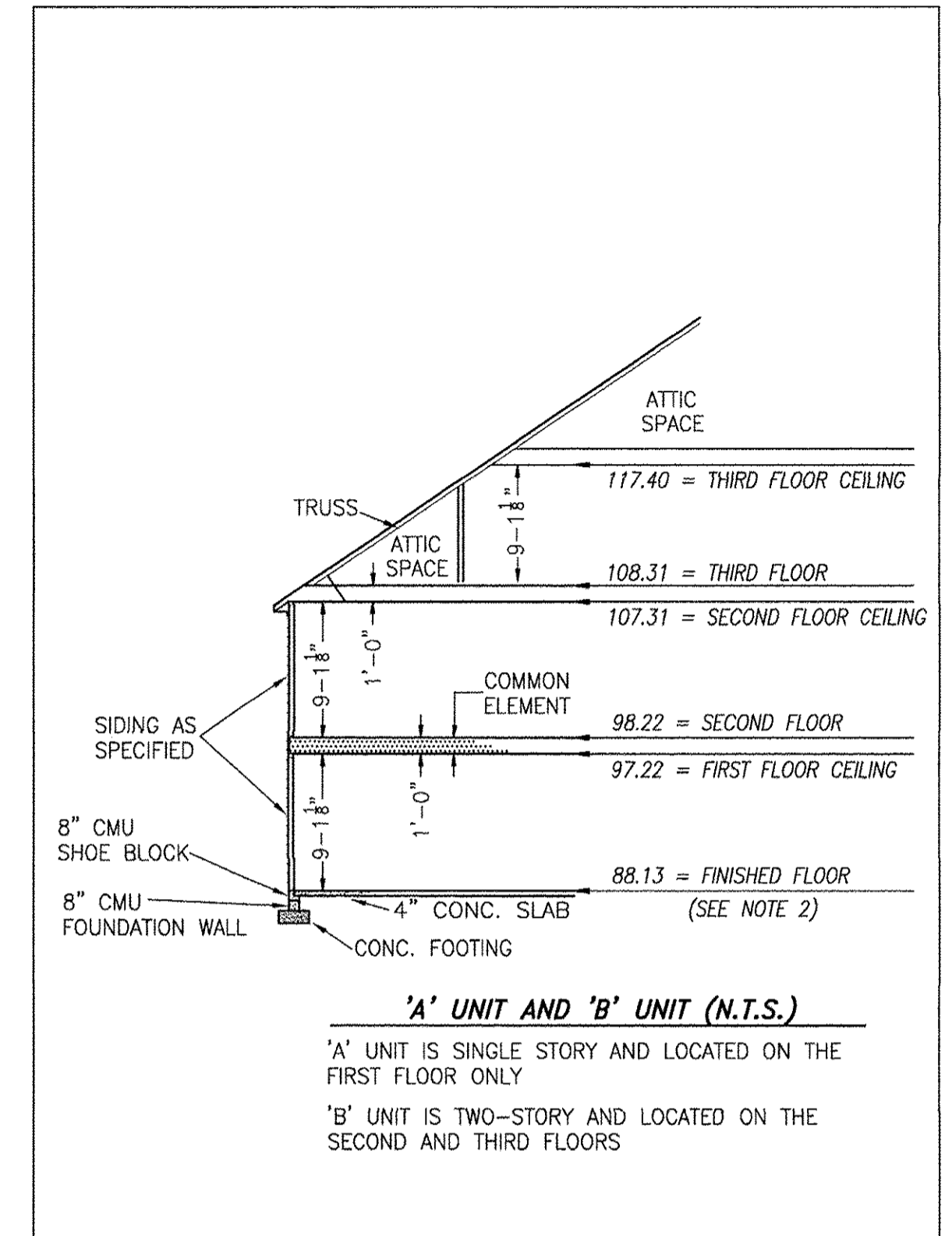
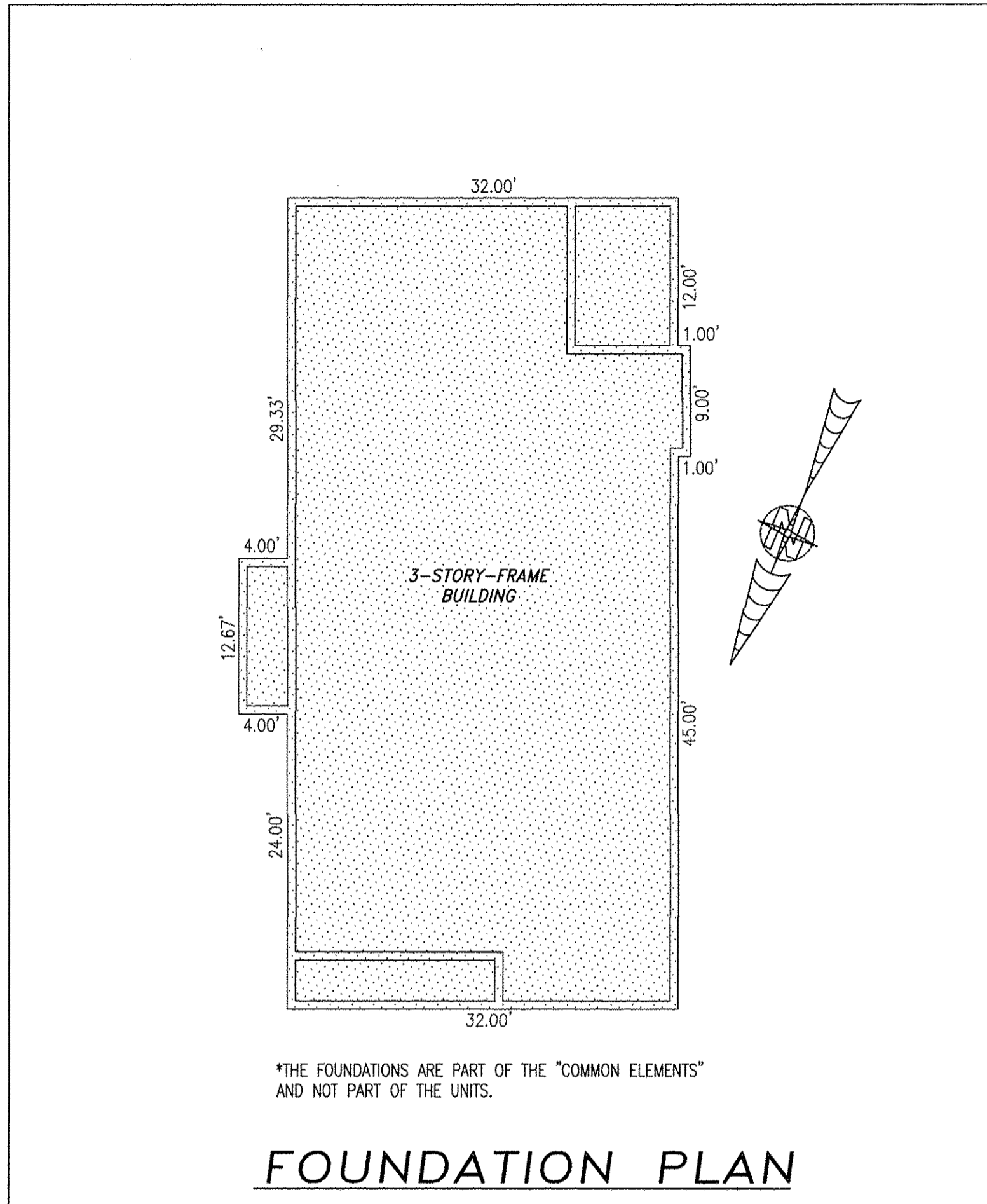
Jo# 160921

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: MAY 21, 2018
SCALE: 1"=10'
SHEET 3 OF 5 THIS PHASE



BUILDING 14 (DUPLEX)



TYPICAL BUILDING SECTION

NOT TO SCALE (N.T.S.)

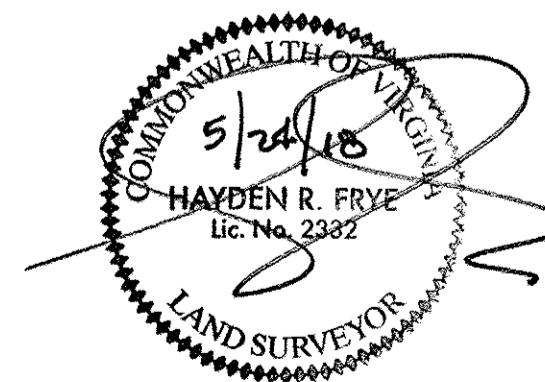
NOTES:

1. VERTICAL DATUM REFERENCE: NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29).
2. FINISHED FLOOR ELEVATION SHOWN WAS TAKEN FROM AS-BUILT SURVEY OF BUILDING #14 (DUPLEX) THE PROMENADE AT JOHN TYLER BY HAYDEN FRYE AND ASSOCIATES. FIELD WORK WAS PERFORMED ON 05-14-18.

5 Large/Small Plat(s) Recorded
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Mona A. Foley, Clerk

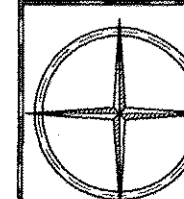
I HEREBY CERTIFY THAT THIS PLAN IS ACCURATE AND THAT IT COMPLIES WITH THE PROVISIONS OF THE CODE OF VIRGINIA OF 1950 AS AMENDED, § 55-79.58 AND I FURTHER CERTIFY THAT ALL UNITS THEREOF DEPICTED HEREON, PURSUANT TO THE CODE OF VIRGINIA § 55-79.58B, ARE SUBSTANTIALLY COMPLETE.



THIS SHEET: FOUNDATION PLAN AND SECTION

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AT
JOHN TYLER
A CONDOMINIUM
JAMES CITY COUNTY, VIRGINIA

Jo# 160921



Hayden Frye and Associates, Inc.

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VIRGINIA BEACH, VA, 23462
PH: (757) 491-7228 FX: (757) 491-7229

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SCALE: 1"=10'

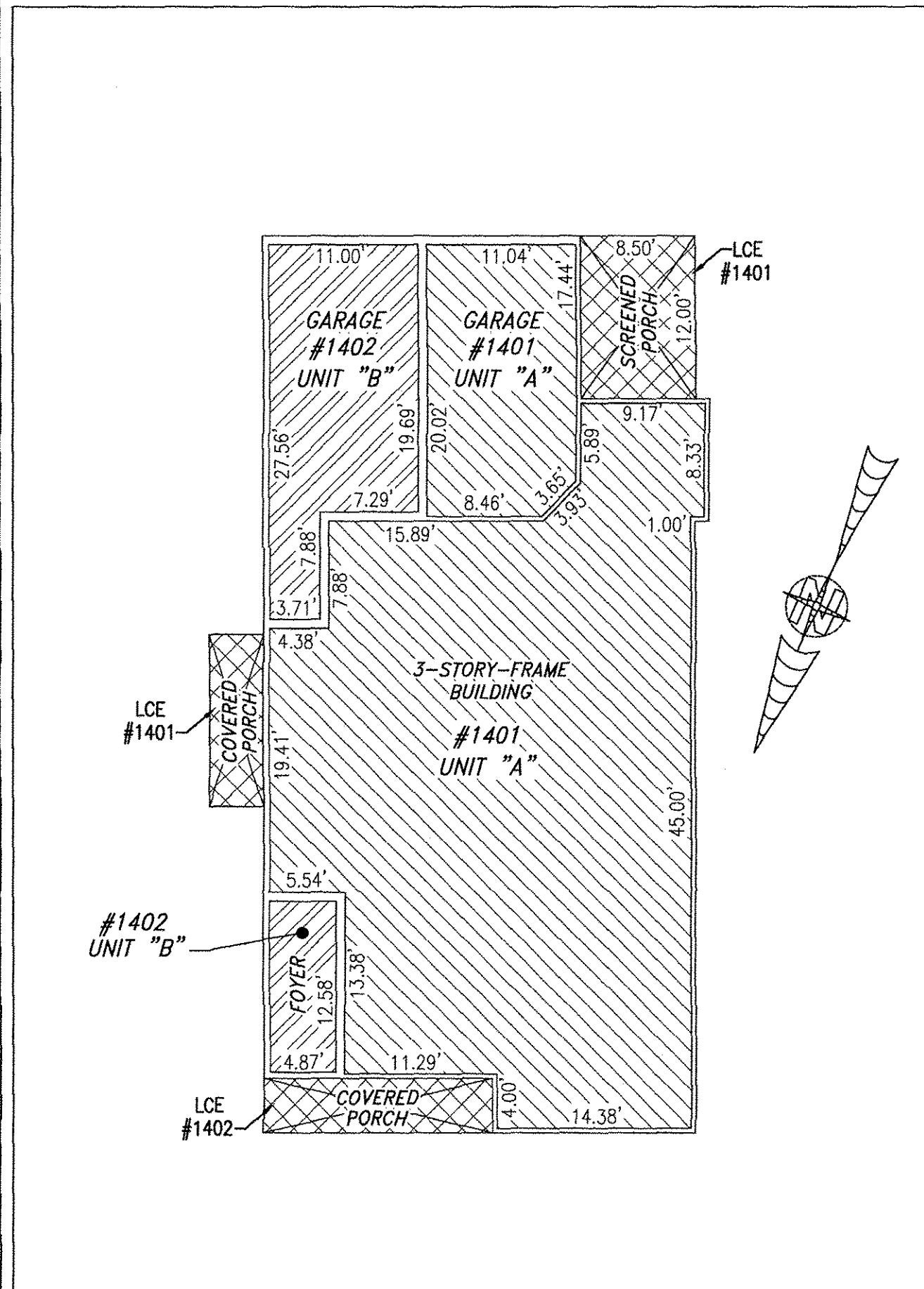
SHEET 4 OF 5 THIS PHASE

JCC Subdivision Agent Approval Not Required E6

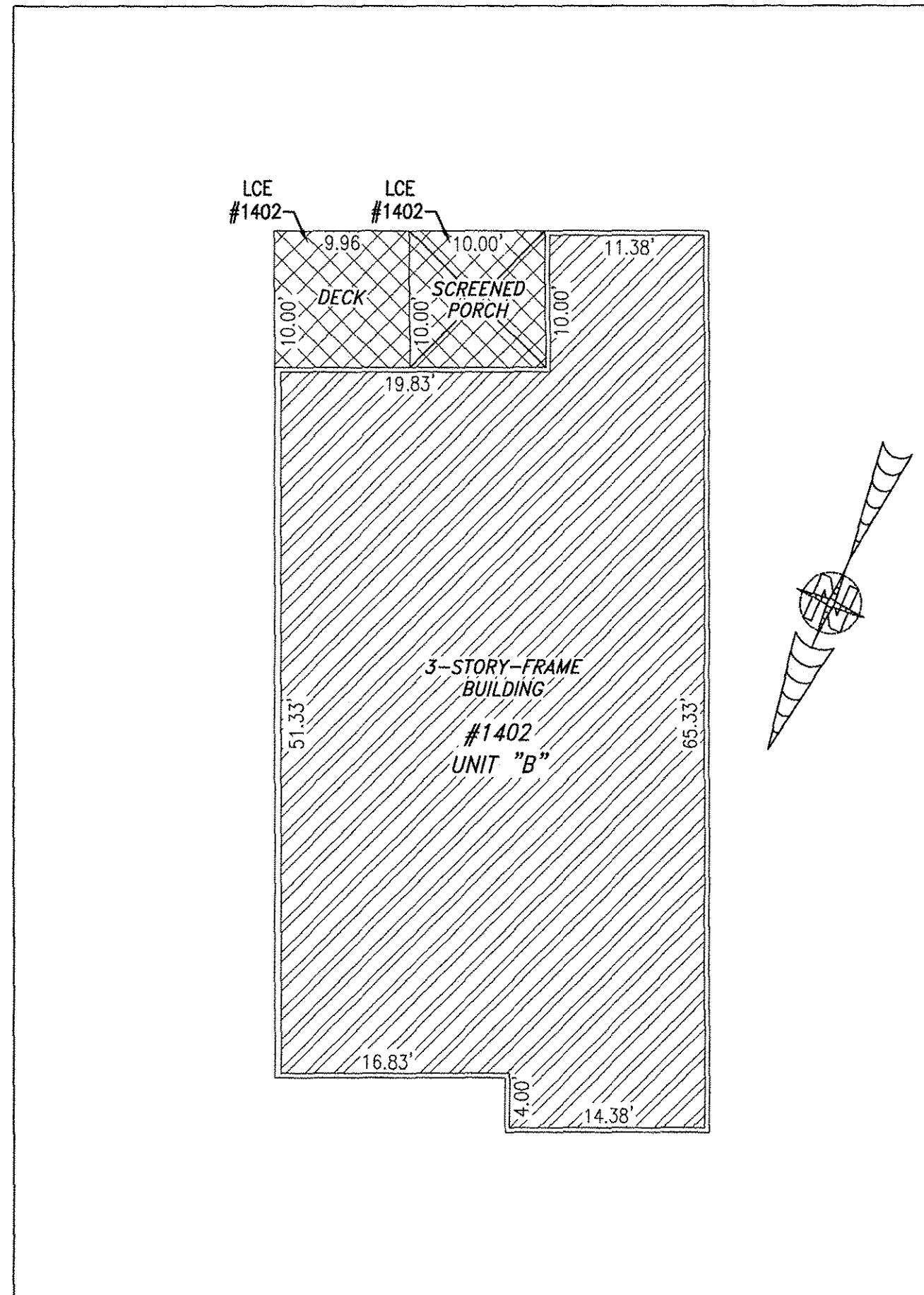


-INDICATES COMMON ELEMENT

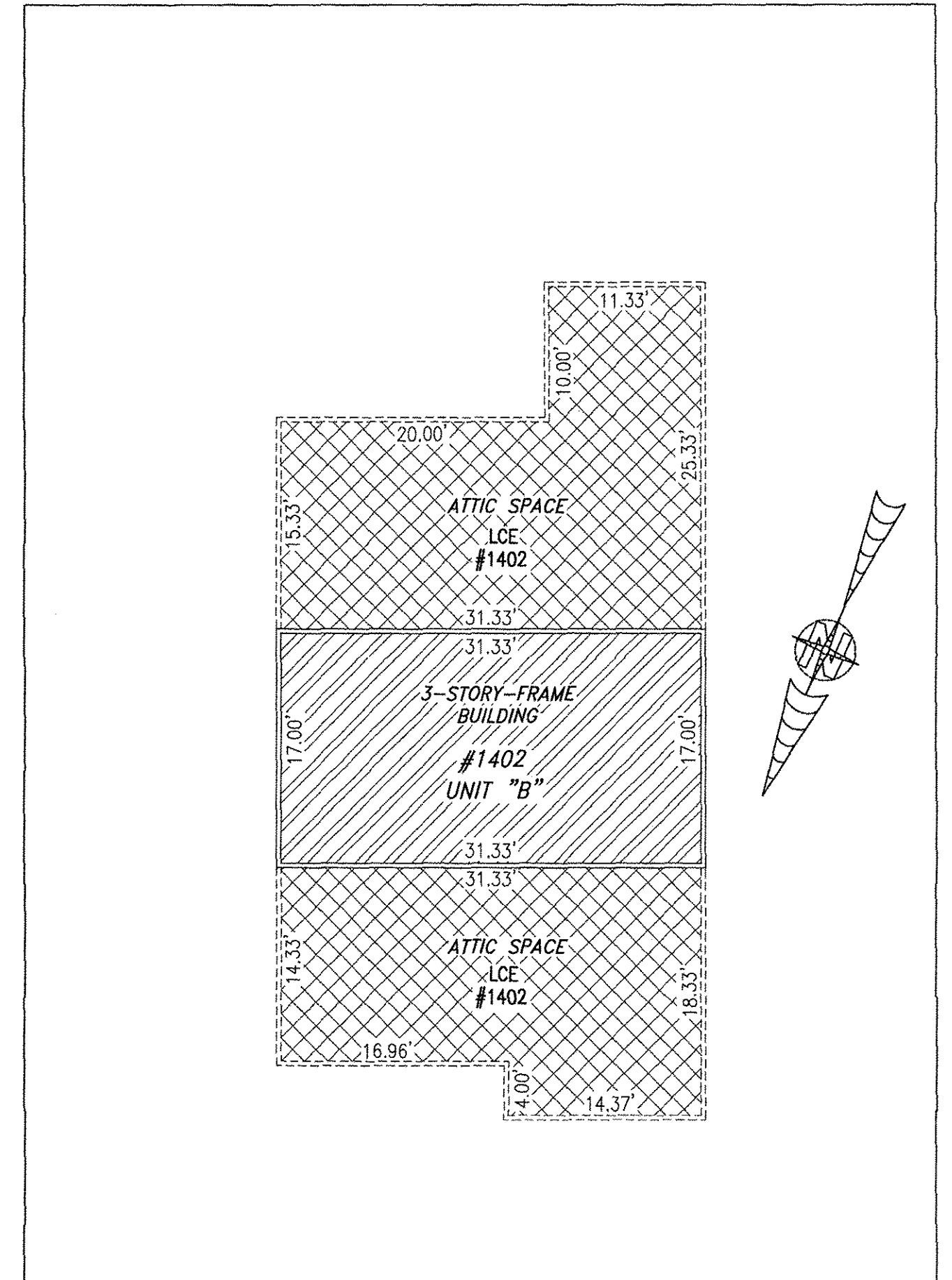
BUILDING 14 (DUPLIX)



FIRST FLOOR



SECOND FLOOR



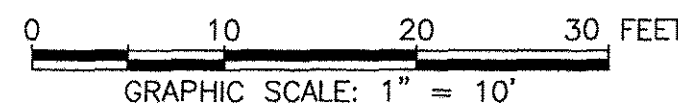
THIRD FLOOR

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UNIT ID	UNIT DESCRIPTION	UNIT ADDRESS
A	-INDICATES AREA OF UNIT 1401	#1401 FARRINGTON WAY
B	-INDICATES AREA OF UNIT 1402	#1402 FARRINGTON WAY
	-INDICATES COMMON ELEMENT	
	-INDICATES LIMITED COMMON ELEMENT	

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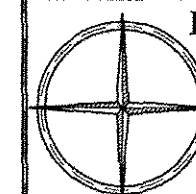


JCC Subdivision Agent
Approval Not Required

THIS SHEET: FLOOR PLANS

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Jo# 160921



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DATE: MAY 21, 2018

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SHEET 5 OF 5 THIS PHASE