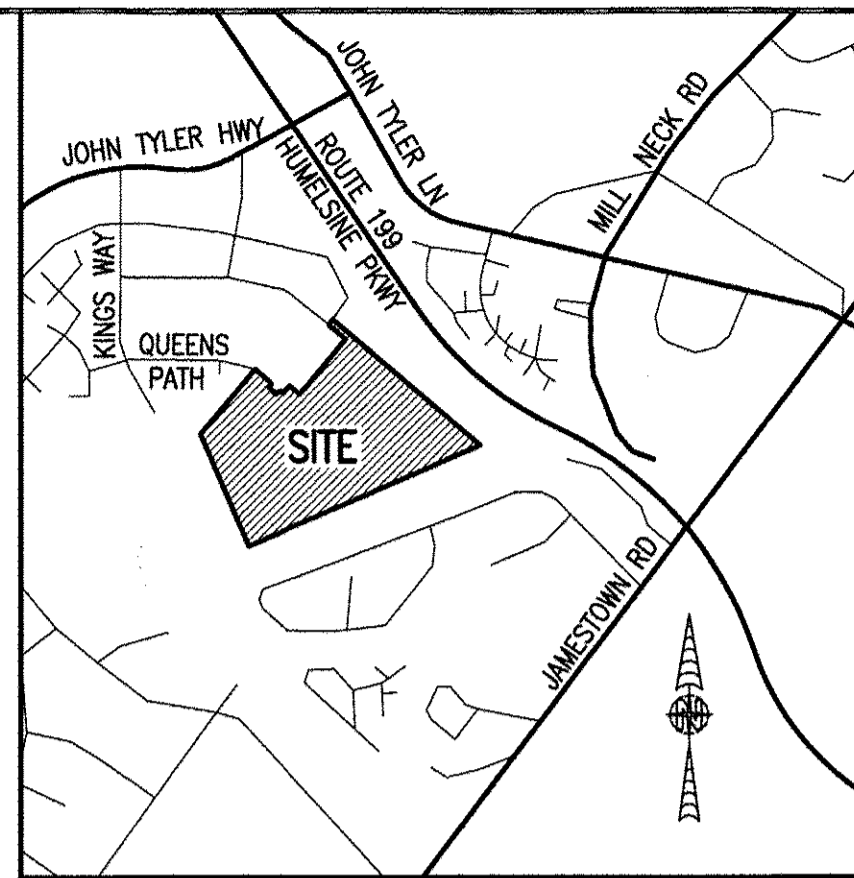
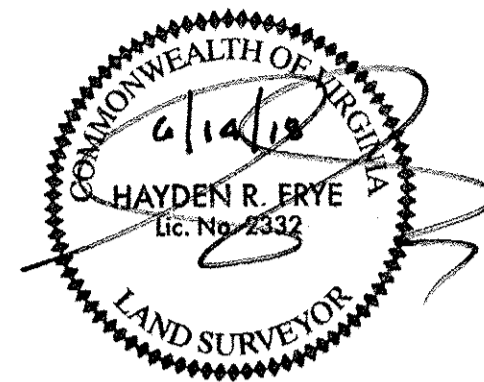


180010369

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.



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)

AREA TABLE				
PHASE	BLDG#	STATUS/RECORDATION	SQUARE FEET	ACRES
1	N/A	INSTR.#170011679	268,468	6.163
8	8	SUBSTANTIALLY COMPLETE	24,539	0.563
9	9	INSTR.#180003694	25,978	0.596
10	10	INSTR.#170023466	25,806	0.592
13	13	INSTR.#180010007	4,512	0.104
14	14	INSTR.#180009579	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			62,905	1.444
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			202,455	4.648
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 8 BUILDING 8 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

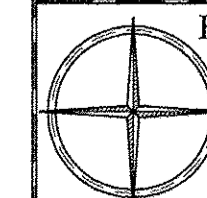
SHEET INDEX:

- 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 8**  
**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: JUNE 11, 2018

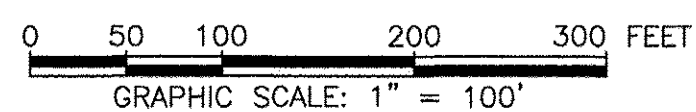
SCALE: 1"=100'

SHEET 1 OF 5 THIS PHASE

JCC Subdivision Agent *ebc*  
Approval Not Required

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

5 Large/Small Plat(s) Recorded  
herewith as # 180010369



City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
June 20, 2018

at 8:44 AM/PM, PB PG

Document # 180010369

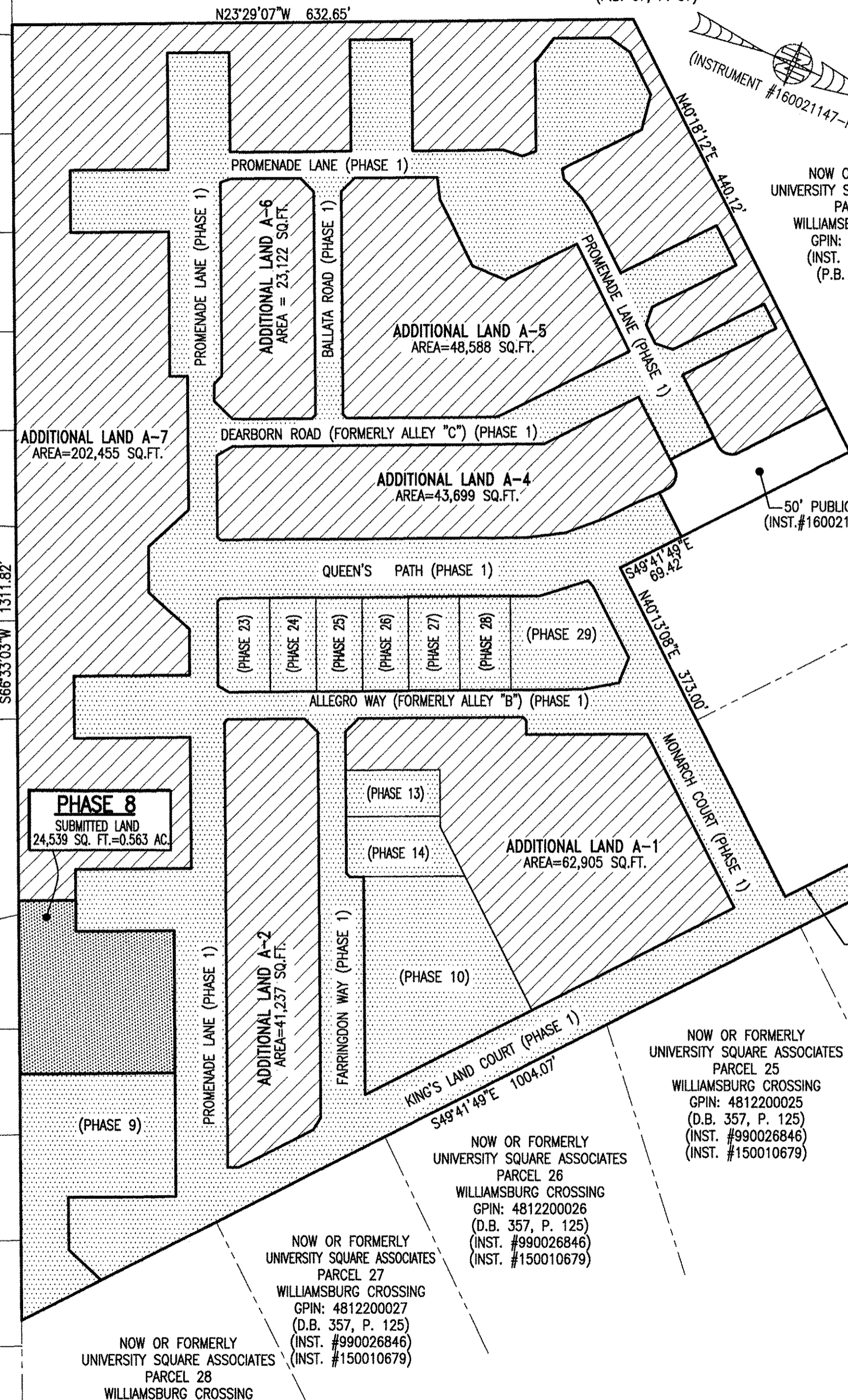
MONA A. FOLEY, CLERK

*Mona Foley* JZ, DC, Clerk

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

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

LOT 18  
LOT 17  
LOT 16  
LOT 15  
LOT 14  
LOT 13  
LOT 12  
LOT 11  
LOT 10  
LOT 9  
LOT 8  
LOT 7  
LOT 6  
LOT 5



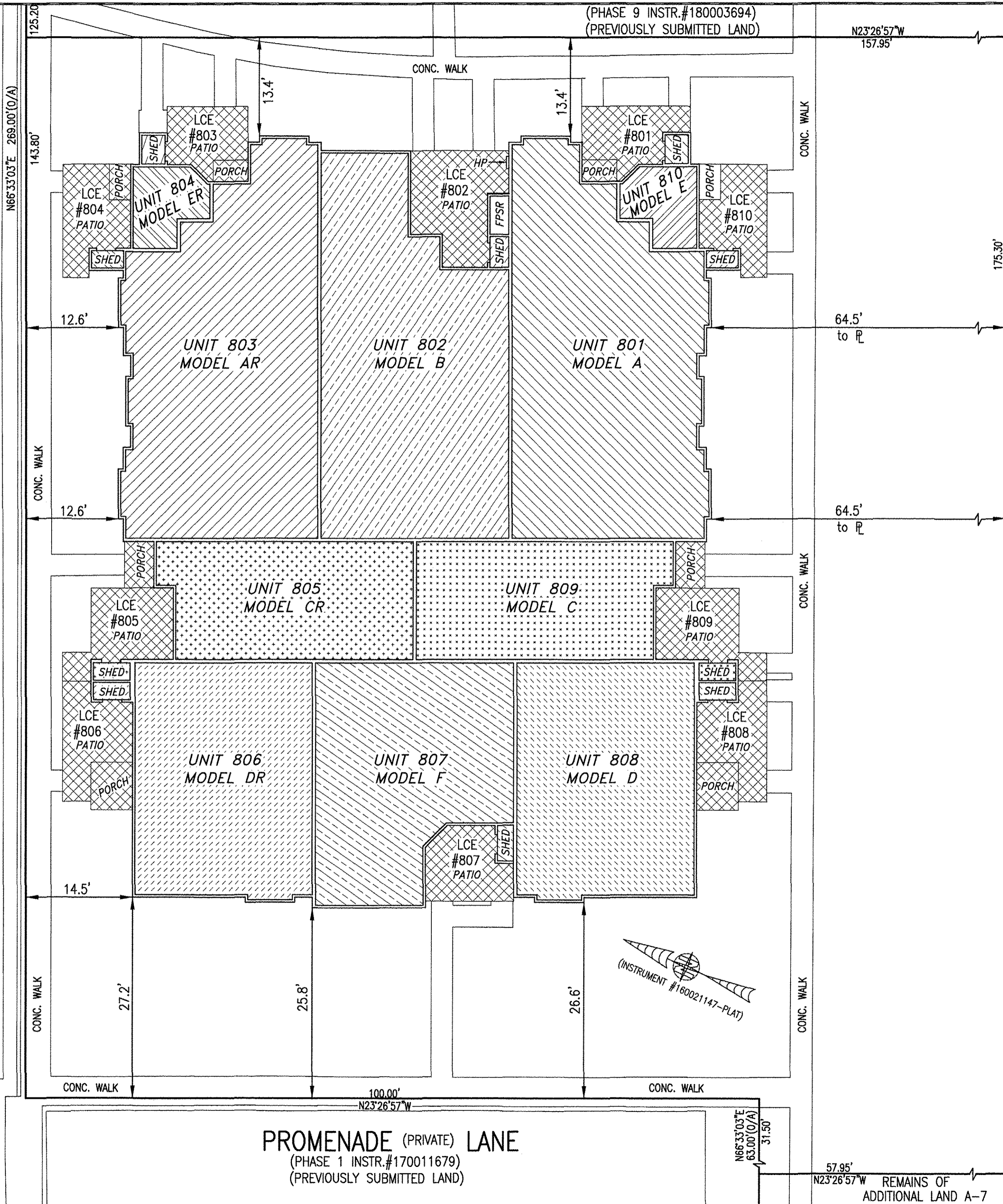






180010369

PROMENADE (PRIVATE) LANE  
(PHASE 1 INSTR.#170011679)  
(PREVIOUSLY SUBMITTED LAND)



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.

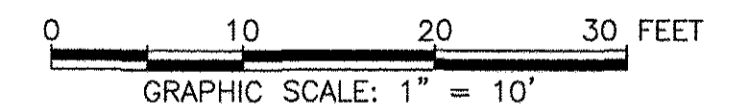


5 Large/Small Plat(s) Recorded  
herewith as # 180010369

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
June 20, 2018  
at 8:44 AM/PM, PB PG  
Document # 180010369  
MONA A. FOLEY, CLERK  
*Monica Foley*, Clerk

UNIT ID	UNIT DESCRIPTION	UNIT ADDRESS	PARKING SPACE
A	-INDICATES AREA OF UNIT 801	#801 PROMENADE LANE	150
B	-INDICATES AREA OF UNIT 802	#802 PROMENADE LANE	149
AR	-INDICATES AREA OF UNIT 803	#803 PROMENADE LANE	148
ER	-INDICATES AREA OF UNIT 804	#804 PROMENADE LANE	147
CR	-INDICATES AREA OF UNIT 805	#805 PROMENADE LANE	146
DR	-INDICATES AREA OF UNIT 806	#806 PROMENADE LANE	142
F	-INDICATES AREA OF UNIT 807	#807 PROMENADE LANE	131
D	-INDICATES AREA OF UNIT 808	#808 PROMENADE LANE	130
C	-INDICATES AREA OF UNIT 809	#809 PROMENADE LANE	129
E	-INDICATES AREA OF UNIT 810	#810 PROMENADE LANE	128
HP	HOUSE PANEL (ELECTRIC)	#811 PROMENADE LANE	N/A
FPSR	FIRE PROTECTION SPRINKLER ROOM	#812 PROMENADE LANE	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.

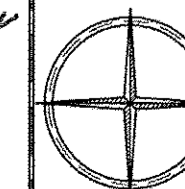


THIS SHEET: BUILDING DETAIL

**PHASE 8**  
**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: JUNE 11, 2018

SCALE: 1"=10'

SHEET 3 OF 5 THIS PHASE

JCC Subdivision Agent  
Approval Not Required

PROMENADE (PRIVATE) LANE  
(PHASE 1 INSTR.#170011679)  
(PREVIOUSLY SUBMITTED LAND)

57.95'  
N23°26'57"W REMAINS OF  
ADDITIONAL LAND A-7

63.00' (O/A)  
31.50'

175.30'  
566°33'03"W 1311.82' (O/A)

N23°26'57"W  
157.95'

143.80'  
N66°33'03"E 269.00' (O/A)

125.20'

12.6'

12.6'

14.5'

CONC. WALK

27.2'

25.8'

26.6'

100.00'  
N23°26'57"W

63.00' (O/A)  
31.50'

57.95'

N23°26'57"W REMAINS OF  
ADDITIONAL LAND A-7

175.30'

64.5'  
to R

64.5'  
to R

UNIT 801  
MODEL A

UNIT 802  
MODEL B

UNIT 803  
MODEL AR

UNIT 804  
MODEL ER

UNIT 805  
MODEL CR

UNIT 806  
MODEL DR

UNIT 807  
MODEL F

UNIT 808  
MODEL D

UNIT 809  
MODEL C

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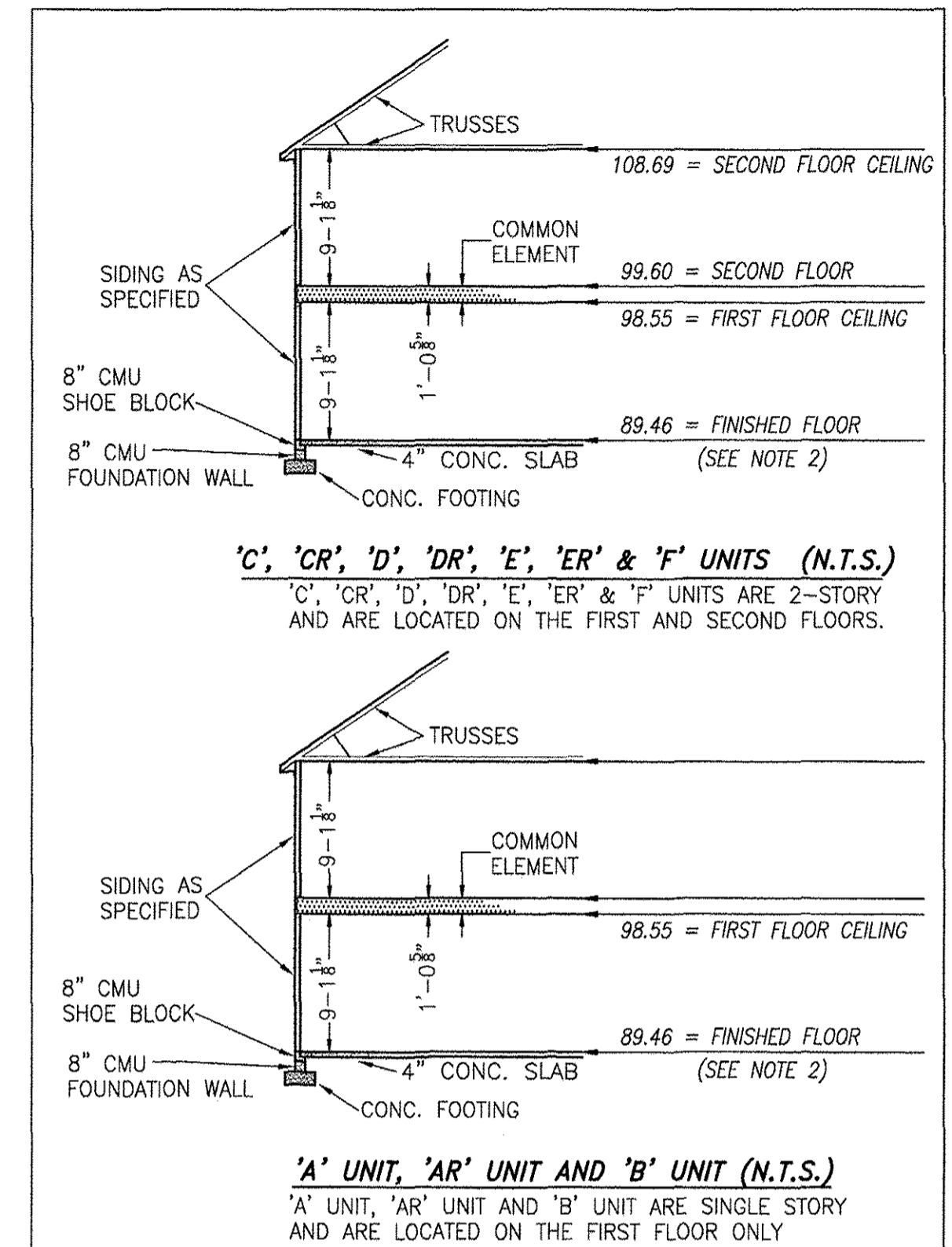
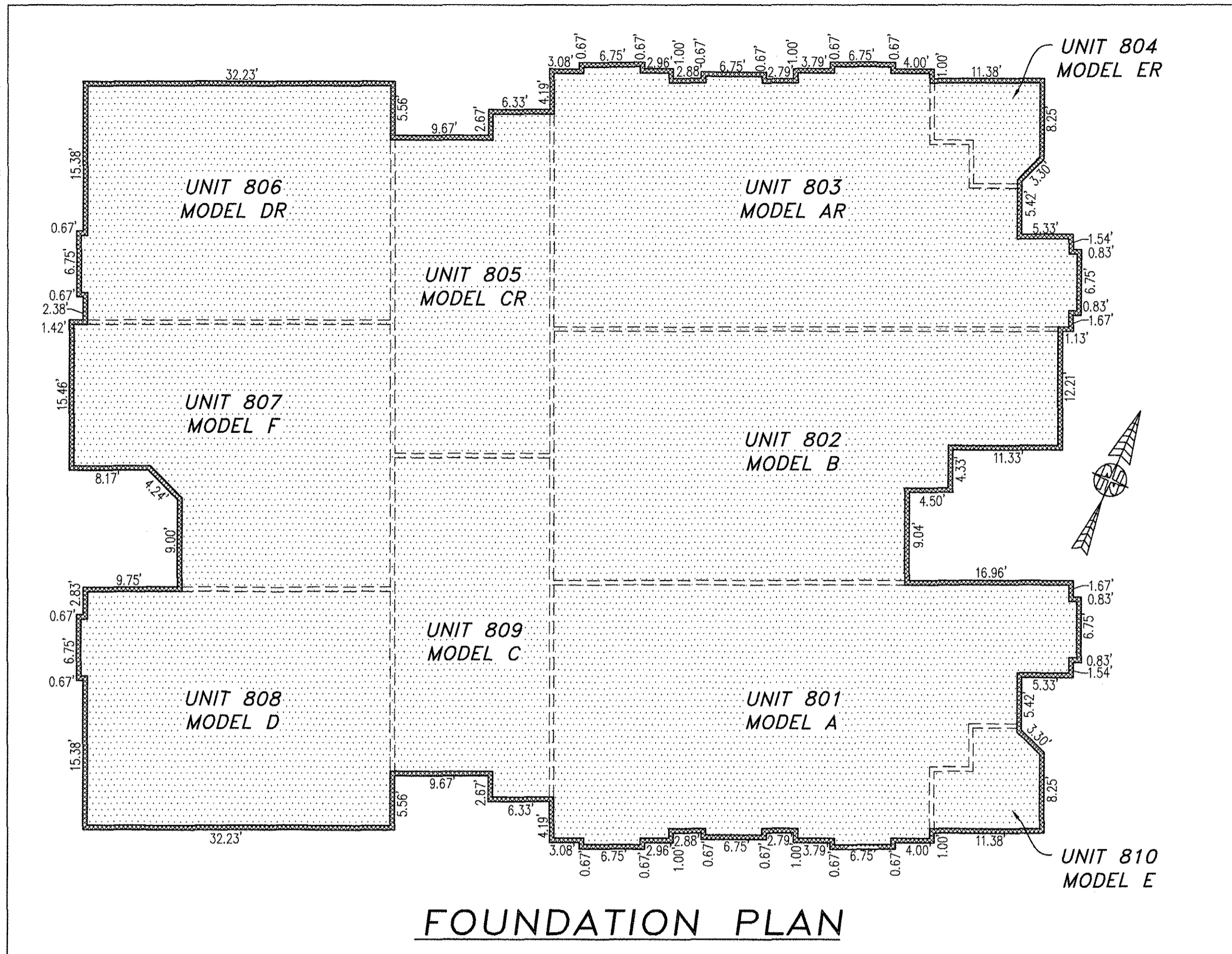
LCE #804  
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180010369

# BUILDING 8 (10-PLEX)



## TYPICAL BUILDING SECTION

NOT TO SCALE (N.T.S.)

NOTES:

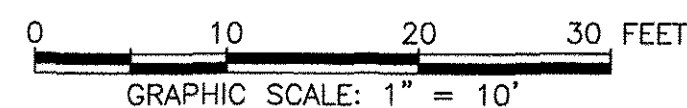
1. VERTICAL DATUM REFERENCE: NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29).
2. FINISHED FLOOR ELEVATION SHOWN WAS TAKEN FROM AS-BUILT SURVEY OF BUILDING #8 (10-PLEX) THE PROMENADE AT JOHN TYLER BY HAYDEN FRYE AND ASSOCIATES PERFORMED ON 06/04/2018.

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 # 180010369



JCC Subdivision Agent  
Approval Not Required EGC

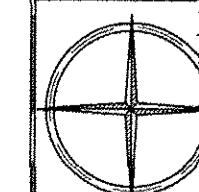


City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
June 20, 2018  
at 8:44 AM/PM, PB PG  
Document # 180010369  
MONA A. FOLEY, CLERK JZ, DC  
Mona A. Foley, Clerk

THIS SHEET: FOUNDATION PLAN AND SECTION

**PHASE 8**  
**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: JUNE 11, 2018

SCALE: 1"=10'

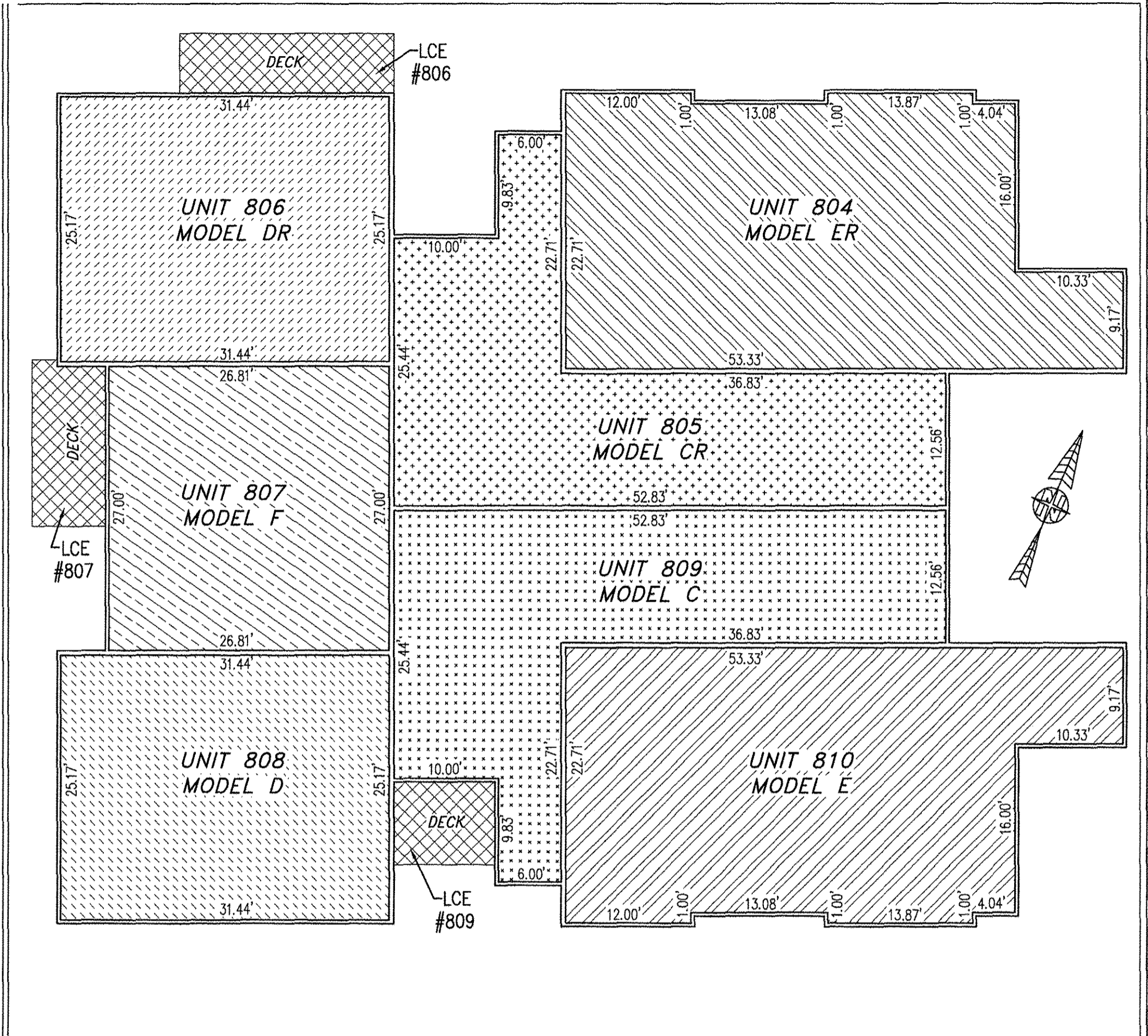
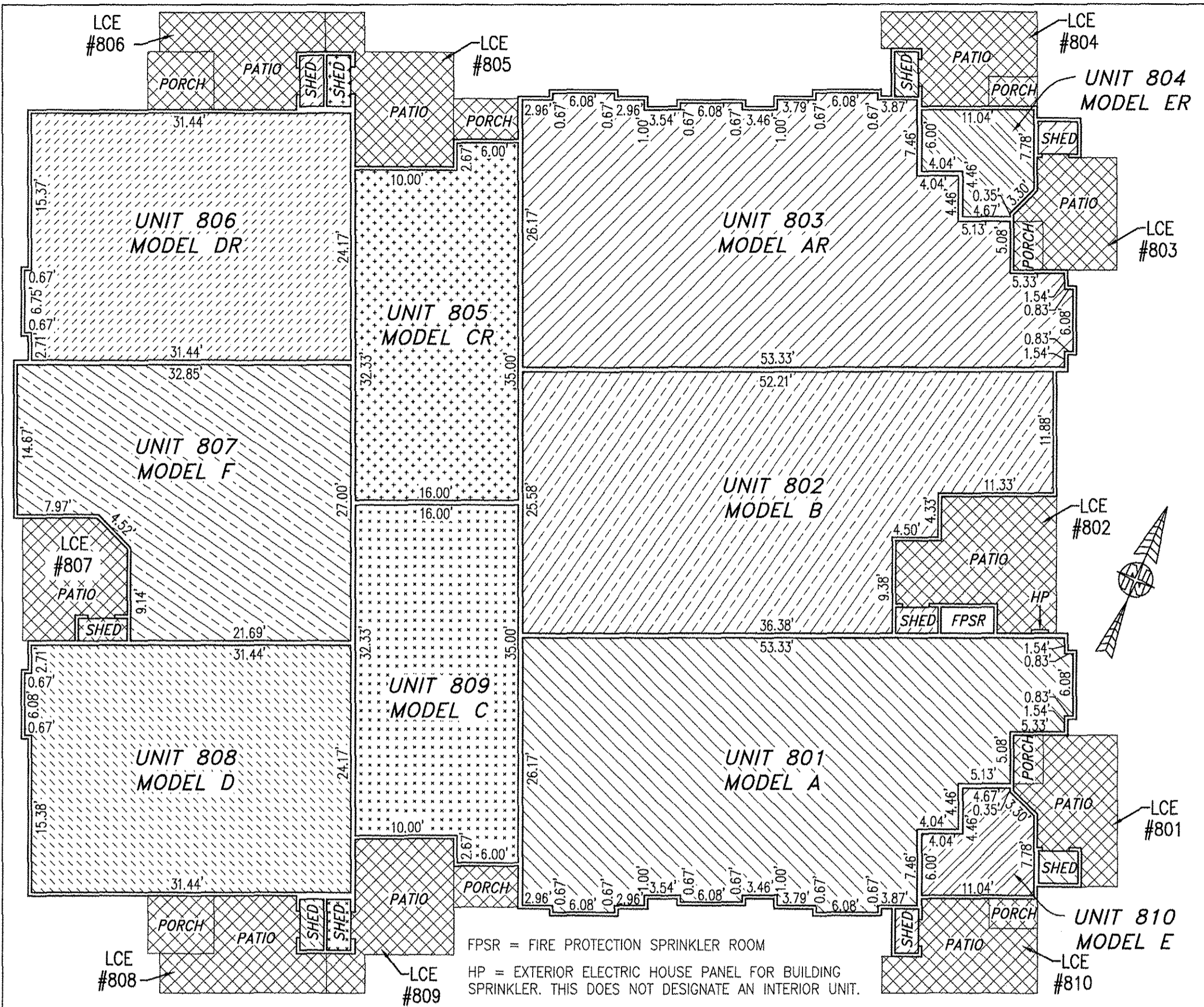
SHEET 4 OF 5 THIS PHASE

INDICATES COMMON ELEMENT



180010369

# BUILDING 8 (10-PLEX)

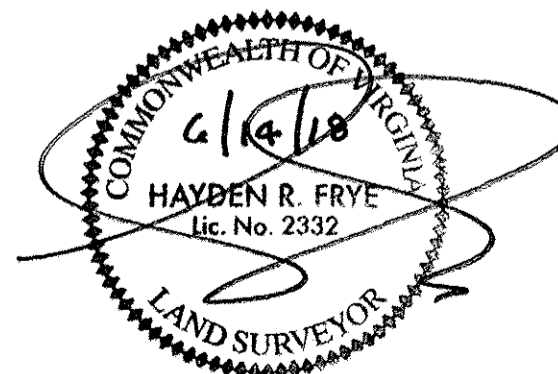


FIRST FLOOR

SECOND FLOOR

UNIT ID	UNIT DESCRIPTION	UNIT ADDRESS	PARKING SPACE
A	-INDICATES AREA OF UNIT 801	#801 PROMENADE LANE	150
B	-INDICATES AREA OF UNIT 802	#802 PROMENADE LANE	149
AR	-INDICATES AREA OF UNIT 803	#803 PROMENADE LANE	148
ER	-INDICATES AREA OF UNIT 804	#804 PROMENADE LANE	147
CR	-INDICATES AREA OF UNIT 805	#805 PROMENADE LANE	146
DR	-INDICATES AREA OF UNIT 806	#806 PROMENADE LANE	142
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E	-INDICATES AREA OF UNIT 810	#810 PROMENADE LANE	128
HP	HOUSE PANEL (ELECTRIC)	#811 PROMENADE LANE	N/A
FPSR	FIRE PROTECTION SPRINKLER ROOM	#812 PROMENADE LANE	N/A
	-INDICATES COMMON ELEMENT (EXCLUDING AREAS OUTSIDE OF SUBMITTED LAND)		
	-INDICATES LIMITED COMMON ELEMENT (LCE) ASSIGNED TO A UNIT. # UNIT ASSIGNED		

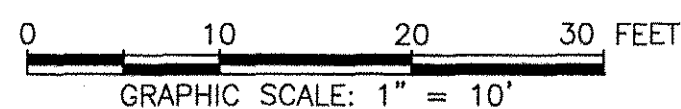
I HEREBY CERTIFY THAT THIS PLAN IS ACCURATE AND THAT IT COMPLIES WITH THE PROVISIONS OF THE CODE OF VIRGINIA OF 1950 AS AMENDED, § 55-79.58 AND I FURTHER CERTIFY THAT ALL UNITS THEREOF DEPICTED HEREON, PURSUANT TO THE CODE OF VIRGINIA § 55-79.58B, ARE SUBSTANTIALLY COMPLETE.



5 Large/Small Plat(s) Recorded herewith as # 180010369

JCC Subdivision Agent Approval Not Required

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on June 20, 2018



at 8:44 AM/PM, PG Document # 180010369 MONA A. FOLEY, CLERK JZ, Du. Clerk

THIS SHEET: FLOOR PLANS

**PHASE 8**  
**CONDOMINIUM PLAT AND PLAN**  
 OF  
**THE PROMENADE**  
 AT  
**JOHN TYLER**  
 A CONDOMINIUM  
 JAMES CITY COUNTY, VIRGINIA

DATE: JUNE 11, 2018  
 SCALE: 1"=10'  
 SHEET 5 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