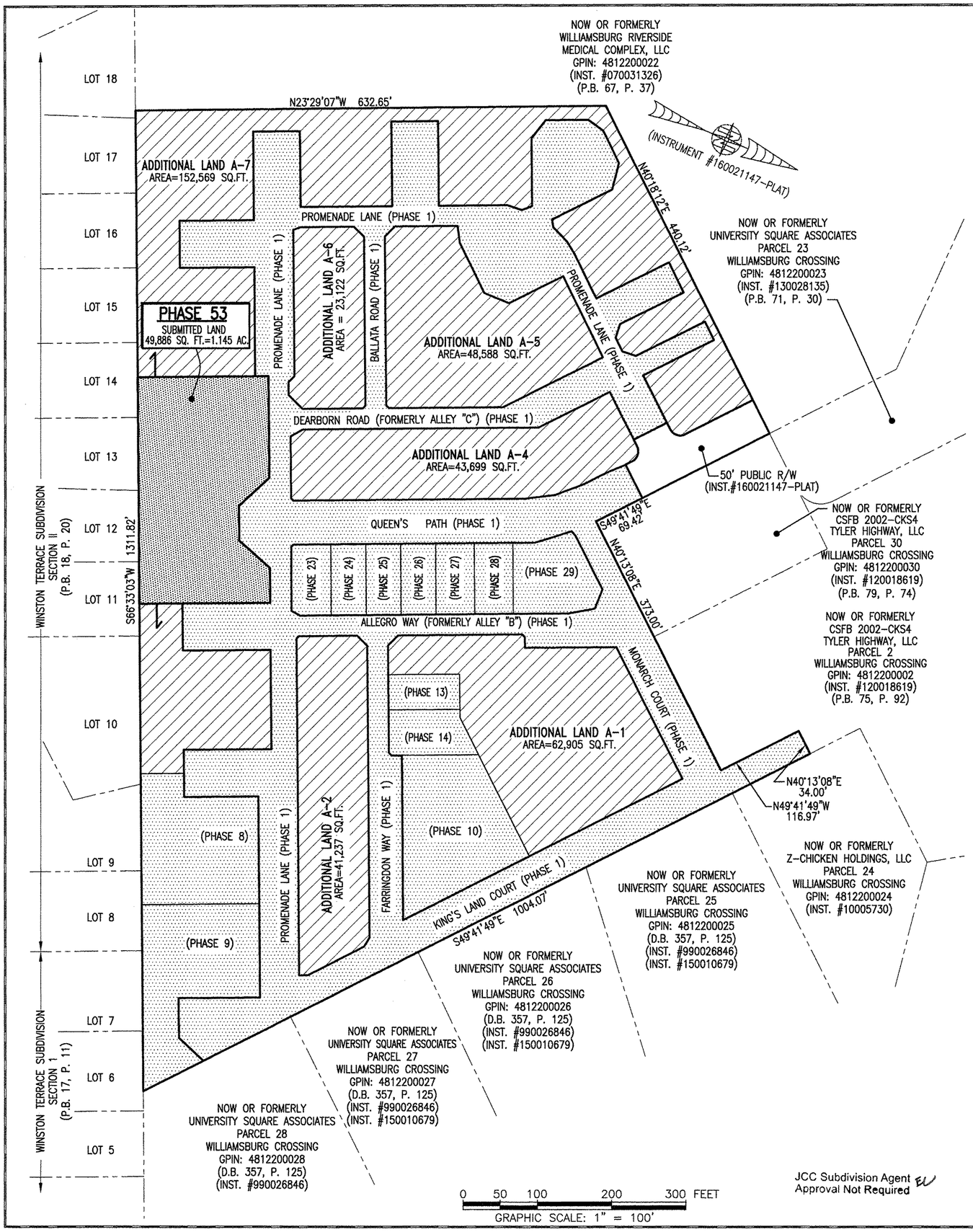
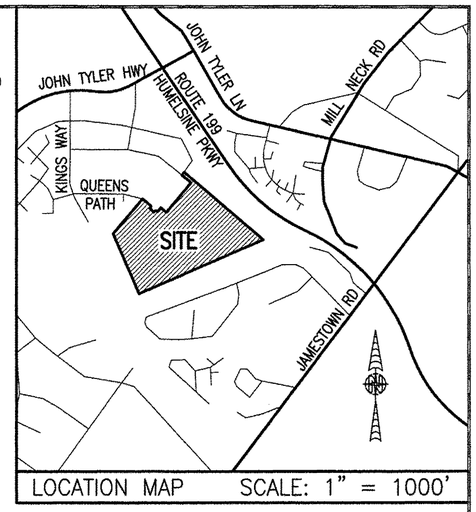
180014662




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.

COMMONWEALTH OF VIRGINIA
9/11/18
HAYDEN R. FRYE
Lic. No. 2332
LAND SURVEYOR

| AREA TABLE | | | | |
|---|---|---|---|---|
| PHASE | BLDG# | STATUS/RECORDATION | SQUARE FEET | ACRES |
| 1 | N/A | INSTR.#170011679 | 268,468 | 6.163 |
| 8 | 8 | INSTR.#180010369 | 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 |
| 53 | N/A | SUBSTANTIALLY COMPLETE | 49,886 | 1.145 |
| 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 | | | 152,569 | 3.503 |
| 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 53 SUBMITTED LAND AS SHOWN HEREON CONTAINS AMENITY FACILITIES INCLUDING CLUBHOUSE, POOL HOUSE, POOL, DOG PARK, ETC. NO DWELLINGS ARE INCLUDED IN THIS PHASE.
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 3: OVERALL SITE LAYOUT AND AREAS
SHEET 2 OF 3: PROPERTY DATA, EASEMENTS, CURVE AND LINE TABLE
SHEET 3 OF 3: BUILDING DETAIL

3 Large/~~Small~~ Plat(s) Recorded herewith as # 180014662

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
Sept. 17, 2018
at 11:12 AM/~~PM~~, PB — PG —
Document # 180014662
MONA A. FOLEY, CLERK
Mona A. Foley By Clerk

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

JCC Subdivision Agent Approval Not Required EW

THIS SHEET: OVERALL SITE LAYOUT AND AREAS

# PHASE 53
## CONDOMINIUM PLAT
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: SEPTEMBER 7, 2018
SCALE: 1"=100'
SHEET 1 OF 3 THIS PHASE