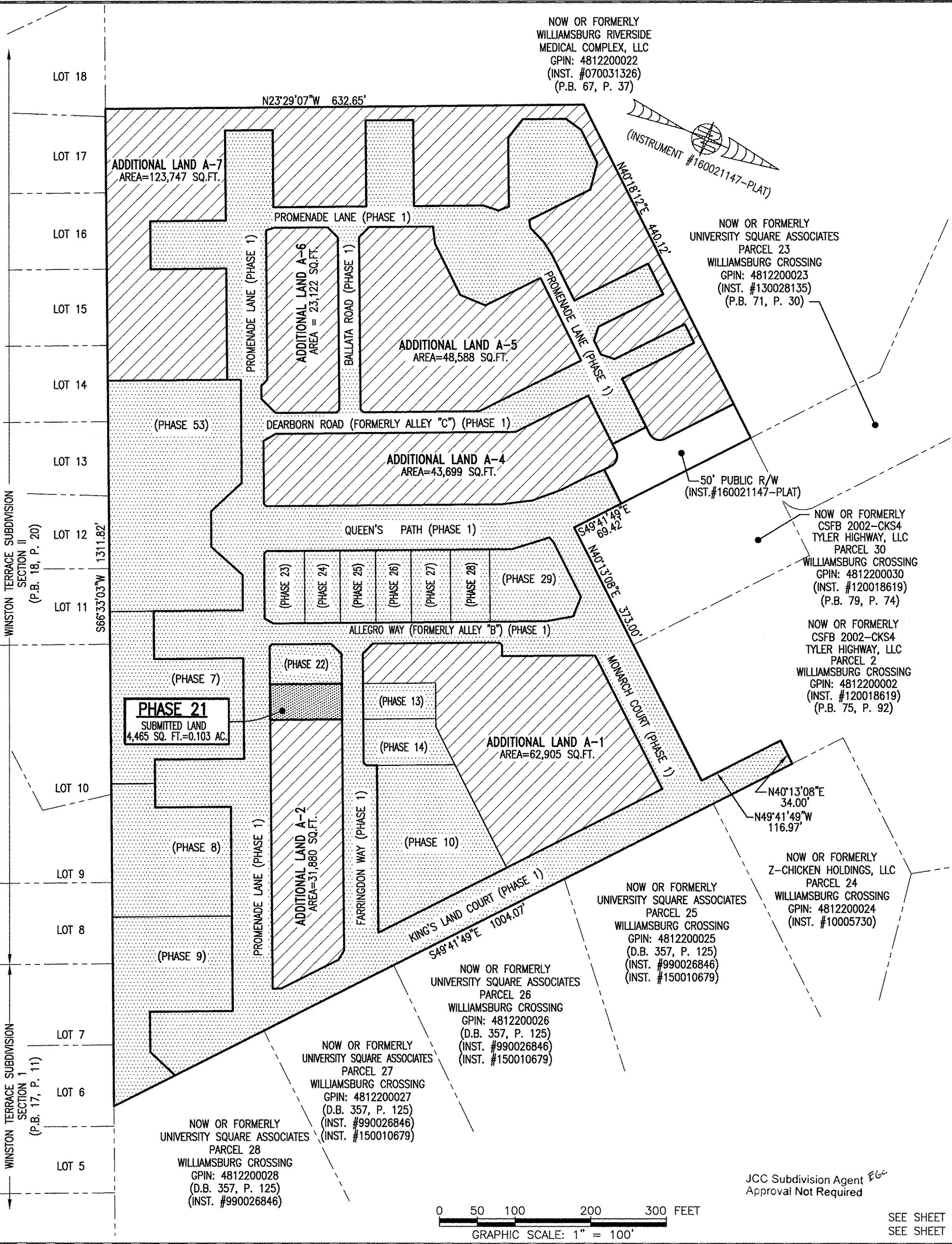
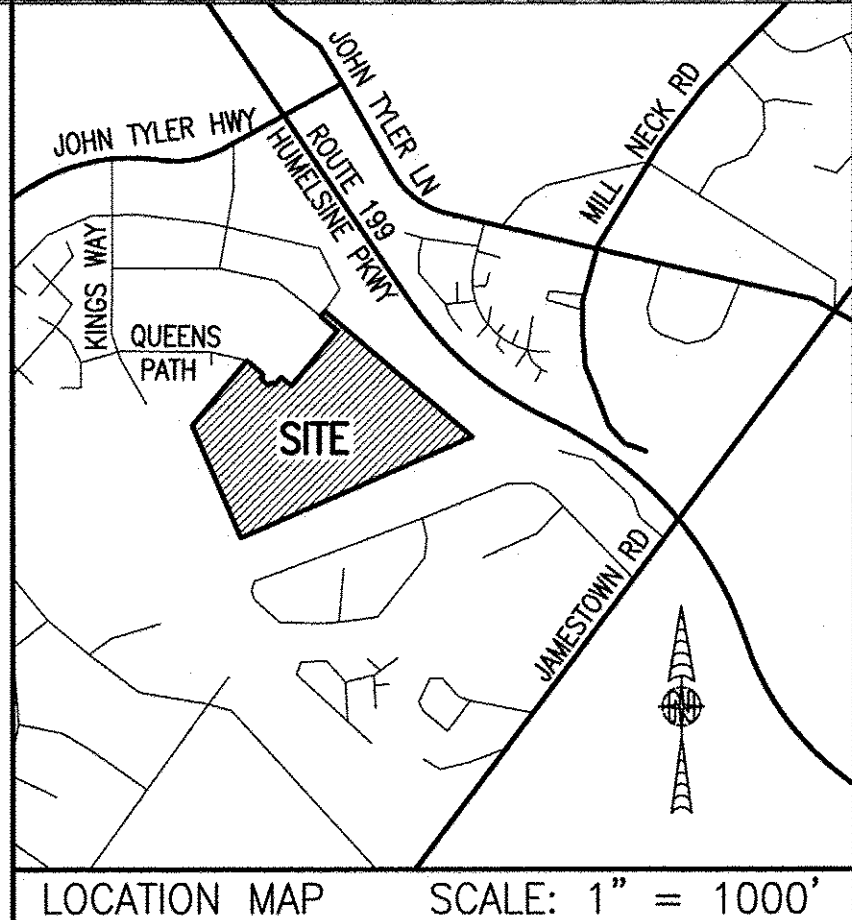
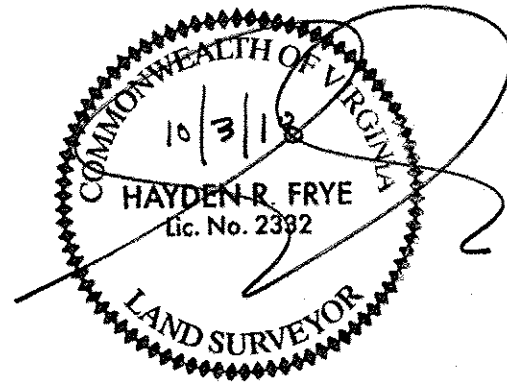


180016209

NOW OR FORMERLY
WILLIAMSBURG RIVERSIDE
MEDICAL COMPLEX, LLC
GPIN: 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 SUBSTANTIALLY COMPLETE.



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
7	7	INSTR.#180014663	28,822	0.662
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
21	21	SUBSTANTIALLY COMPLETE	4,465	0.103
22	22	NOT YET RECORDED	4,892	0.112
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	INSTR.#180014662	49,886	1.145
REMAINS OF ADDITIONAL LAND A-1			62,905	1.444
ADDITIONAL LAND A-2			31,880	0.732
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			123,747	2.841
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 21 BUILDING 21 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

SHEET INDEX:

- SHEET 1 OF 2: OVERALL SITE LAYOUT AND AREAS
- SHEET 2 OF 2: 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 21
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

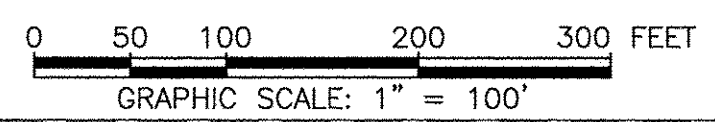
DATE: SEPTEMBER 30, 2018
SCALE: 1"=100'
SHEET 1 OF 5 THIS PHASE

5 Large/Small Plat(s) Recorded
herewith as # 180016209

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
Oct 11, 2018
at 2:51 AM/PM; PB PG
Document # 180016209
MONA A. FOLEY, CLERK
Mona A. Foley, Clerk

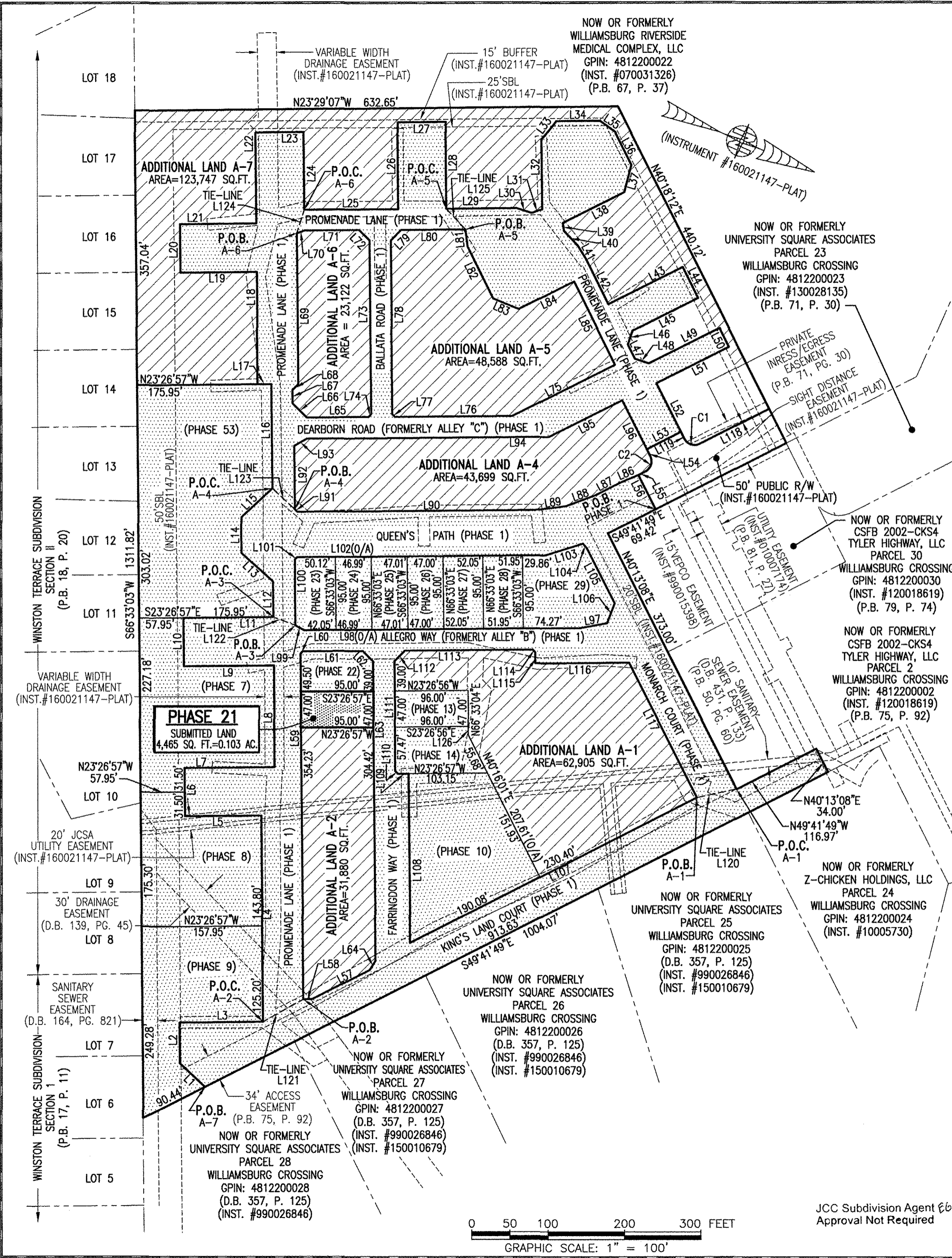
- INDICATES SUBMITTED LAND
- INDICATES PREVIOUSLY SUBMITTED LAND
- INDICATES ADDITIONAL LAND

JCC Subdivision Agent EGC
Approval Not Required



SEE SHEET 2 FOR PROPERTY DATA, EASEMENTS, CURVE AND LINE TABLE
SEE SHEET 3 FOR BUILDING DETAIL

180016209

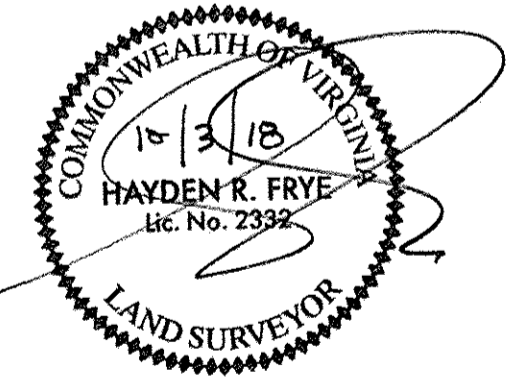


LINE TABLE											
NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE
L1	S2°01'13"W	44.97'	L26	S66°33'03"W	113.01'	L51	S49°17'28"E	106.06'	L76	S23°26'57"E	153.56'
L2	S66°33'03"W	53.15'	L27	N23°26'57"W	63.00'	L52	N40°18'11"E	70.86'	L77	S21°33'03"W	4.95'
L3	N23°26'57"W	109.47'	L28	N66°33'03"E	113.01'	L53	S49°41'49"E	50.00'	L78	S66°33'03"W	226.04'
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'
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'
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'
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'
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'
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'
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'
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'
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'
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'
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'
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'
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'
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'
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'
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'
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'
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'
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'
L23	N23°28'23"W	63.00'	L48	N04°19'02"W	19.08'	L73	N66°33'03"E	225.70'	L98	S23°26'57"E	361.32'
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'
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'
						L76	S49°17'28"E	150.14'	L101	N68°23'33"W	4.24'
						L77	S21°33'03"W	4.95'	L102	N23°26'57"W	324.98'
						L78	S66°33'03"W	226.04'	L103	N40°12'30"W	51.55'
						L79	N68°27'04"W	19.09'	L104	N25°45'15"E	8.23'
						L80	N23°27'12"W	84.32'	L105	N40°13'08"E	80.19'
						L81	N59°51'39"E	22.83'	L106	N88°35'55"E	27.66'
						L82	N40°42'28"E	75.00'	L107	S49°43'59"E	420.48'
						L83	N00°46'13"W	36.04'	L108	S66°33'03"W	220.39'
						L84	N49°17'32"W	81.13'	L109	S23°26'57"E	14.00'
						L85	N40°42'32"E	121.00'	L110	S21°33'04"W	4.95'
						L86	S45°45'02"E	26.95'	L111	S66°33'04"W	143.47'
						L87	S49°41'49"E	35.15'	L112	N68°26'56"W	19.09'
						L88	S43°08'04"E	41.26'	L113	N23°26'57"W	167.28'
						L89	S30°00'34"E	41.26'	L114	N21°33'03"E	4.95'
						L90	S23°26'49"E	310.88'	L115	N66°33'03"E	14.50'
						L91	S21°33'07"W	4.24'	L116	N23°26'57"W	122.79'
						L92	S66°33'03"W	82.68'	L117	N40°13'08"E	197.12'
						L93	N53°08'03"W	18.83'	L118	S49°41'49"E	101.83'
						L94	N23°26'57"W	317.18'	L119	S40°18'11"W	10.00'
						L95	N49°17'28"E	107.22'	L120	S35°02'48"E	53.18'
						L96	N40°18'11"E	81.23'	L121	N52°05'49"W	60.39'
						L97	S33°14'07"E	36.03'	L122	N02°22'49"W	30.77'
						L98	S23°26'57"E	361.32'	L123	N20°14'54"E	40.29'
						L99	S06°21'20"W	12.95'	L124	N84°50'00"E	31.88'
						L100	S66°39'51"W	85.57'	L125	N23°57'14"E	36.67'
									L126	N66°33'04"E	11.05'

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 SUBSTANTIALLY COMPLETE.

5 Large/Small-Plat(s) Recorded herewith as # 180016209



City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 Oct 11, 2018
 at 8:51 AM/PM, PB - PG -
 Document # 180016209
 MONA A. FOLEY, CLERK
 Clerk

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

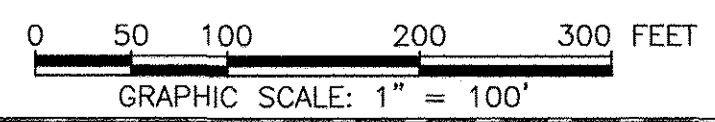
PHASE 21
CONDOMINIUM PLAT AND PLAN
 OF
THE PROMENADE
 AT
JOHN TYLER
 A CONDOMINIUM
 JAMES CITY COUNTY, VIRGINIA

Joe# 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 30, 2018
 SCALE: 1"=100'
 SHEET 2 OF 5 THIS PHASE

- 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



SEE SHEET 1 FOR OVERALL SITE LAYOUT AND AREAS
 SEE SHEET 3 FOR BUILDING DETAIL

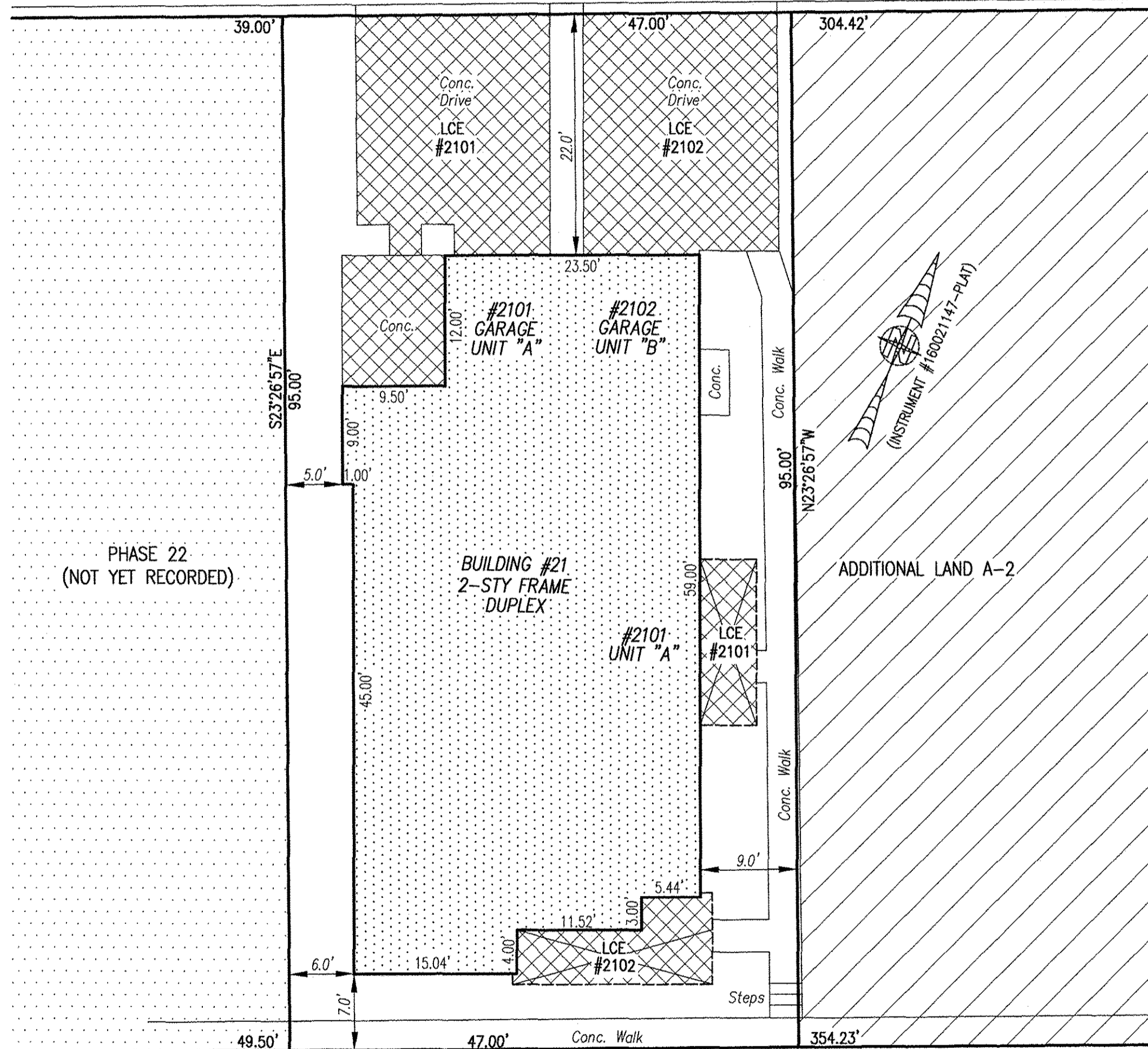
180016209

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FARRINGTON (PRIVATE) WAY
(FORMERLY ALLEY A)
(PHASE 1 INSTR. #170011679)
(PREVIOUSLY SUBMITTED LAND)
Asphalt

N66°33'03"E 390.42' (O/A)



- 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

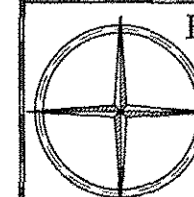
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City of Williamsburg & County of James City
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MONA A. FOLEY, CLERK
Mona A. Foley *OB.D.C.* Clerk

THIS SHEET: BUILDING DETAIL

PHASE 21
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

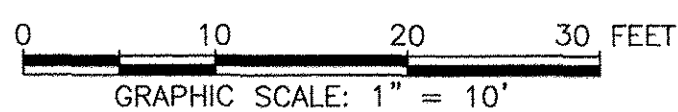
333 KELLAM ROAD, SUITE 200
VIRGINIA BEACH, VA, 23462
PH: (757) 491-7228 FX: (757) 491-7229

DATE: SEPTEMBER 30, 2018

SCALE: 1"=10'

SHEET 3 OF 5 THIS PHASE

JCC Subdivision Agent *EOL*
Approval Not Required

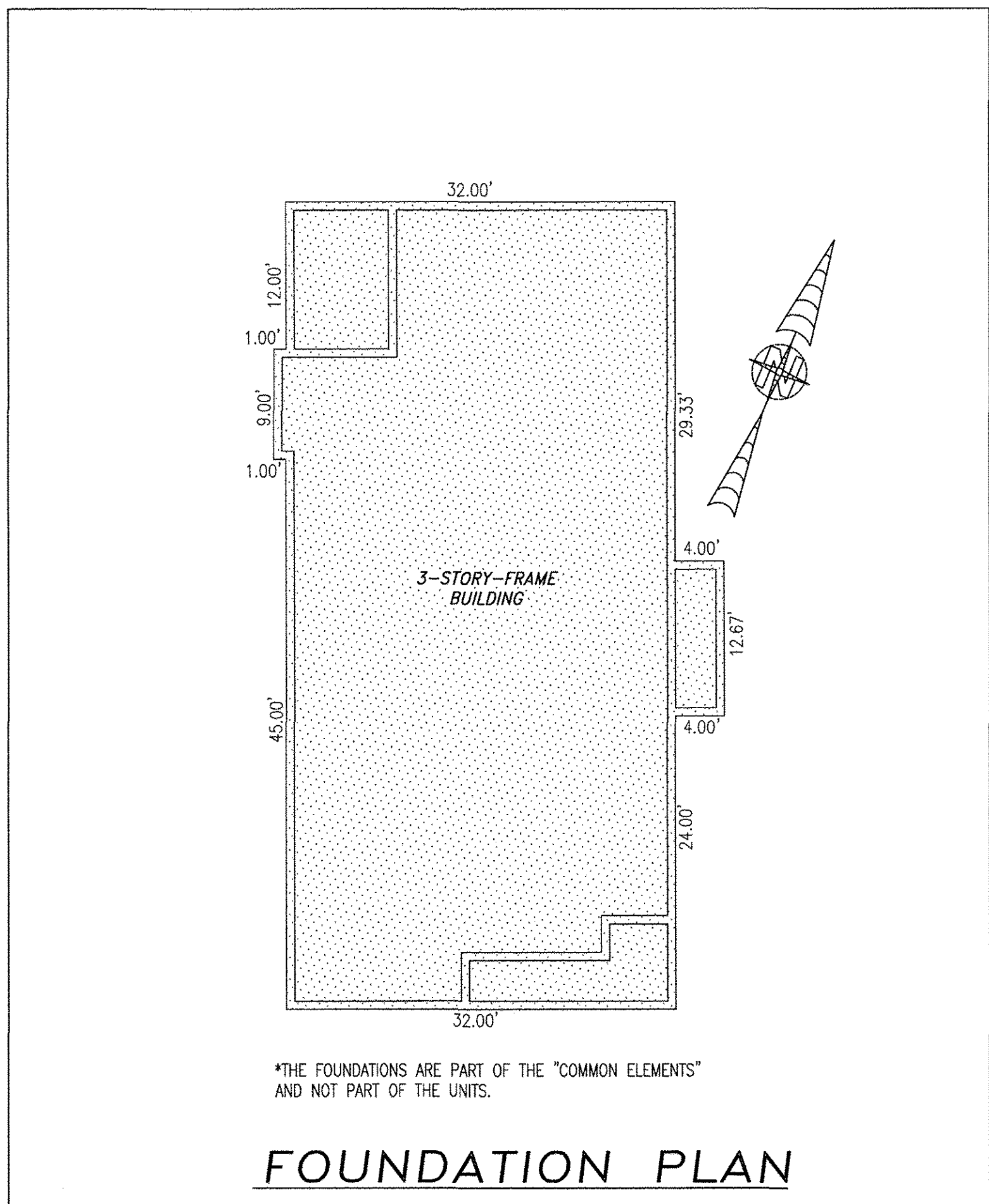


S66°33'03"W 450.73' (O/A)

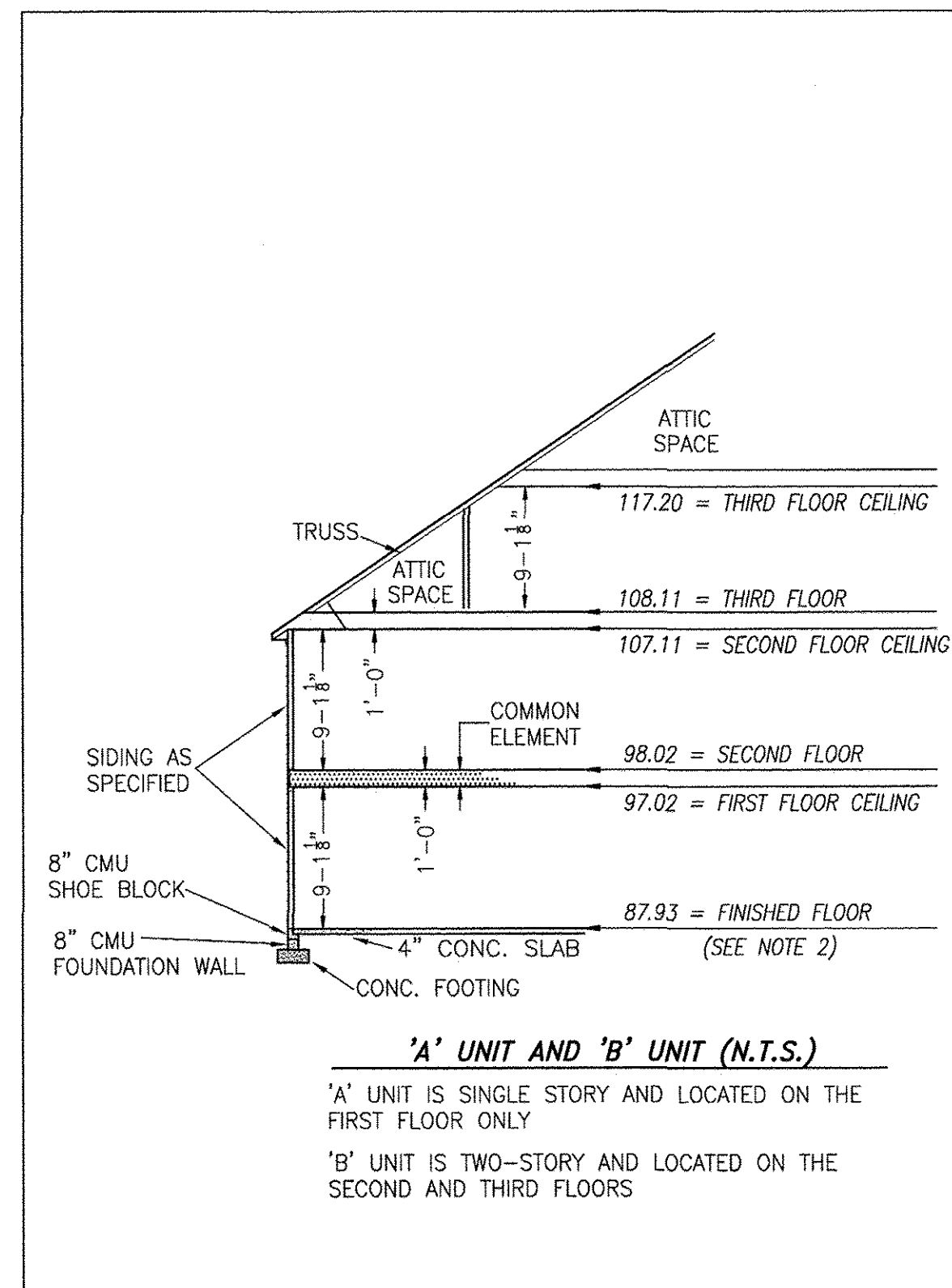
Asphalt
PROMENADE (PRIVATE) LANE
(PHASE 1 INSTR. #170011679)
(PREVIOUSLY SUBMITTED LAND)

180016209

BUILDING 21 (DUPLEX)



FOUNDATION PLAN



TYPICAL BUILDING SECTION

NOT TO SCALE (N.T.S.)

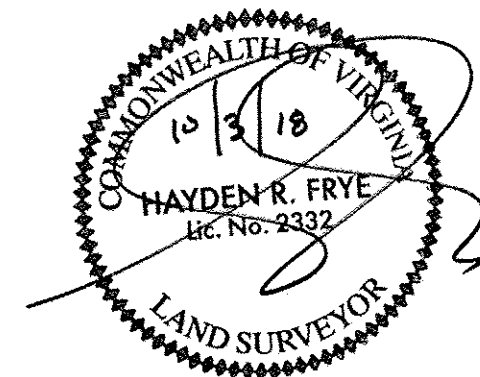
NOTES:

1. VERTICAL DATUM REFERENCE: NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29).
2. FINISHED FLOOR ELEVATION SHOWN WAS TAKEN FROM AS-BUILT SURVEY OF BUILDING #21 (DUPLEX) THE PROMENADE AT JOHN TYLER BY HAYDEN FRYE AND ASSOCIATES. FIELD WORK WAS PERFORMED ON 09-25-18.

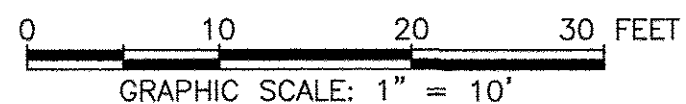
I HEREBY CERTIFY THAT THIS PLAN IS ACCURATE AND THAT IT COMPLIES WITH THE PROVISIONS OF THE CODE OF VIRGINIA OF 1950 AS AMENDED, § 55-79.58 AND I FURTHER CERTIFY THAT ALL UNITS THEREOF DEPICTED HEREON, PURSUANT TO THE CODE OF VIRGINIA § 55-79.58B, ARE SUBSTANTIALLY COMPLETE.

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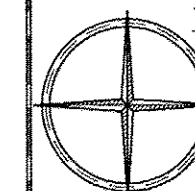
JCC Subdivision Agent
Approval Not Required *EBL*



THIS SHEET: FOUNDATION PLAN AND SECTION

PHASE 21
CONDOMINIUM PLAT AND PLAN
OF
THE PROMENADE
AT
JOHN TYLER
A CONDOMINIUM
JAMES CITY COUNTY, VIRGINIA

Job# 160921



Hayden Frye and Associates, Inc.

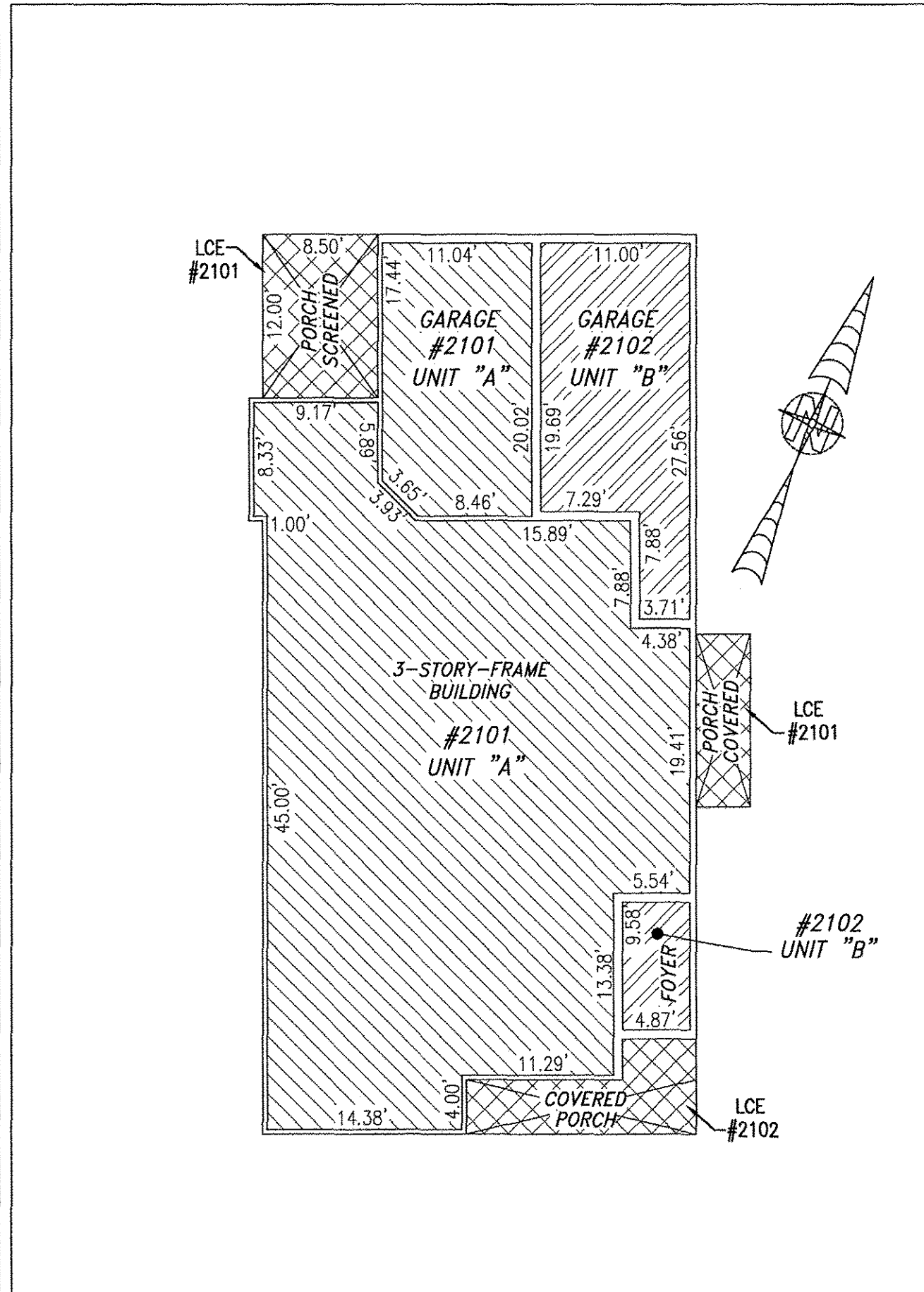
Land Surveyors
333 KELLAM ROAD, SUITE 200
VIRGINIA BEACH, VA., 23462
PH: (757) 491-7228 FX:(757) 491-7229

DATE: SEPTEMBER 30, 2018
SCALE: 1"=10'
SHEET 4 OF 5 THIS PHASE

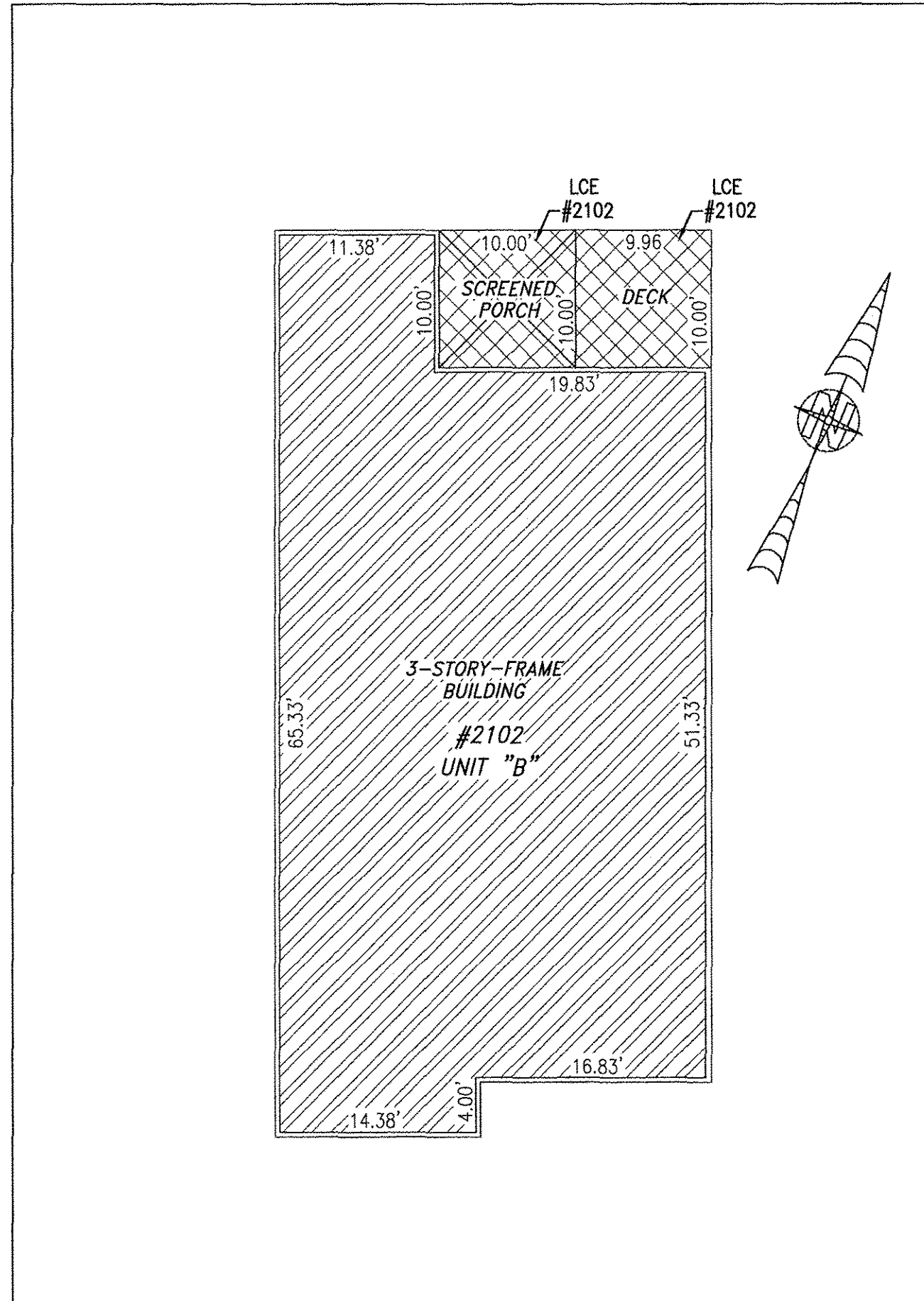
-INDICATES COMMON ELEMENT

180016209

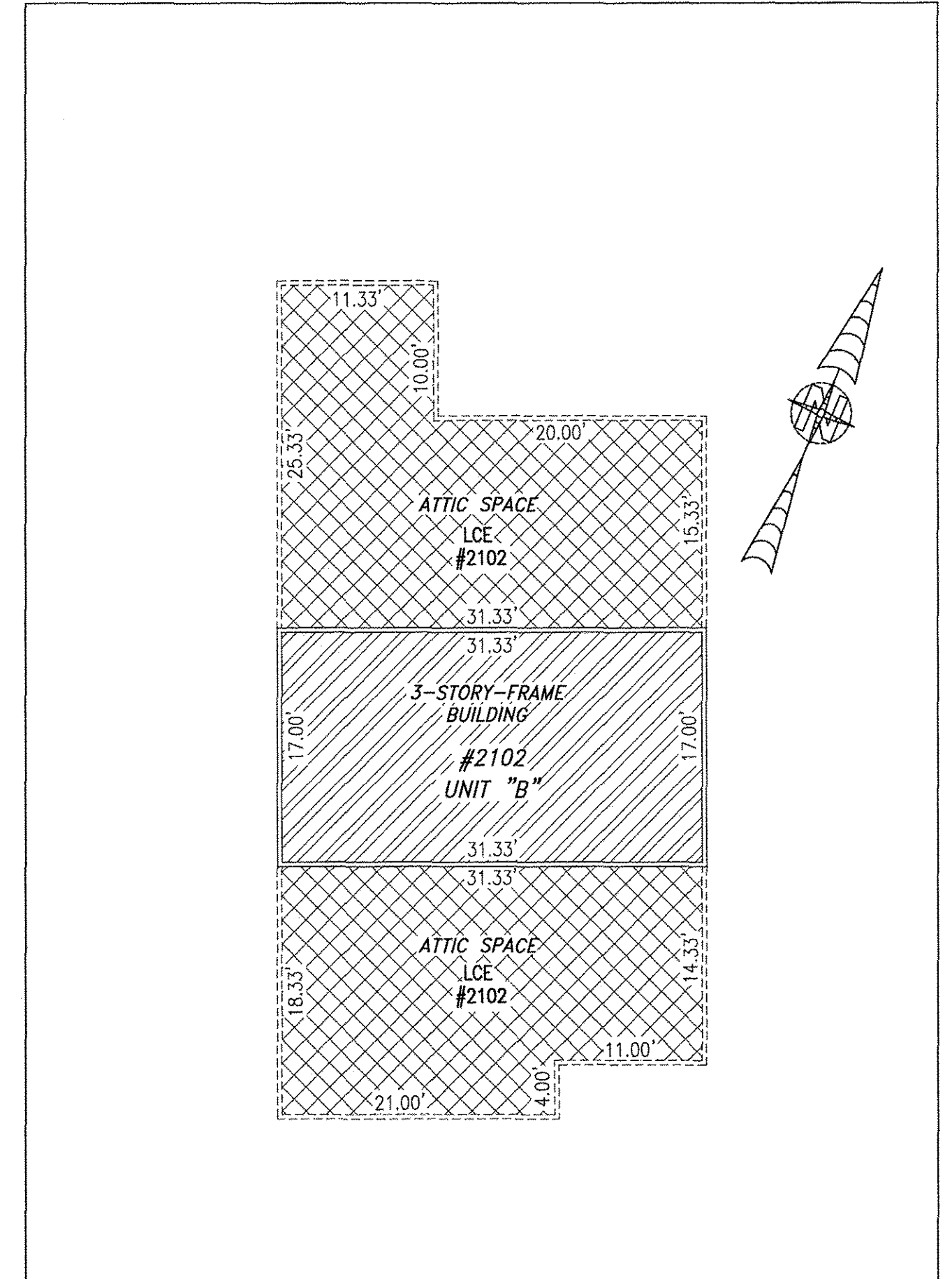
BUILDING 21 (DUPLIX)



FIRST FLOOR



SECOND FLOOR

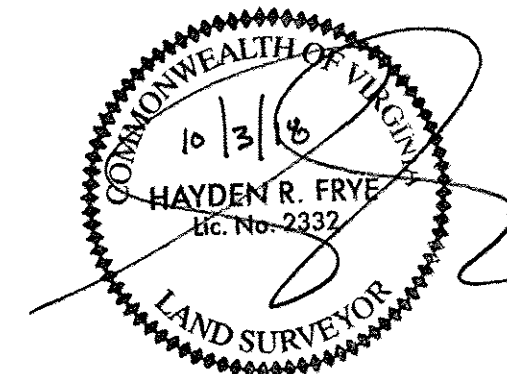


THIRD FLOOR

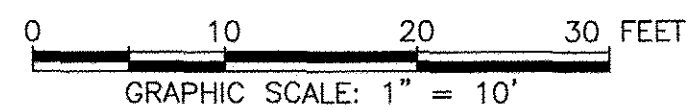
I HEREBY CERTIFY THAT THIS PLAN IS ACCURATE AND THAT IT COMPLIES WITH THE PROVISIONS OF THE CODE OF VIRGINIA OF 1950 AS AMENDED, § 55-79.58 AND I FURTHER CERTIFY THAT ALL UNITS THEREOF DEPICTED HEREON, PURSUANT TO THE CODE OF VIRGINIA § 55-79.58B, ARE SUBSTANTIALLY COMPLETE.

5 Large/Small Plat(s) Recorded
herewith as # 180016209

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
Oct 11, 2018
at 8:51 AM/PM: PB PG
Document # 180016209
MONA A. FOLEY, CLERK
Mona A. Foley, Clerk



JCC Subdivision Agent Approval Not Required *E6c*

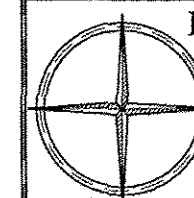


UNIT ID	UNIT DESCRIPTION	UNIT ADDRESS
A	-INDICATES AREA OF UNIT 2101	#2101 PROMENADE LANE
B	-INDICATES AREA OF UNIT 2102	#2102 PROMENADE LANE
	-INDICATES COMMON ELEMENT	
	-INDICATES LIMITED COMMON ELEMENT	

THIS SHEET: FLOOR PLANS

PHASE 21
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: SEPTEMBER 30, 2018

SCALE: 1"=10'

SHEET 5 OF 5 THIS PHASE