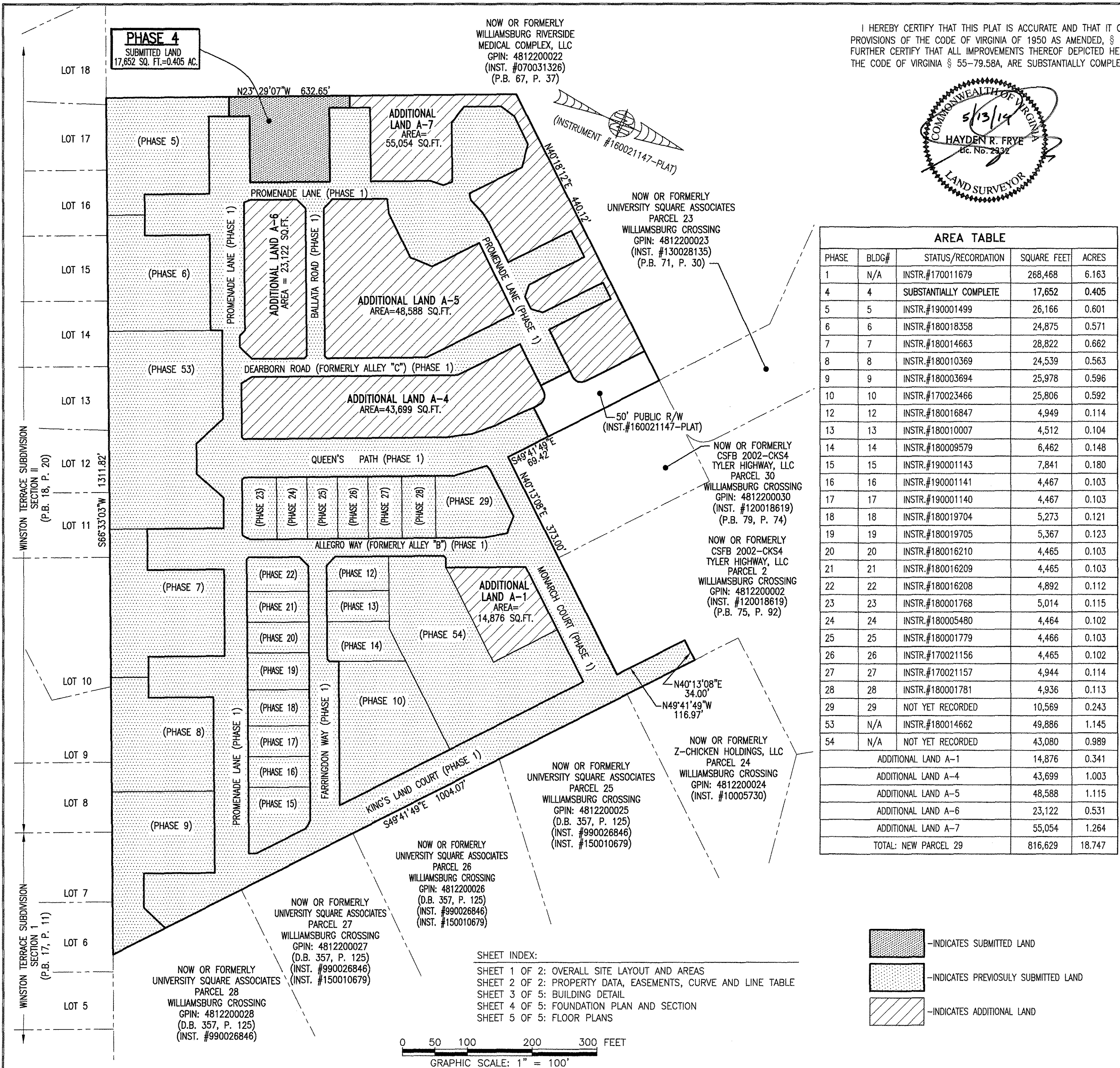
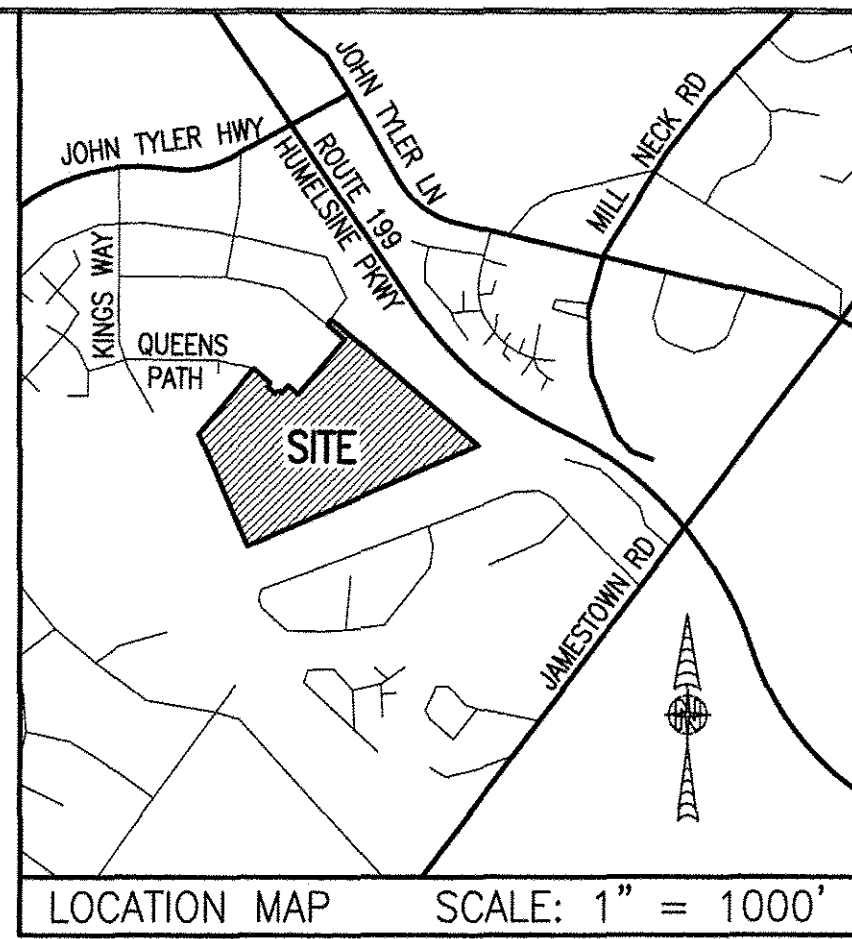
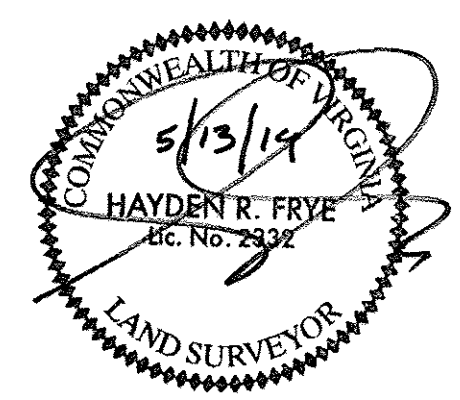


190007409



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.



**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 4 BUILDING 4 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

5 Large/Small Plat(s) Recorded herewith as # 190007409

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on May 22, 2019 at 9:03 AM/PM, PG. Document # 190007409  
MONA A. FOLEY, CLERK

JCC Subdivision Agent Ebc Approval Not Required

THIS SHEET: OVERALL SITE LAYOUT AND AREAS

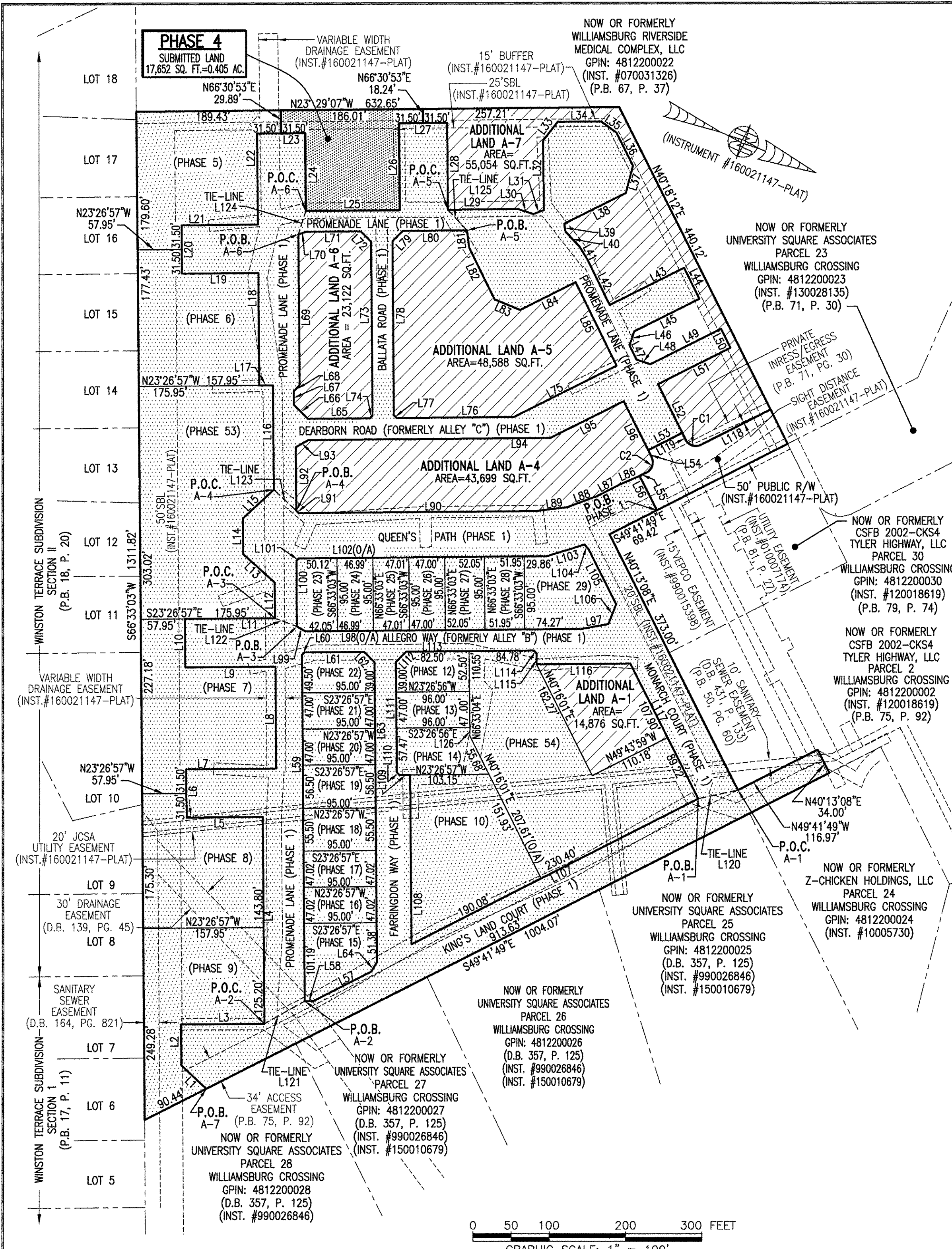
**PHASE 4**  
**CONDOMINIUM PLAT AND PLAN**  
OF  
**THE PROMENADE**  
AT  
**JOHN TYLER**  
A CONDOMINIUM  
JAMES CITY COUNTY, VIRGINIA

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: MAY 10, 2019  
SCALE: 1"=100'  
SHEET 1 OF 5 THIS PHASE



190007409



**LINE TABLE**

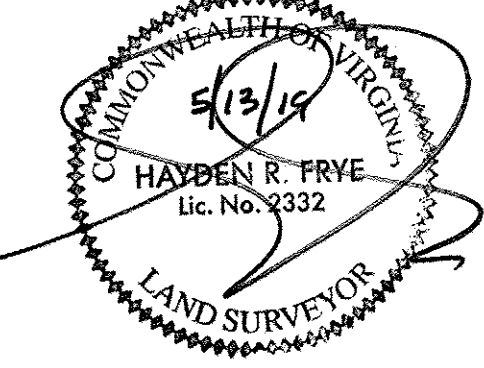
NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE
L1	S20°01'13"W	44.97'	L26	S66°33'03"W	113.01'	L51	S49°17'28"E	106.06'	L76	S23°26'57"E	153.56'	L101	N68°23'33"W	4.24'
L2	S66°33'03"W	53.15'	L27	N23°26'57"W	63.00'	L52	N40°18'11"E	70.86'	L77	S21°33'03"W	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°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'	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'
												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 # 190007409



JCC Subdivision Agent Approval Not Required

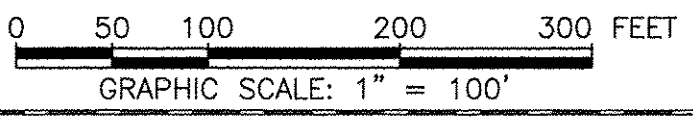
City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on May 22, 2019 at 9:03 AM/PM, PB      PG      Document # 190007409 MONA A. FOLEY, CLERK *Monica Foley* Clerk

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

**PHASE 4**  
**CONDOMINIUM PLAT AND PLAN**  
 OF  
**THE PROMENADE**  
 AT  
**JOHN TYLER**  
 A CONDOMINIUM  
 JAMES CITY COUNTY, VIRGINIA

Jc# 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 10, 2019  
 SCALE: 1"=100'  
 SHEET 2 OF 5 THIS PHASE

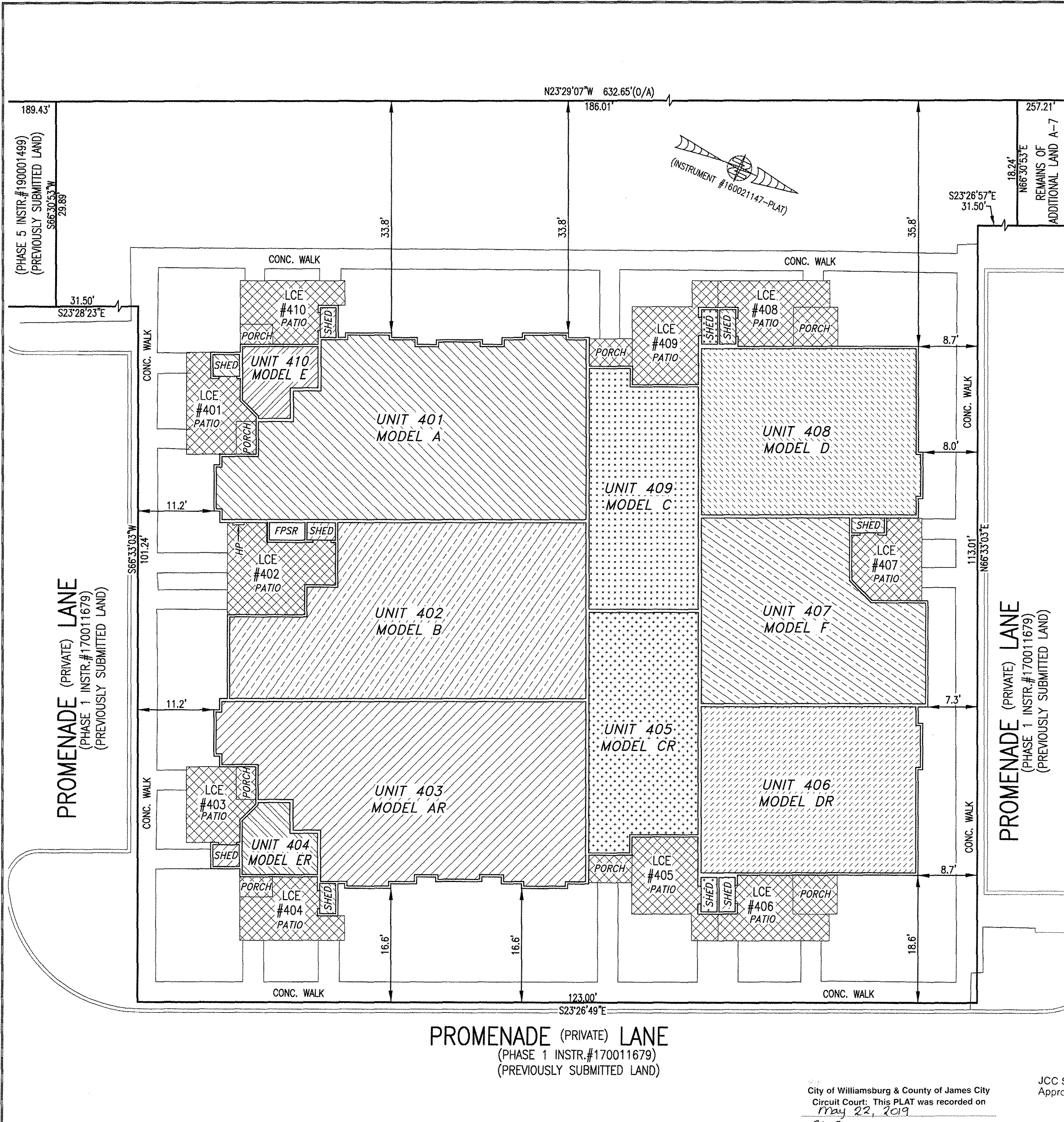
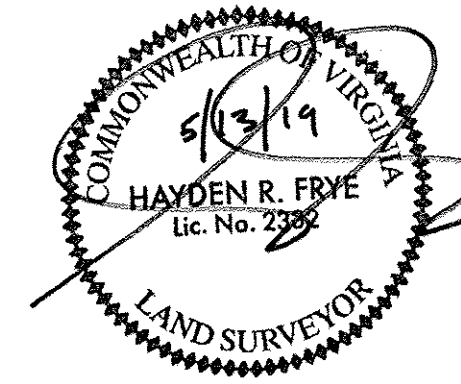


- INDICATES SUBMITTED LAND
- INDICATES PREVIOUSLY SUBMITTED LAND
- INDICATES ADDITIONAL LAND
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING



190007409

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.



UNIT ID	UNIT DESCRIPTION	UNIT ADDRESS	PARKING SPACE
A	-INDICATES AREA OF UNIT 401	#401 PROMENADE LANE	56
B	-INDICATES AREA OF UNIT 402	#402 PROMENADE LANE	54
AR	-INDICATES AREA OF UNIT 403	#403 PROMENADE LANE	53
ER	-INDICATES AREA OF UNIT 404	#404 PROMENADE LANE	52
CR	-INDICATES AREA OF UNIT 405	#405 PROMENADE LANE	50
DR	-INDICATES AREA OF UNIT 406	#406 PROMENADE LANE	49
F	-INDICATES AREA OF UNIT 407	#407 PROMENADE LANE	45
D	-INDICATES AREA OF UNIT 408	#408 PROMENADE LANE	42
C	-INDICATES AREA OF UNIT 409	#409 PROMENADE LANE	41
E	-INDICATES AREA OF UNIT 410	#410 PROMENADE LANE	57
HP	HOUSE PANEL (ELECTRIC)	#411 PROMENADE LANE	N/A
FPSR	FIRE PROTECTION SPRINKLER ROOM	#412 PROMENADE LANE	N/A
	-INDICATES COMMON ELEMENT (EXCLUDING AREAS OUTSIDE OF SUBMITTED LAND)		
	-INDICATES LIMITED COMMON ELEMENT (LCE) ASSIGNED TO A UNIT. # UNIT ASSIGNED		

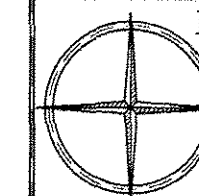
\*NOTE: PARKING SPACES NOT MARKED AT TIME OF SURVEY.



THIS SHEET: BUILDING DETAIL

**PHASE 4  
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: MAY 10, 2019

SCALE: 1"=10'

SHEET 3 OF 5 THIS PHASE

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
*May 22, 2019*

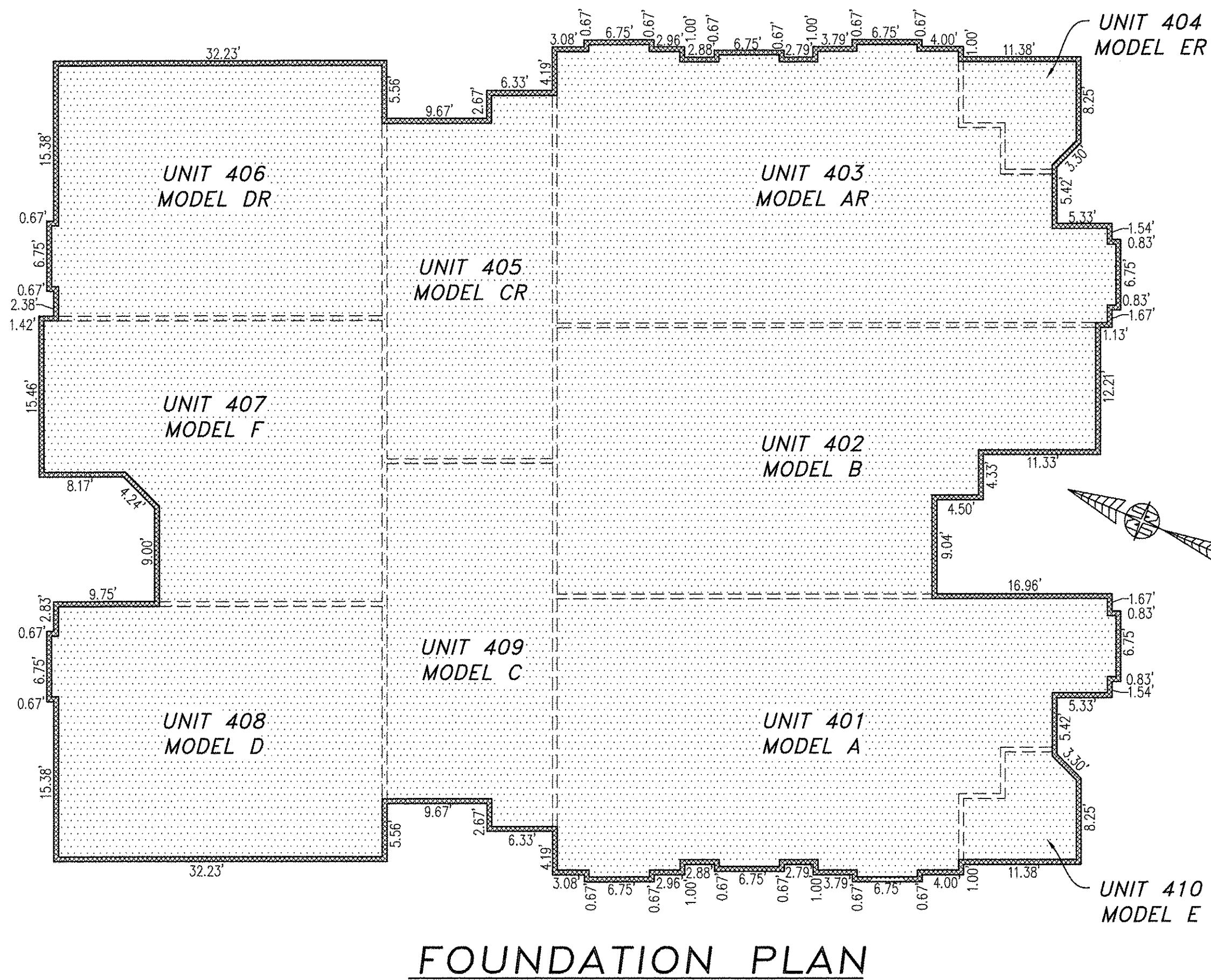
JCC Subdivision Agent *ebw*  
Approval Not Required

at 9:03 AM/PM, PB PG  
Document # 190007409  
MONA A. FOLEY, CLERK  
*Monica Foley* Clerk

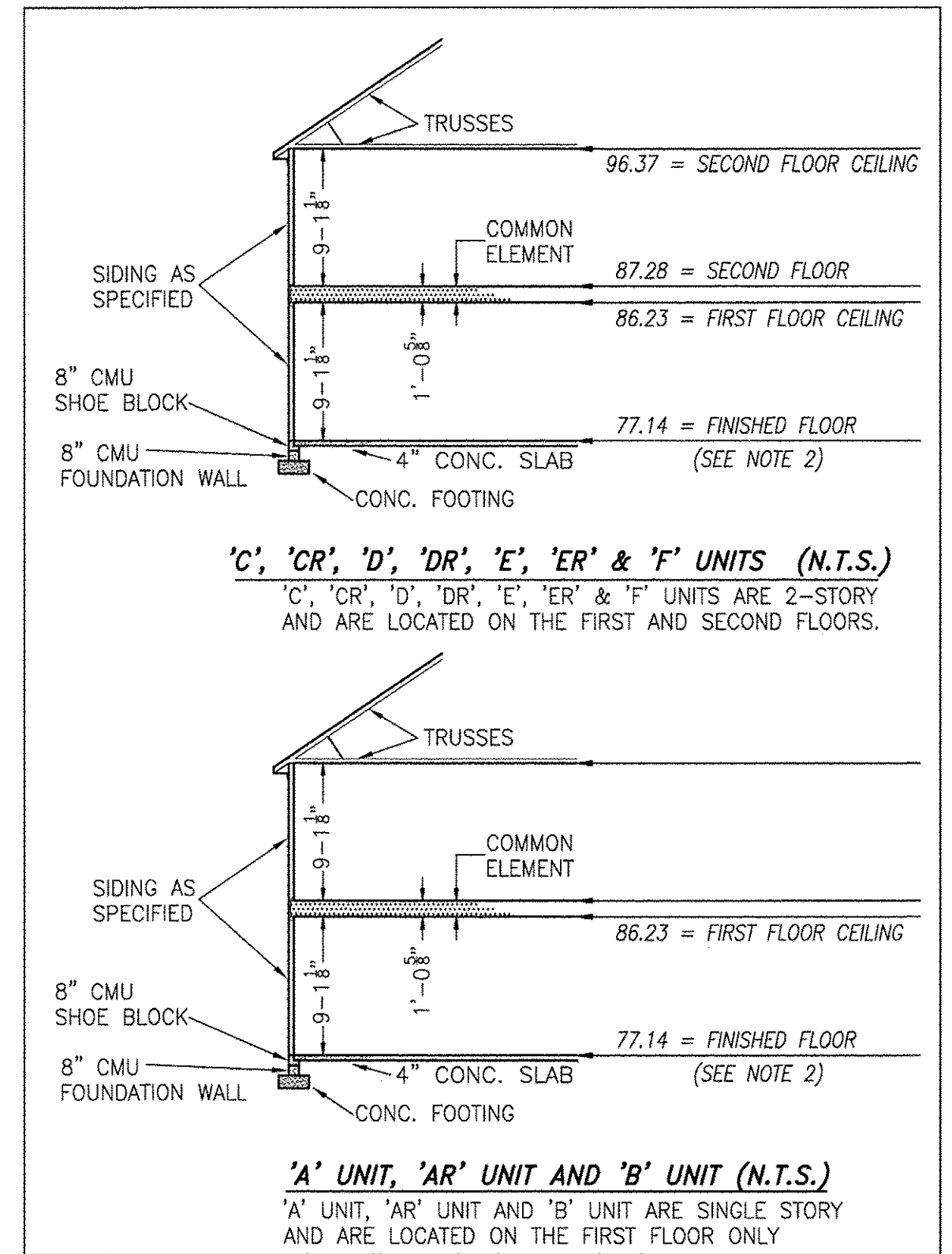
5 Large/Small Plat(s) Recorded  
herewith as # 190007409

190007409

# BUILDING 4 (10-PLEX)



### FOUNDATION PLAN



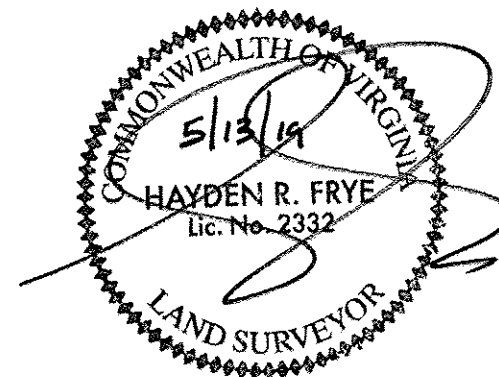
## TYPICAL BUILDING SECTION

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 #4 (10-PLEX) THE PROMENADE AT JOHN TYLER BY HAYDEN FRYE AND ASSOCIATES PERFORMED ON 05/06/2019.

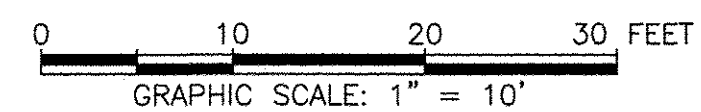
I HEREBY CERTIFY THAT THIS PLAN IS ACCURATE AND THAT IT COMPLIES WITH THE PROVISIONS OF THE CODE OF VIRGINIA OF 1950 AS AMENDED, § 55-79.58 AND I FURTHER CERTIFY THAT ALL UNITS THEREOF DEPICTED HEREON, PURSUANT TO THE CODE OF VIRGINIA § 55-79.58B, ARE SUBSTANTIALLY COMPLETE.



5 Large/Small Plat(s) Recorded  
herewith as # 190007409

JCC Subdivision Agent Ed  
Approval Not Required

-INDICATES COMMON ELEMENT



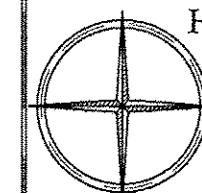
City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
May 22, 2019

at 9:08 AM/PM, PG  
Document # 190007409  
MONA A. FOLEY, CLERK  
Mona A. Foley, Clerk

THIS SHEET: FOUNDATION PLAN AND SECTION

**PHASE 4**  
**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: MAY 10, 2019

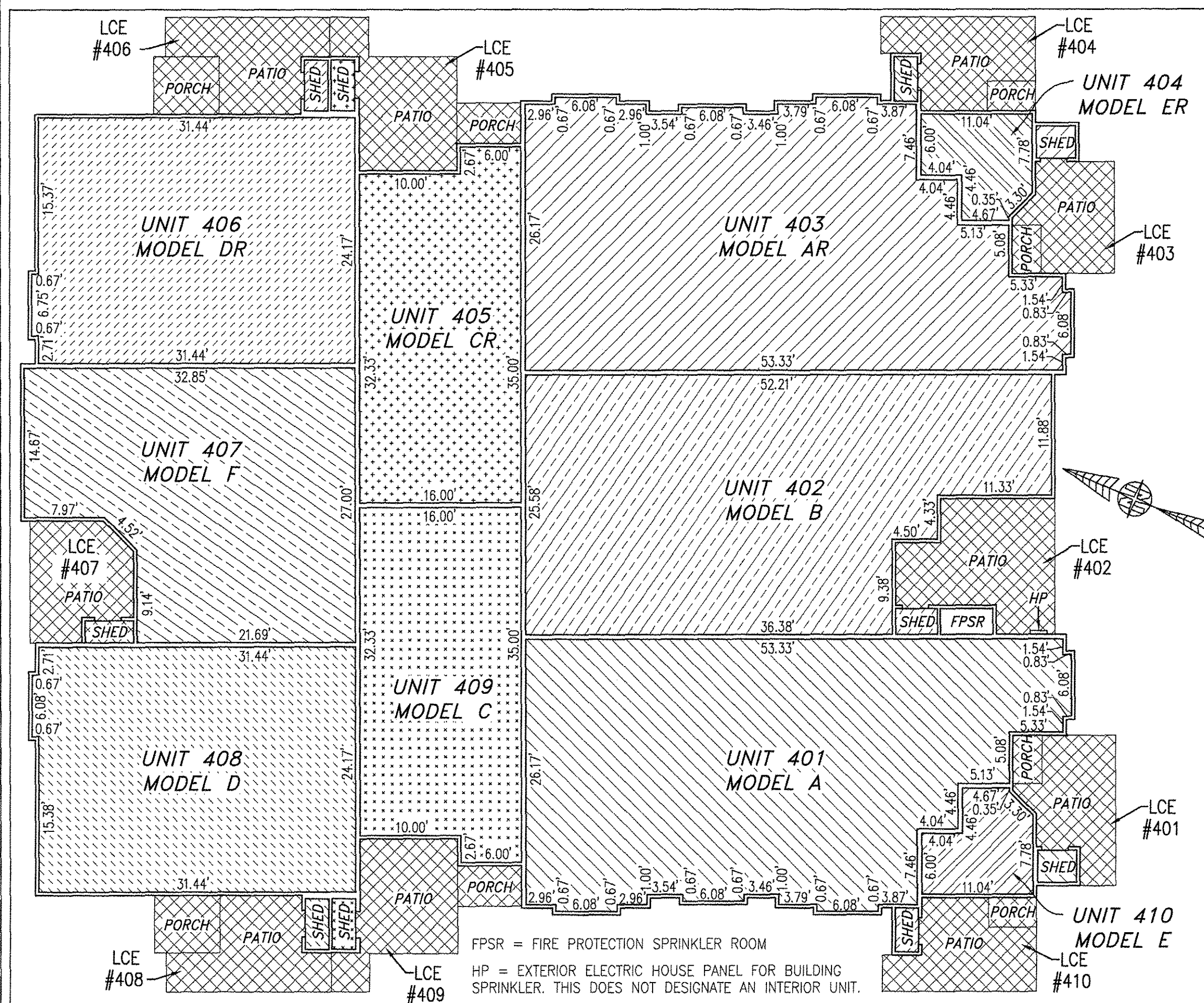
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SHEET 4 OF 5 THIS PHASE

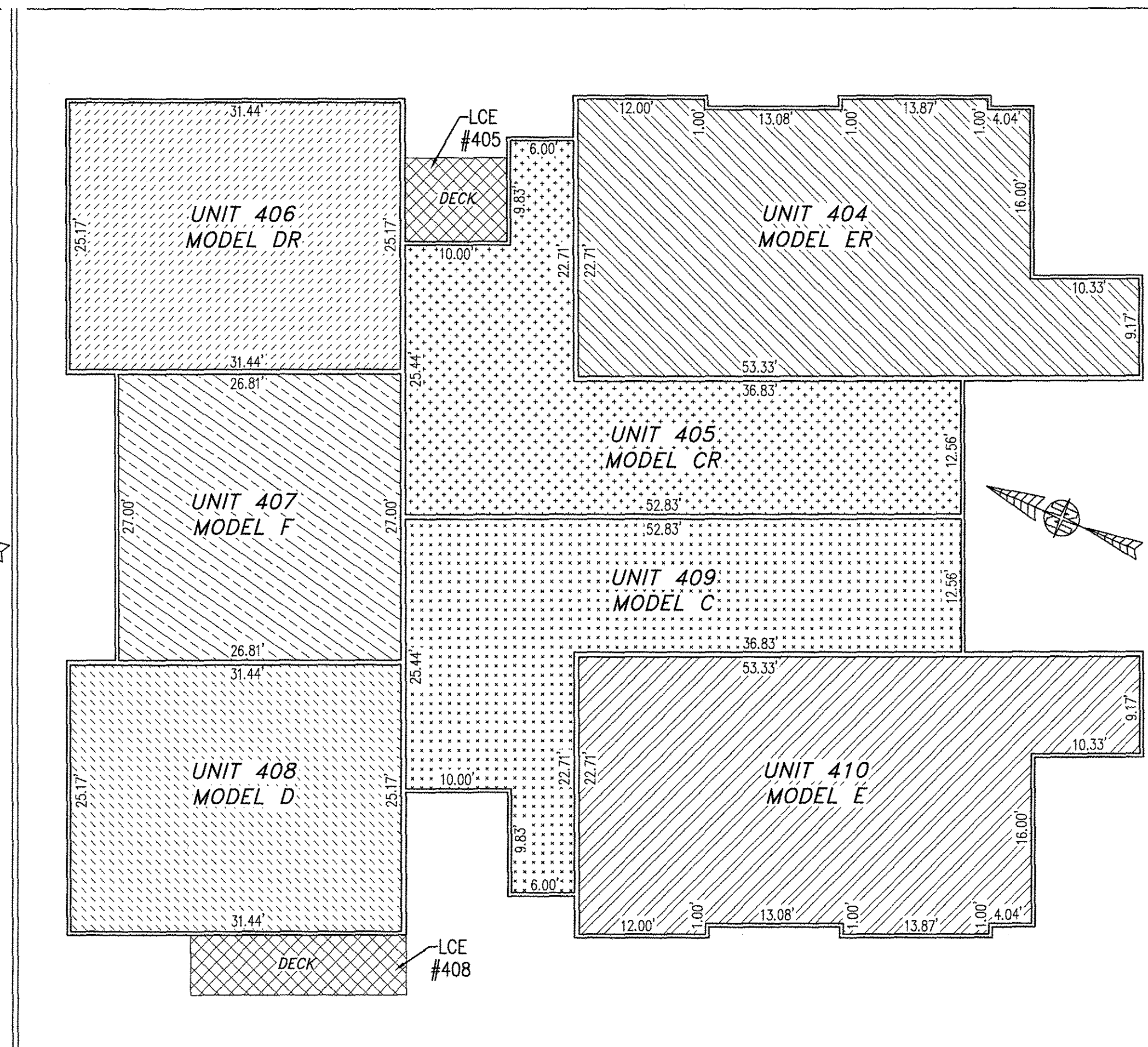


190007409

# BUILDING 4 (10-PLEX)



FIRST FLOOR



SECOND FLOOR

UNIT ID	UNIT DESCRIPTION	UNIT ADDRESS	PARKING SPACE
A	-INDICATES AREA OF UNIT 401	#401 PROMENADE LANE	56
B	-INDICATES AREA OF UNIT 402	#402 PROMENADE LANE	54
AR	-INDICATES AREA OF UNIT 403	#403 PROMENADE LANE	53
ER	-INDICATES AREA OF UNIT 404	#404 PROMENADE LANE	52
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E	-INDICATES AREA OF UNIT 410	#410 PROMENADE LANE	57
HP	HOUSE PANEL (ELECTRIC)	#411 PROMENADE LANE	N/A
FPSR	FIRE PROTECTION SPRINKLER ROOM	#412 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 #190007409

JCC Subdivision Agent Approval Not Required

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on May 22, 2019

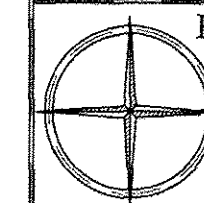


at 9:03 AM/PM, PB PG Document # 190007409 MONA A. FOLEY, CLERK

THIS SHEET: FLOOR PLANS

PHASE 4  
 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**

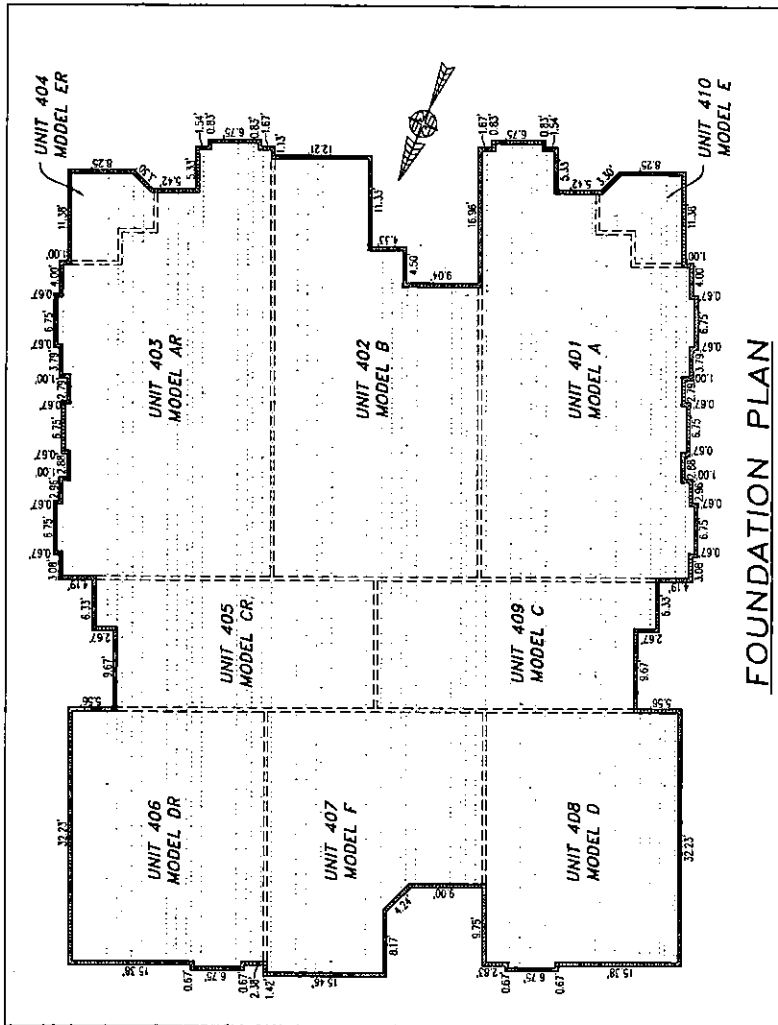
333 KELLAM ROAD, SUITE 200  
 VIRGINIA BEACH, VA., 23462  
 PH: (757) 491-7228 FX: (757) 491-7229

DATE: MAY 10, 2019

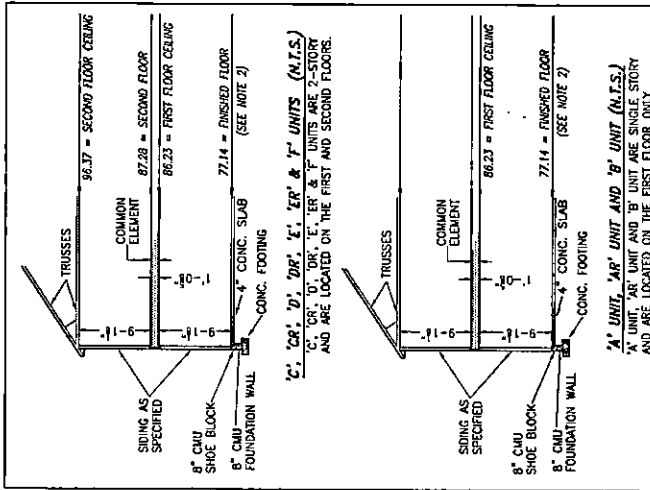
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SHEET 5 OF 5 THIS PHASE

# BUILDING 4 (10-PLEX)



FOUNDATION PLAN

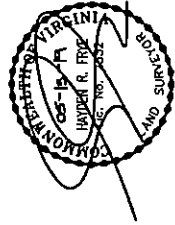


TYPICAL BUILDING SECTION  
NOT TO SCALE (N.T.S.)

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 #4 (10-PLEX) THE PROMENADE AT JOHN TYLER BY HAYDEN FITE AND ASSOCIATES PERFORMED ON 05/05/2019.

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 55-79.58(B), ARE SUBSTANTIALLY COMPLETE.



THIS SHEET: FOUNDATION PLAN AND SECTION

## PHASE 4 CONDOMINIUM PLAT AND PLAN OF THE PROMENADE

AT  
JOHN TYLER  
A CONDOMINIUM

JAMES CITY COUNTY, VIRGINIA

July 10, 2019

Hayden Fite and Associates, Inc.  
Land Surveyors

DATE MAY 10, 2019  
SCALE: 1" = 10'  
SHEET 4 OF 5 THIS PHASE



80810