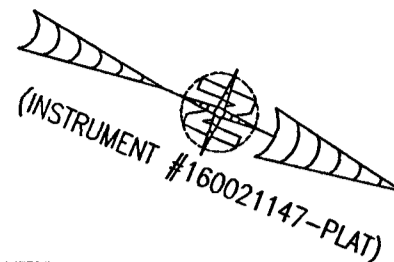
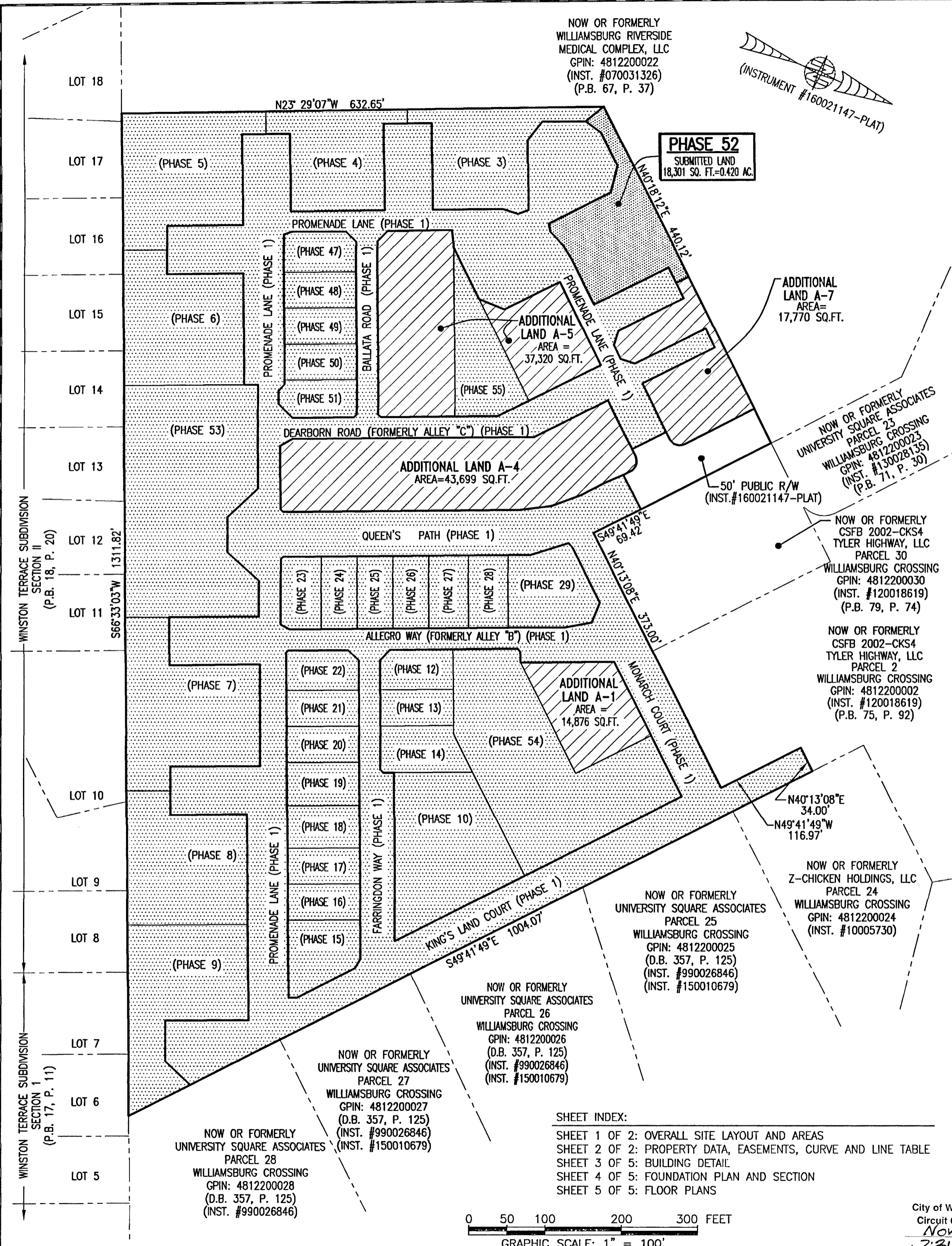
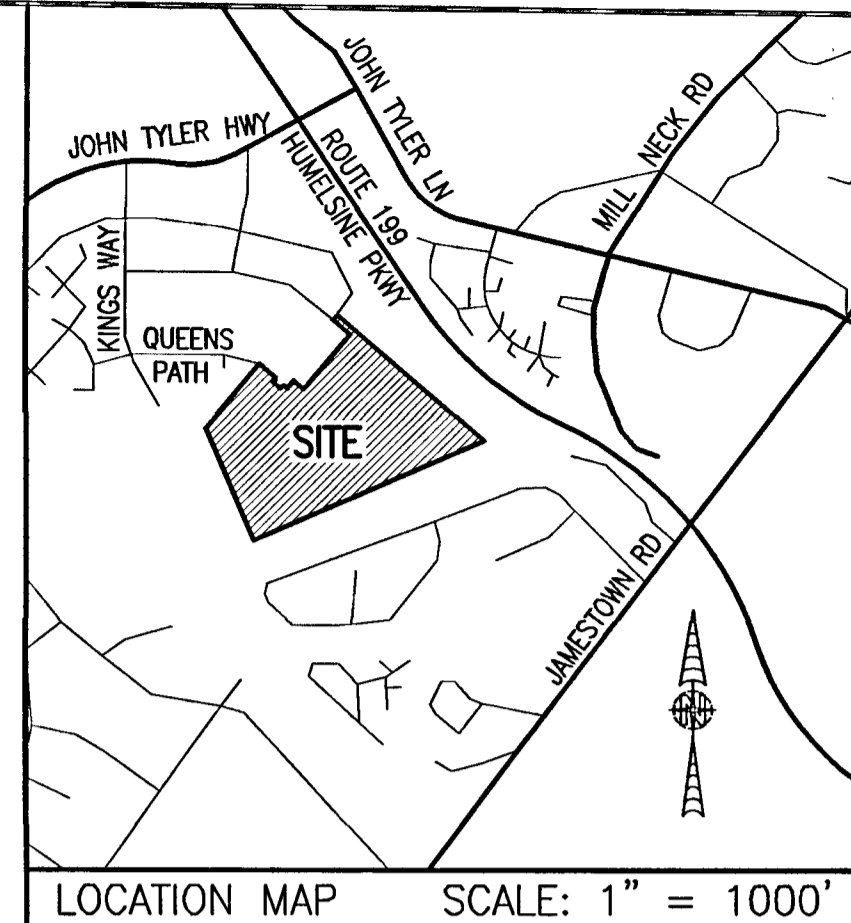
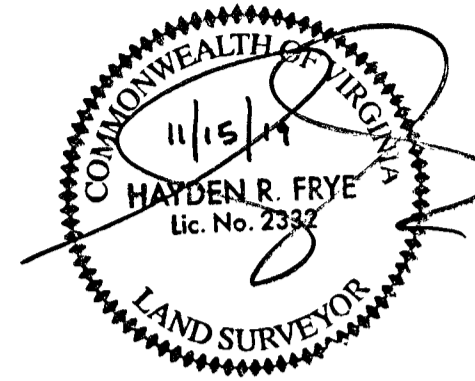


190017561

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, § 55.1-1920A & B AND I FURTHER CERTIFY THAT ALL IMPROVEMENTS THEREOF DEPICTED HEREON, PURSUANT TO THE CODE OF VIRGINIA § 55.1-1920A, ARE SUBSTANTIALLY COMPLETE.



PHASE 52
SUBMITTED LAND
18,301 SQ. FT.=0.420 AC.

ADDITIONAL LAND A-7
AREA= 17,770 SQ.FT.

ADDITIONAL LAND A-5
AREA = 37,320 SQ.FT.

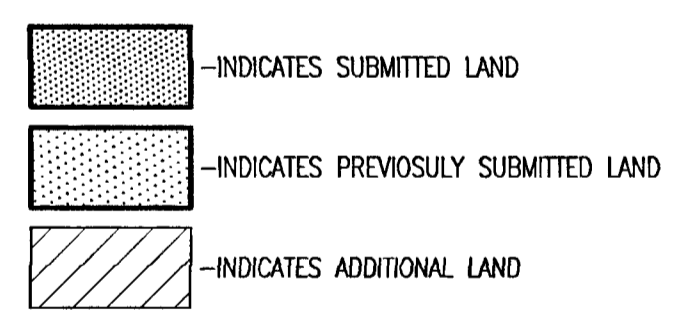
ADDITIONAL LAND A-4
AREA=43,699 SQ.FT.

ADDITIONAL LAND A-1
AREA = 14,876 SQ.FT.

AREA TABLE				
PHASE	BLDG#	STATUS/RECORDATION	SQUARE FEET	ACRES
1	N/A	INSTR.#170011679	268,468	6.163
3	3	INSTR.#190014842	19,053	0.437
4	4	INSTR.#190007409	17,652	0.405
5	5	INSTR.#190001499	26,166	0.601
6	6	INSTR.#180018358	24,875	0.571
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
12	12	INSTR.#180016847	4,949	0.114
13	13	INSTR.#180010007	4,512	0.104
14	14	INSTR.#180009579	6,462	0.148
15	15	INSTR.#190001143	7,841	0.180
16	16	INSTR.#190001141	4,467	0.103
17	17	INSTR.#190001140	4,467	0.103
18	18	INSTR.#180019704	5,273	0.121
19	19	INSTR.#180019705	5,367	0.123
20	20	INSTR.#180016210	4,465	0.103
21	21	INSTR.#180016209	4,465	0.103
22	22	INSTR.#180016208	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
47	47	INSTR.#190009757	4,879	0.112
48	48	INSTR.#190010971	4,465	0.103
49	49	INSTR.#190011650	4,465	0.102
50	50	INSTR.#190013854	4,465	0.103
51	51	INSTR.#190014841	4,848	0.111
52	1	SUBSTANTIALLY COMPLETE	18,301	0.420
53	N/A	INSTR.#180014662	49,886	1.145
54	N/A	INSTR.#190007408	43,080	0.989
55	N/A	INSTR.#190011651	11,268	0.259
ADDITIONAL LAND A-1			14,876	0.341
ADDITIONAL LAND A-4			43,699	1.003
ADDITIONAL LAND A-5			37,320	0.856
ADDITIONAL LAND A-7			17,770	0.406
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 52 BUILDING 1 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

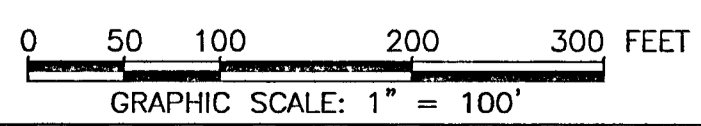


THIS SHEET: OVERALL SITE LAYOUT AND AREAS

PHASE 52
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: NOVEMBER 5, 2019
SCALE: 1"=100'
SHEET 1 OF 5 THIS PHASE



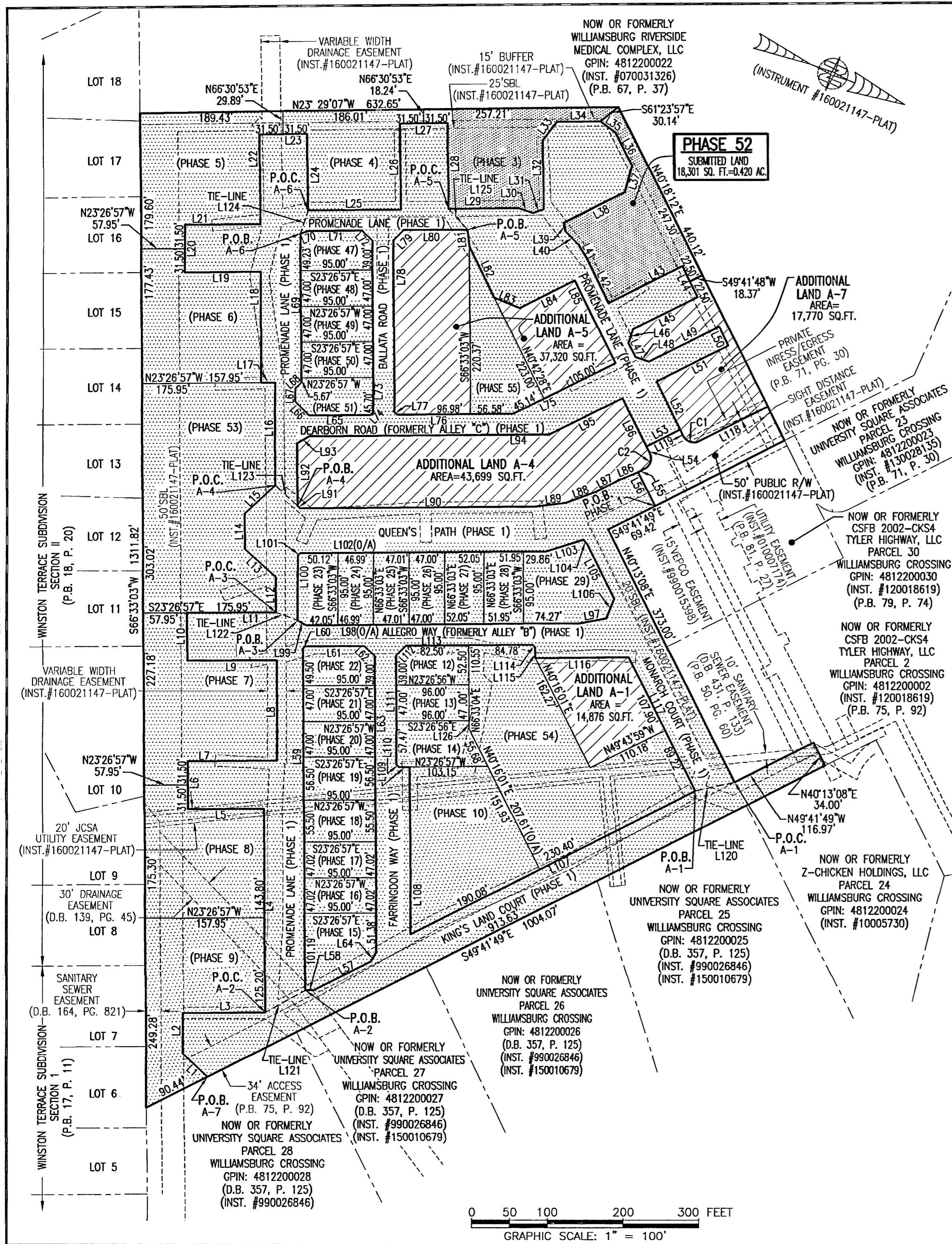
SHEET INDEX:
SHEET 1 OF 2: OVERALL SITE LAYOUT AND AREAS
SHEET 2 OF 2: PROPERTY DATA, EASEMENTS, CURVE AND LINE TABLE
SHEET 3 OF 5: BUILDING DETAIL
SHEET 4 OF 5: FOUNDATION PLAN AND SECTION
SHEET 5 OF 5: FLOOR PLANS

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
Nov. 25, 2019
at **2:36** PM, PB PG
Document # **190017561**
MONA A. FOLEY, CLERK
Mona Foley, Clerk

JCC Subdivision Agent
Approval Not Required

5 Large Small Plat(s) Recorded
herewith as # **190017561**

190017561



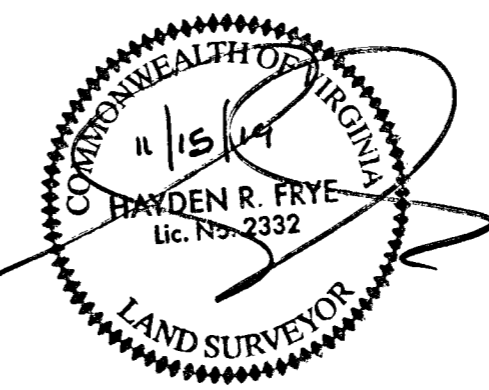
LINE TABLE

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'	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, § 55.1-1920A & B AND I FURTHER CERTIFY THAT ALL IMPROVEMENTS THEREOF DEPICTED HEREON, PURSUANT TO THE CODE OF VIRGINIA § 55.1-1920A, ARE SUBSTANTIALLY COMPLETE.



5 Large Small Plat(s) Recorded herewith as # 190017561

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
Nov. 25, 2019
at 2:30 AM/PM, PB PG
Document # 190017561
MONA A. FOLEY, CLERK

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

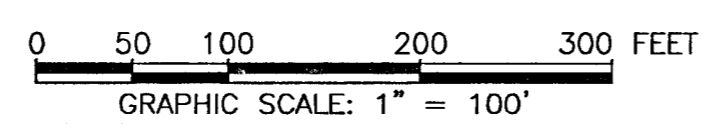
PHASE 52
CONDOMINIUM PLAT AND PLAN
OF
THE PROMENADE
AT
JOHN TYLER
A CONDOMINIUM
JAMES CITY COUNTY, VIRGINIA

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: NOVEMBER 5, 2019
SCALE: 1"=100'
SHEET 2 OF 5 THIS PHASE

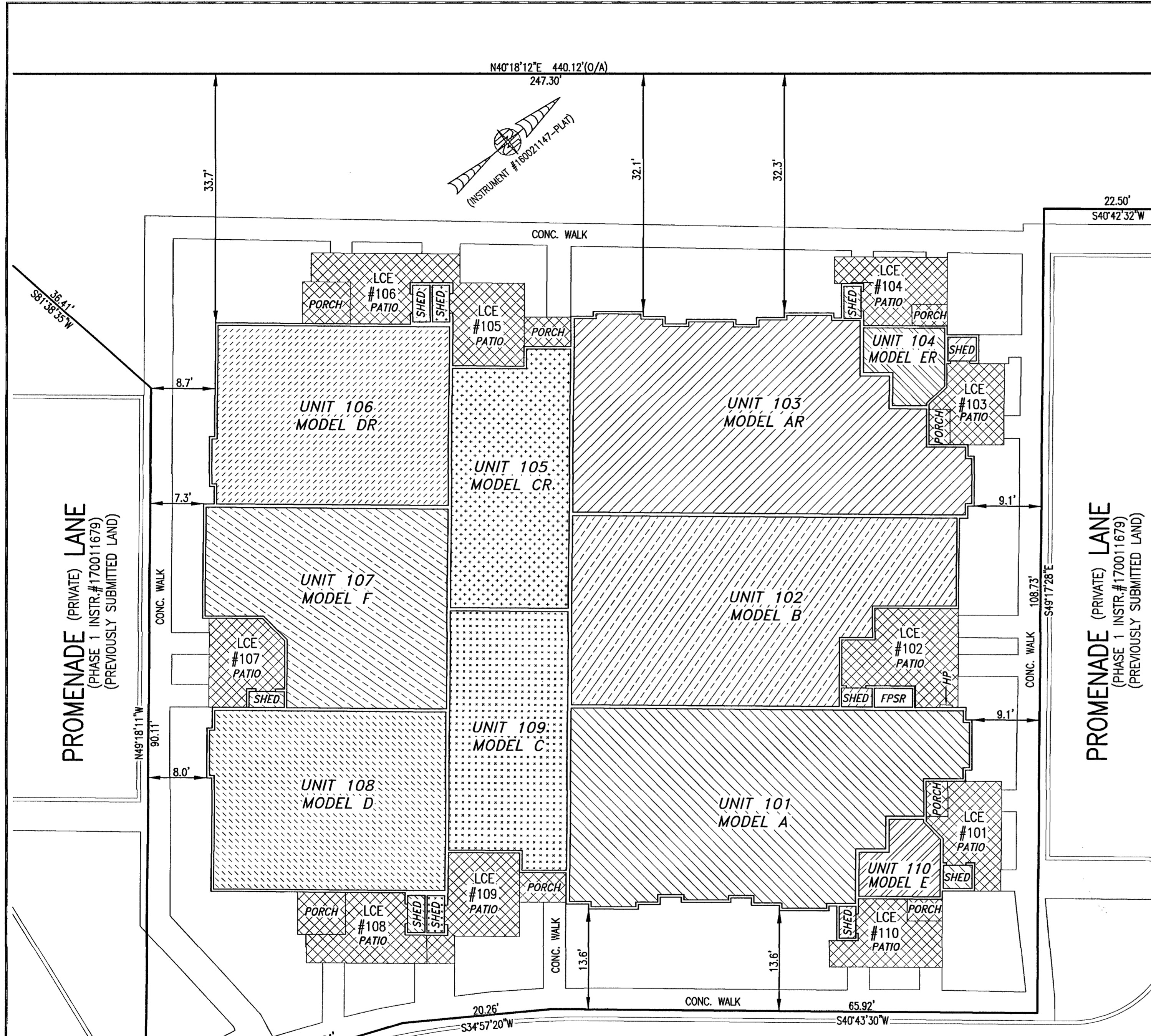
- INDICATES SUBMITTED LAND
- INDICATES PREVIOUSLY SUBMITTED LAND
- INDICATES ADDITIONAL LAND

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
JCC Subdivision Agent
Approval Not Required



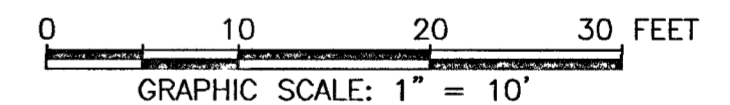
190017561

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UNIT ID	UNIT DESCRIPTION	UNIT ADDRESS	PARKING SPACE
A	-INDICATES AREA OF UNIT 101	#101 PROMENADE LANE	6
B	-INDICATES AREA OF UNIT 102	#102 PROMENADE LANE	5
AR	-INDICATES AREA OF UNIT 103	#103 PROMENADE LANE	2
ER	-INDICATES AREA OF UNIT 104	#104 PROMENADE LANE	1
CR	-INDICATES AREA OF UNIT 105	#105 PROMENADE LANE	14
DR	-INDICATES AREA OF UNIT 106	#106 PROMENADE LANE	13
F	-INDICATES AREA OF UNIT 107	#107 PROMENADE LANE	11
D	-INDICATES AREA OF UNIT 108	#108 PROMENADE LANE	10
C	-INDICATES AREA OF UNIT 109	#109 PROMENADE LANE	9
E	-INDICATES AREA OF UNIT 110	#110 PROMENADE LANE	7
HP	HOUSE PANEL (ELECTRIC)	#111 PROMENADE LANE	N/A
FPSR	FIRE PROTECTION SPRINKLER ROOM	#112 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.

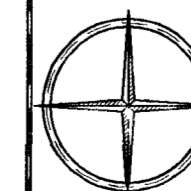


THIS SHEET: BUILDING DETAIL

PHASE 52
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: NOVEMBER 5, 2019

SCALE: 1"=10'

SHEET 3 OF 5 THIS PHASE

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

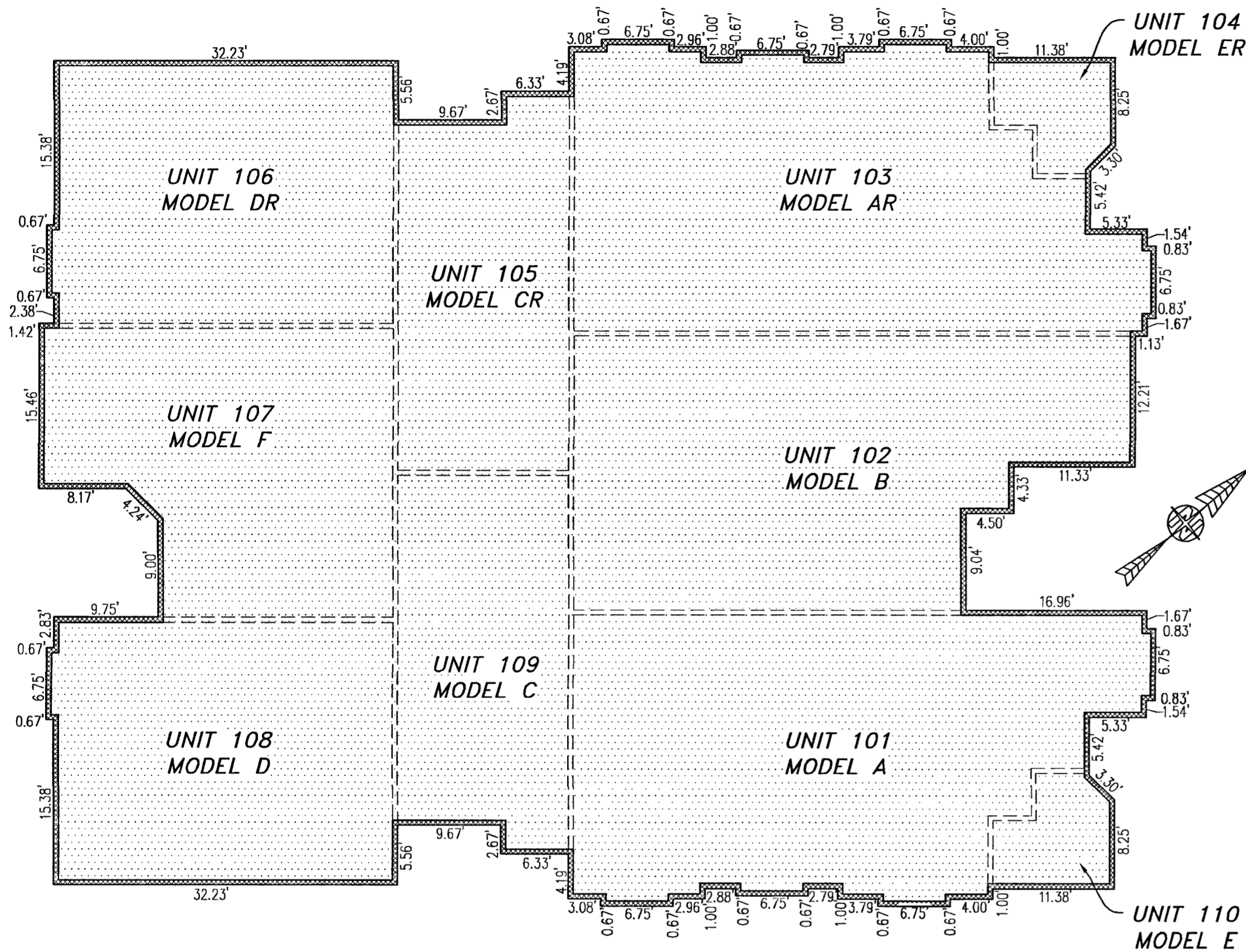
5 Large/Small-Plat(s) Recorded
 herewith as # 190017561

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 Nov. 25, 2019
 at 2:20 AM/PM, PB PG
 Document # 190017561
 MONA A. FOLEY, CLERK
 Maad Jdy Clerk

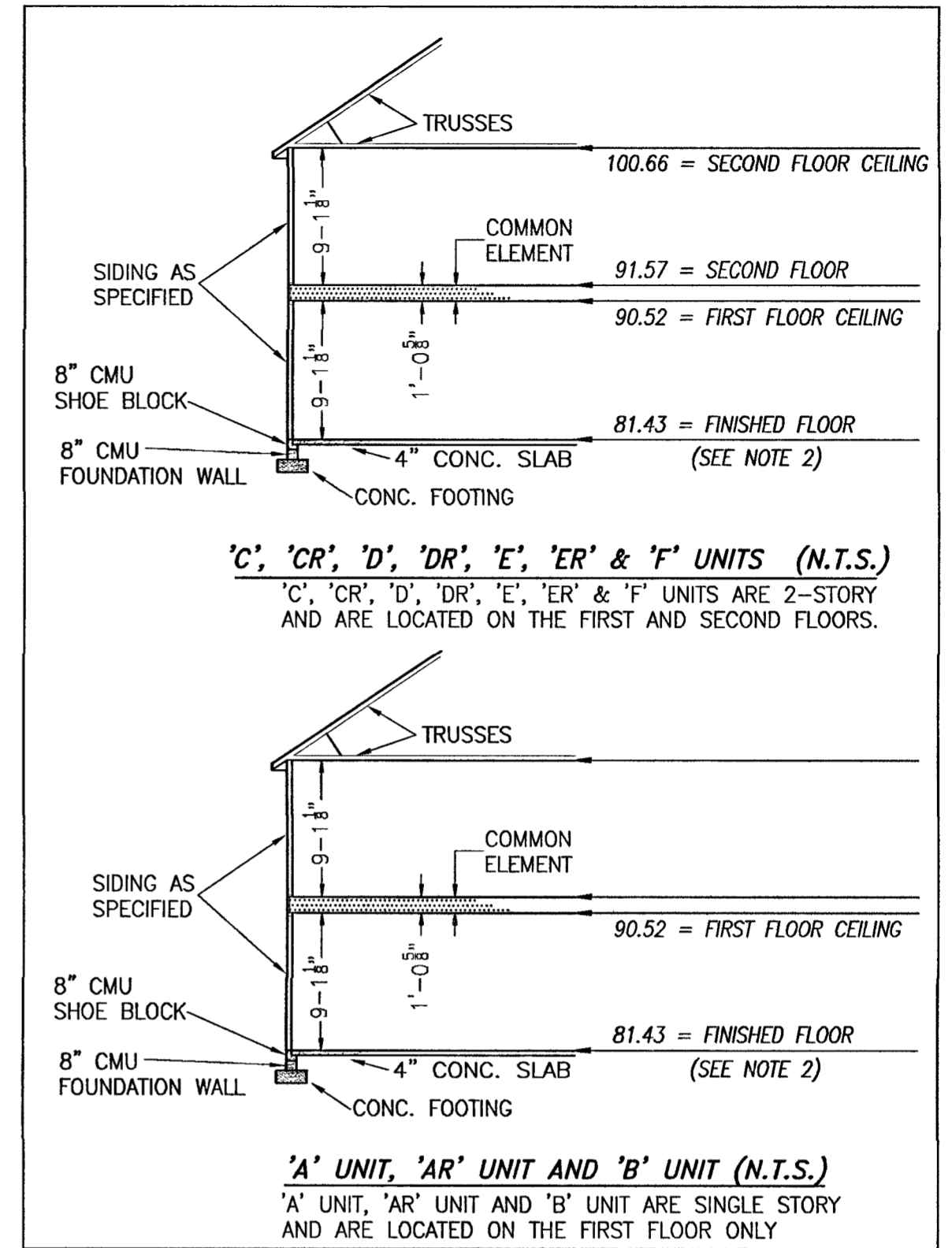
JCC Subdivision Agent
 Approval Not Required

190017561

BUILDING 1 (10-PLEX)



FOUNDATION PLAN



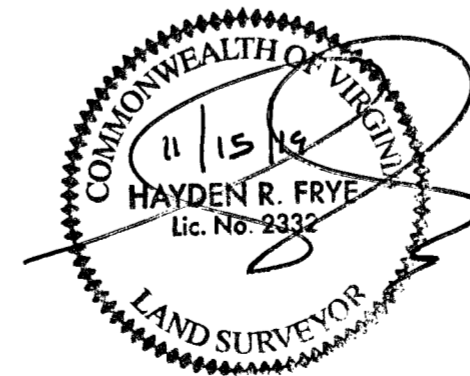
TYPICAL BUILDING SECTION

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 #1 (10-PLEX) THE PROMENADE AT JOHN TYLER BY HAYDEN FRYE AND ASSOCIATES PERFORMED ON 09/30/2019.

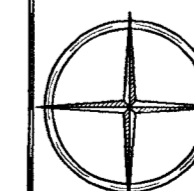
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THIS SHEET: FOUNDATION PLAN AND SECTION

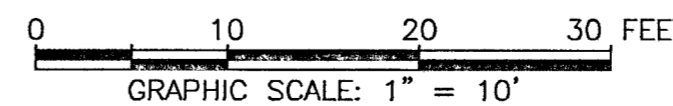
PHASE 52
 CONDOMINIUM PLAT AND PLAN
 OF
THE PROMENADE
 AT
JOHN TYLER
 A CONDOMINIUM
 JAMES CITY COUNTY, VIRGINIA

Jo# 160921



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

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



---INDICATES COMMON ELEMENT

5 Large/Small Plat(s) Recorded
 herewith as # 190017561

City of Williamsburg & County of James City
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 MONA A. FOLEY, CLERK
 Mona A. Foley, Clerk

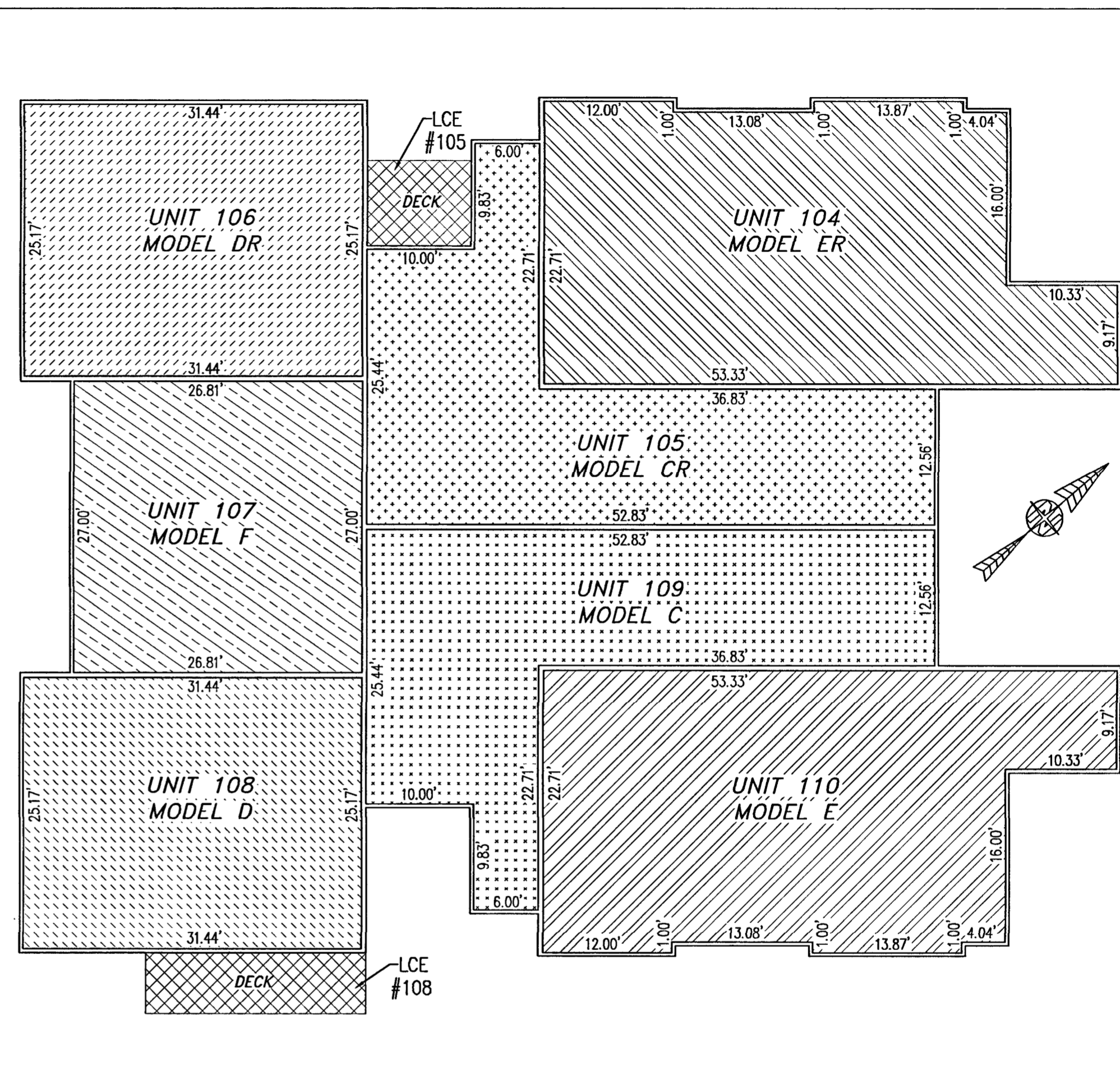
JCC Subdivision Agent
 Approval Not Required

190017561

BUILDING 1 (10-PLEX)



FIRST FLOOR



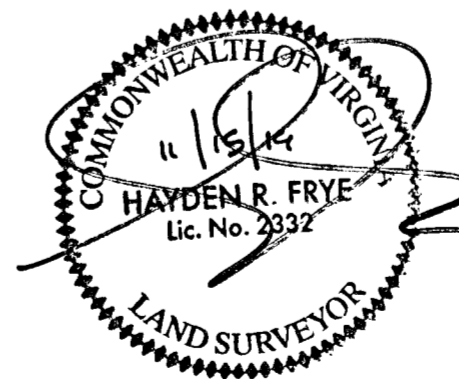
SECOND FLOOR

UNIT ID	UNIT DESCRIPTION	UNIT ADDRESS	PARKING SPACE
A	-INDICATES AREA OF UNIT 101	#101 PROMENADE LANE	6
B	-INDICATES AREA OF UNIT 102	#102 PROMENADE LANE	5
AR	-INDICATES AREA OF UNIT 103	#103 PROMENADE LANE	2
ER	-INDICATES AREA OF UNIT 104	#104 PROMENADE LANE	1
CR	-INDICATES AREA OF UNIT 105	#105 PROMENADE LANE	14
DR	-INDICATES AREA OF UNIT 106	#106 PROMENADE LANE	13
F	-INDICATES AREA OF UNIT 107	#107 PROMENADE LANE	11
D	-INDICATES AREA OF UNIT 108	#108 PROMENADE LANE	10
C	-INDICATES AREA OF UNIT 109	#109 PROMENADE LANE	9
E	-INDICATES AREA OF UNIT 110	#110 PROMENADE LANE	7
HP	HOUSE PANEL (ELECTRIC)	#111 PROMENADE LANE	N/A
FPSR	FIRE PROTECTION SPRINKLER ROOM	#112 PROMENADE LANE	N/A
	-INDICATES COMMON ELEMENT (EXCLUDING AREAS OUTSIDE OF SUBMITTED LAND)		
	-INDICATES LIMITED COMMON ELEMENT (LCE) ASSIGNED TO A UNIT. # UNIT ASSIGNED		

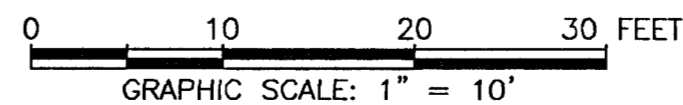
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Document # 190017561
MONA A. FOLEY, CLERK



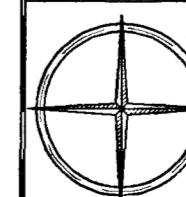
JCC Subdivision Agent
Approval Not Required



THIS SHEET: FLOOR PLANS

PHASE 52
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 KILLAM ROAD, SUITE 200
VIRGINIA BEACH, VA, 23462
PH: (757) 491-7228 FX: (757) 491-7229

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