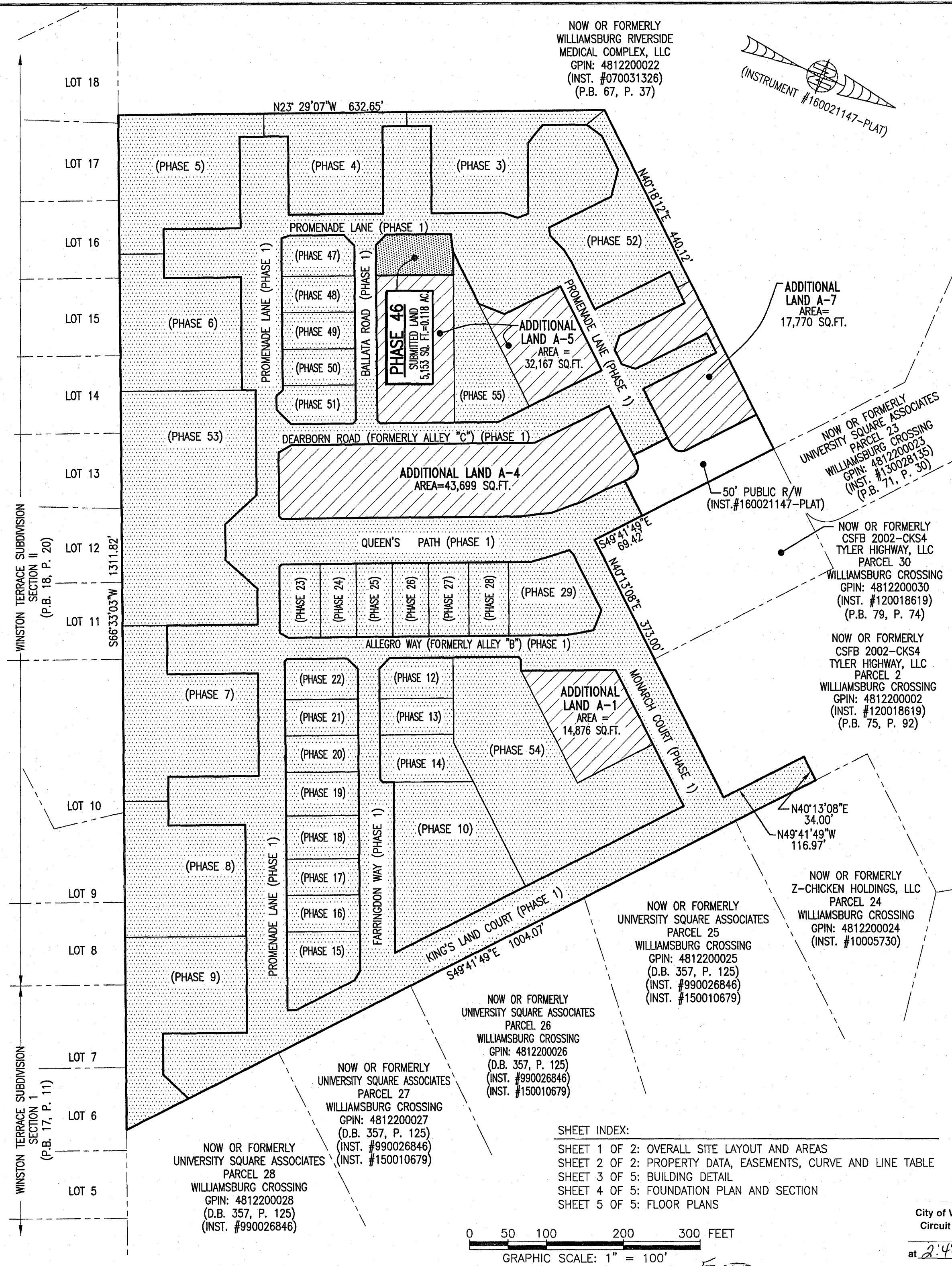
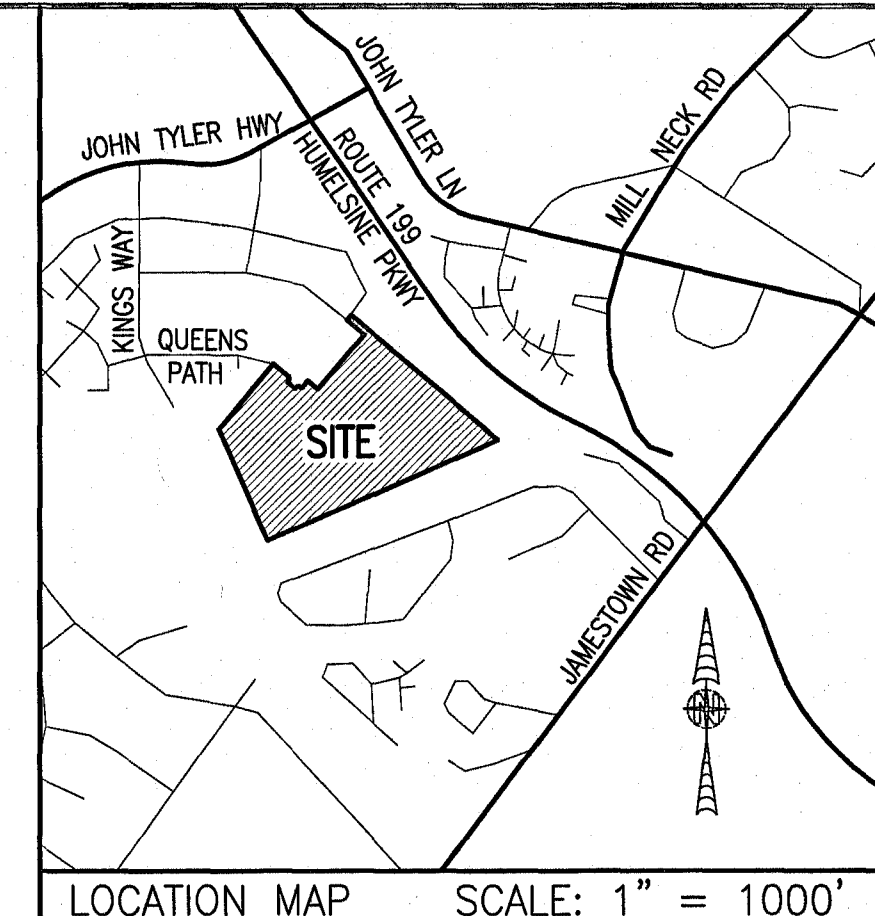


20000900

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.

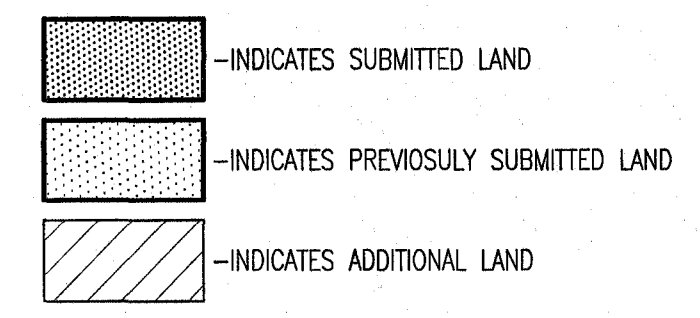


AREA TABLE					
PHASE	BLDG#	STATUS/RECORDATION	SQUARE FEET	ACRES	
1	N/A	INSTR.#170011679	268,468	6.163	
3	3	INSTR.#190014842	19,053	0.437	
4	4	INSTR.#190007409	17,652	0.405	
5	5	INSTR.#190001499	26,166	0.601	
6	6	INSTR.#180018358	24,875	0.571	
7	7	INSTR.#180014663	28,822	0.662	
8	8	INSTR.#180010369	24,539	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	
46	46	SUBSTANTIALLY COMPLETE	5,153	0.118	
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	INSTR.#190017561	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			32,167	0.738	
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 46 BUILDING 46 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

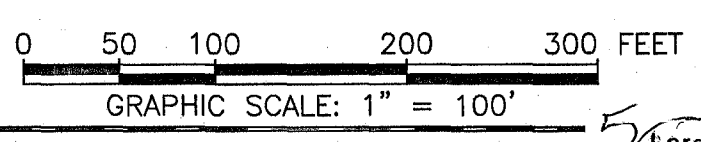
PHASE 46
CONDOMINIUM PLAT AND PLAN
 OF
THE PROMENADE
 AT
JOHN TYLER
 A CONDOMINIUM
 JAMES CITY COUNTY, VIRGINIA

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: JANUARY 7, 2020
 SCALE: 1"=100'
 SHEET 1 OF 5 THIS PHASE

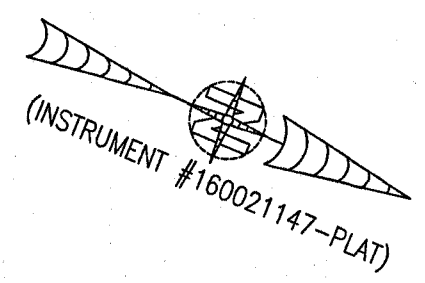
City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on January 21, 2020
 at 2:48 AM PM PB PG
 Document # 20000900
 MONA A. FOLEY, CLERK

JCC Subdivision Agent Approval Not Required



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

NOW OR FORMERLY WILLIAMSBURG RIVERSIDE MEDICAL COMPLEX, LLC
 GPIN: 4812200022
 (INST. #070031326)
 (P.B. 67, P. 37)



NOW OR FORMERLY UNIVERSITY SQUARE ASSOCIATES PARCEL 28
 WILLIAMSBURG CROSSING
 GPIN: 4812200028
 (D.B. 357, P. 125)
 (INST. #990026846)

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 25
 WILLIAMSBURG CROSSING
 GPIN: 4812200025
 (D.B. 357, P. 125)
 (INST. #990026846)
 (INST. #150010679)

NOW OR FORMERLY Z-CHICKEN HOLDINGS, LLC PARCEL 24
 WILLIAMSBURG CROSSING
 GPIN: 4812200024
 (INST. #10005730)

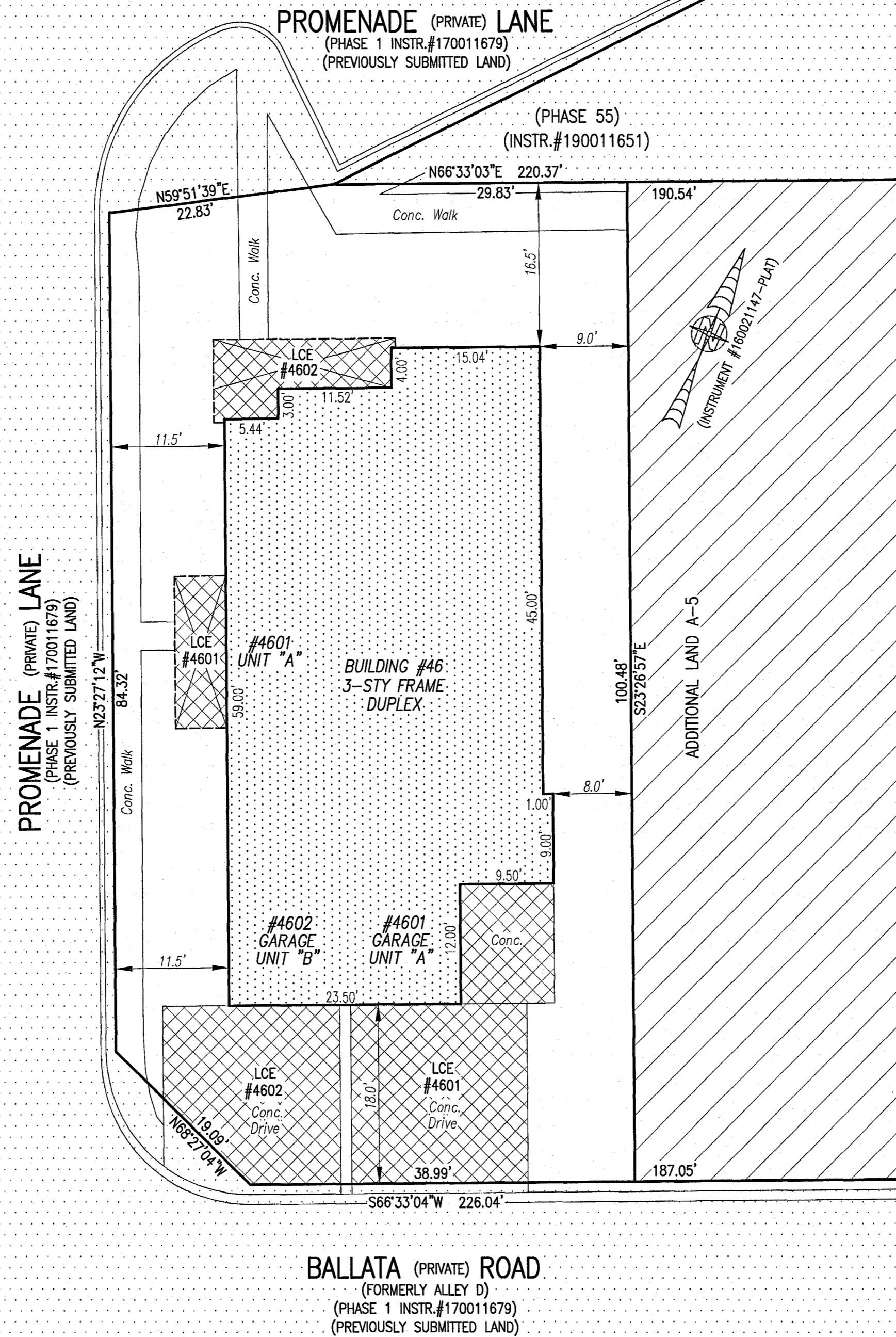
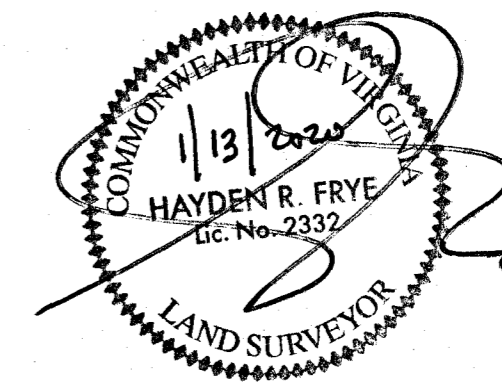
NOW OR FORMERLY CSFB 2002-CKS4 TYLER HIGHWAY, LLC PARCEL 30
 WILLIAMSBURG CROSSING
 GPIN: 4812200030
 (INST. #120018619)
 (P.B. 79, P. 74)

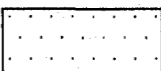
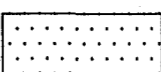

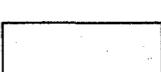
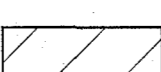
NOW OR FORMERLY UNIVERSITY SQUARE ASSOCIATES PARCEL 23
 WILLIAMSBURG CROSSING
 GPIN: 4812200023
 (INST. #130028135)
 (P.B. 71, P. 30)

2 Large/Small-Plat(s) Recorded herewith as # 20000900

20000900

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.



-  -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

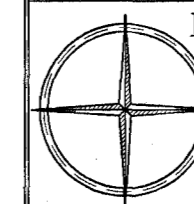
5 Large/Small Plat(s) Recorded
herewith as # 20000900

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
January 21, 2020
at 2:48 AM/PM PB PG
Document # 20000900
MONA A. FOLEY, CLERK
Mona A. Foley, Clerk

THIS SHEET: BUILDING DETAIL

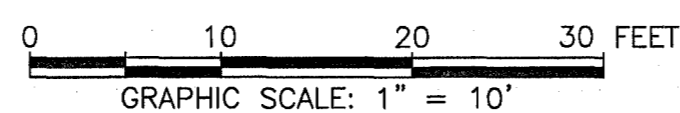
PHASE 46
CONDOMINIUM PLAT AND PLAN
OF
THE PROMENADE
AT
JOHN TYLER
A CONDOMINIUM
JAMES CITY COUNTY, VIRGINIA

Jo# 160921



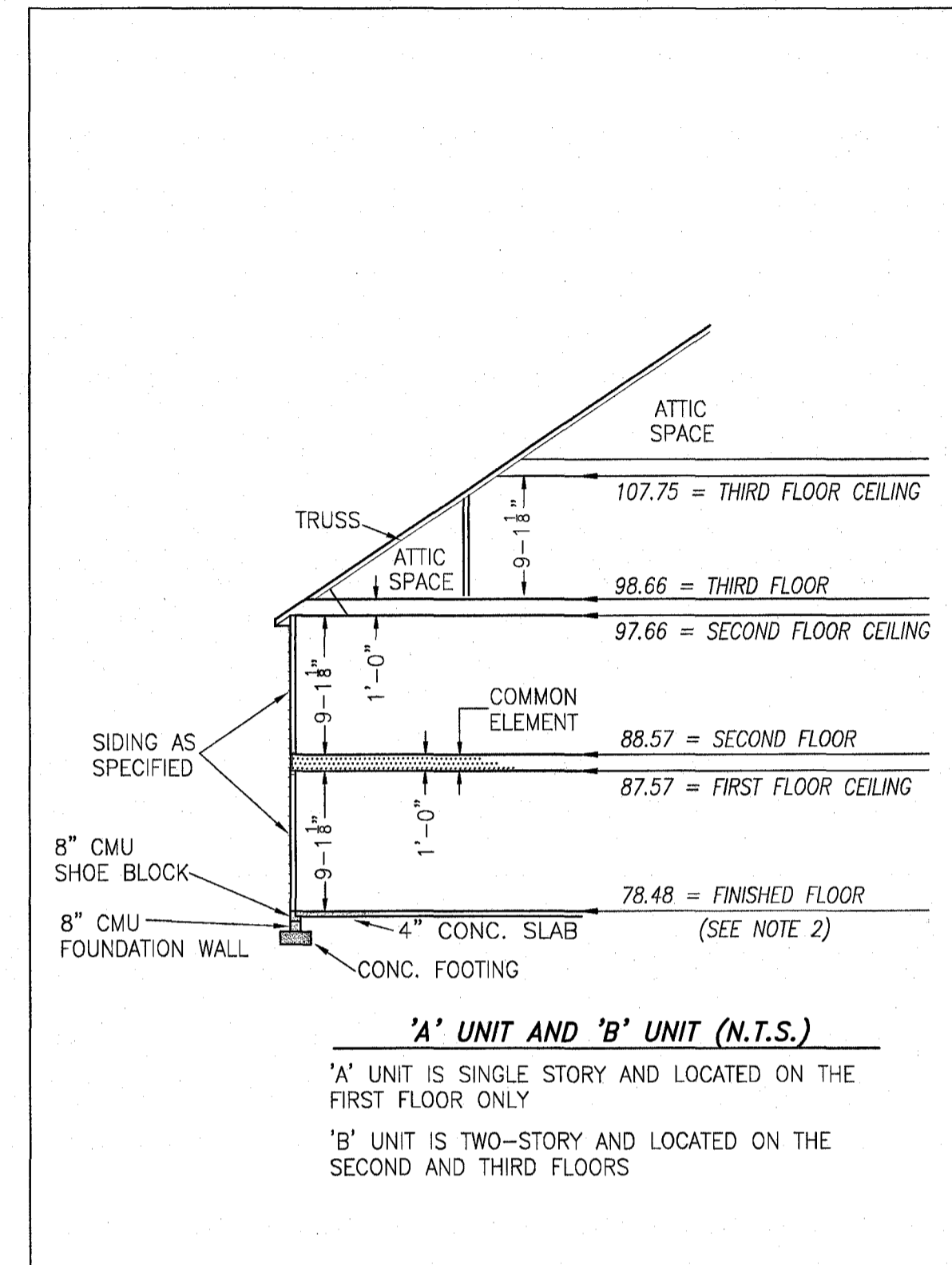
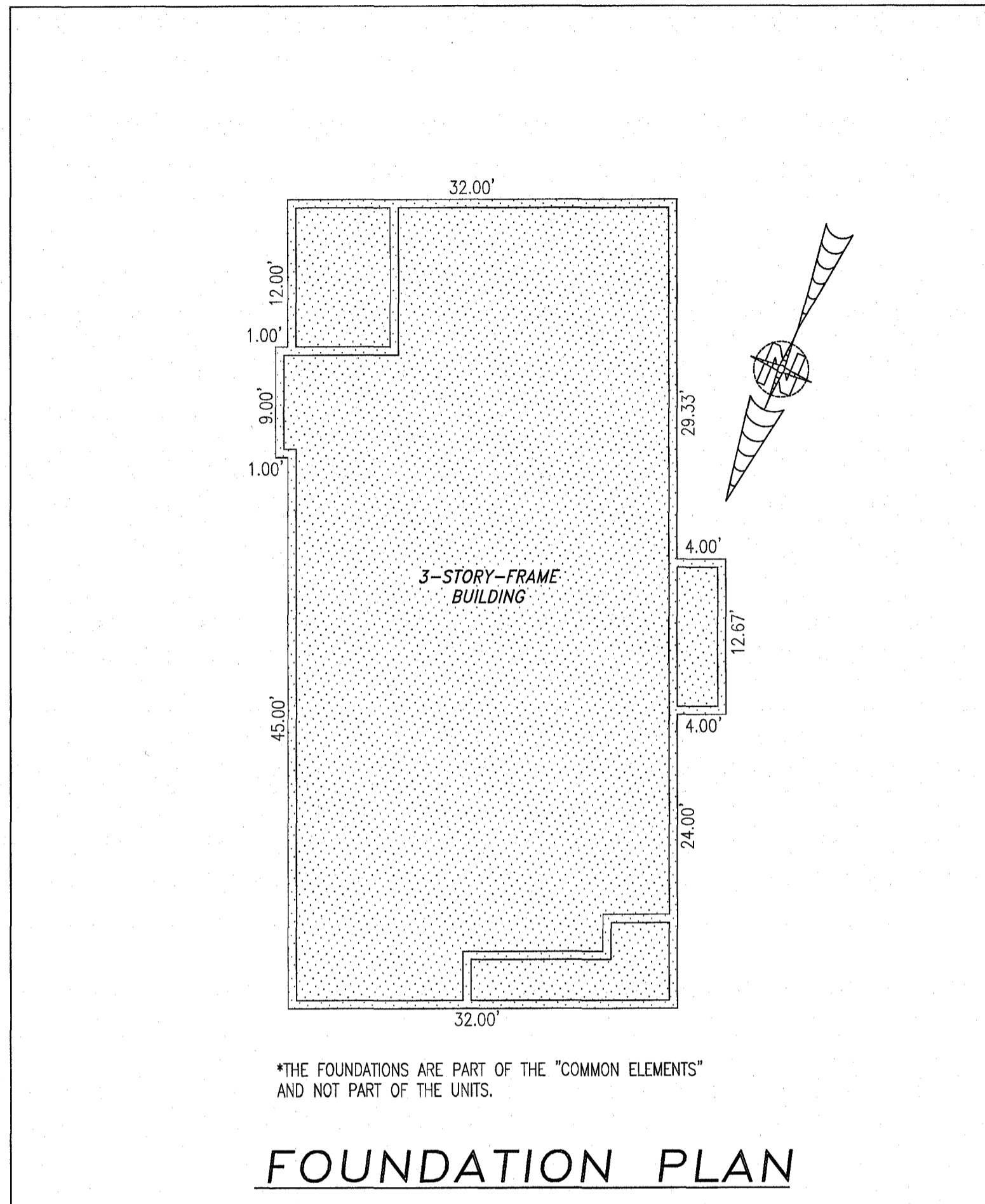
Hayden Frye and Associates, Inc.
Land Surveyors
333 KELLAM ROAD, SUITE 200
VIRGINIA BEACH, VA, 23462
PH: (757) 491-7228 FX: (757) 491-7229

DATE: JANUARY 7, 2020
SCALE: 1"=10'
SHEET 3 OF 5 THIS PHASE



JCC Subdivision Agent *E66*
Approval Not Required

200000900
BUILDING 46 (DUPLEX)



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 #46 (DUPLEX) THE PROMENADE AT JOHN TYLER BY HAYDEN FRYE AND ASSOCIATES. FIELD WORK WAS PERFORMED ON 12-13-19.

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 § 55.1-1920B, ARE SUBSTANTIALLY COMPLETE.

5 Large/Small Plat(s) Recorded
 herewith as # 200000900

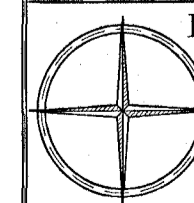
City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 January 21, 2020
 at 2:48 AM (M) PB PG
 Document # 200000900
 MONA A. FOLEY, CLERK
 Clerk



THIS SHEET: FOUNDATION PLAN AND SECTION

PHASE 46
CONDOMINIUM PLAT AND PLAN
 OF
THE PROMENADE
 AT
JOHN TYLER
 A CONDOMINIUM
 JAMES CITY COUNTY, VIRGINIA

Jo# 160921

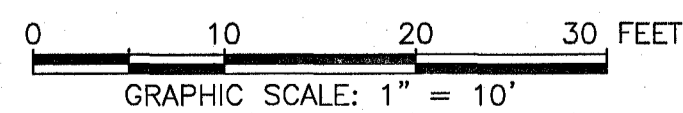


Hayden Frye and Associates, Inc.
Land Surveyors
 333 KELLAM ROAD, SUITE 200
 VIRGINIA BEACH, VA, 23462
 PH: (757) 491-7228 FX: (757) 491-7229

DATE: JANUARY 7, 2020

SCALE: 1"=10'

SHEET 4 OF 5 THIS PHASE

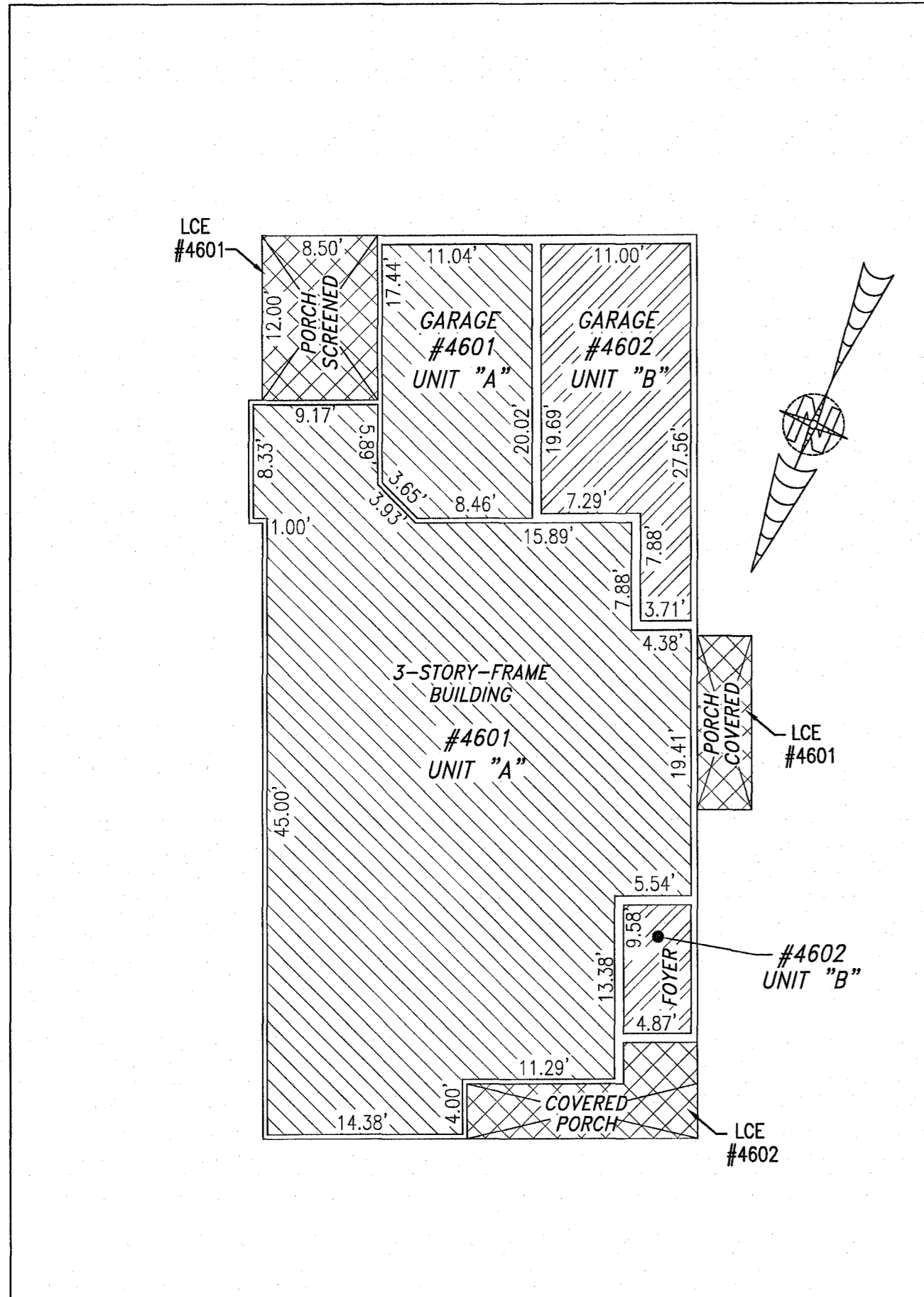


JCC Subdivision Agent Approval Not Required *664*

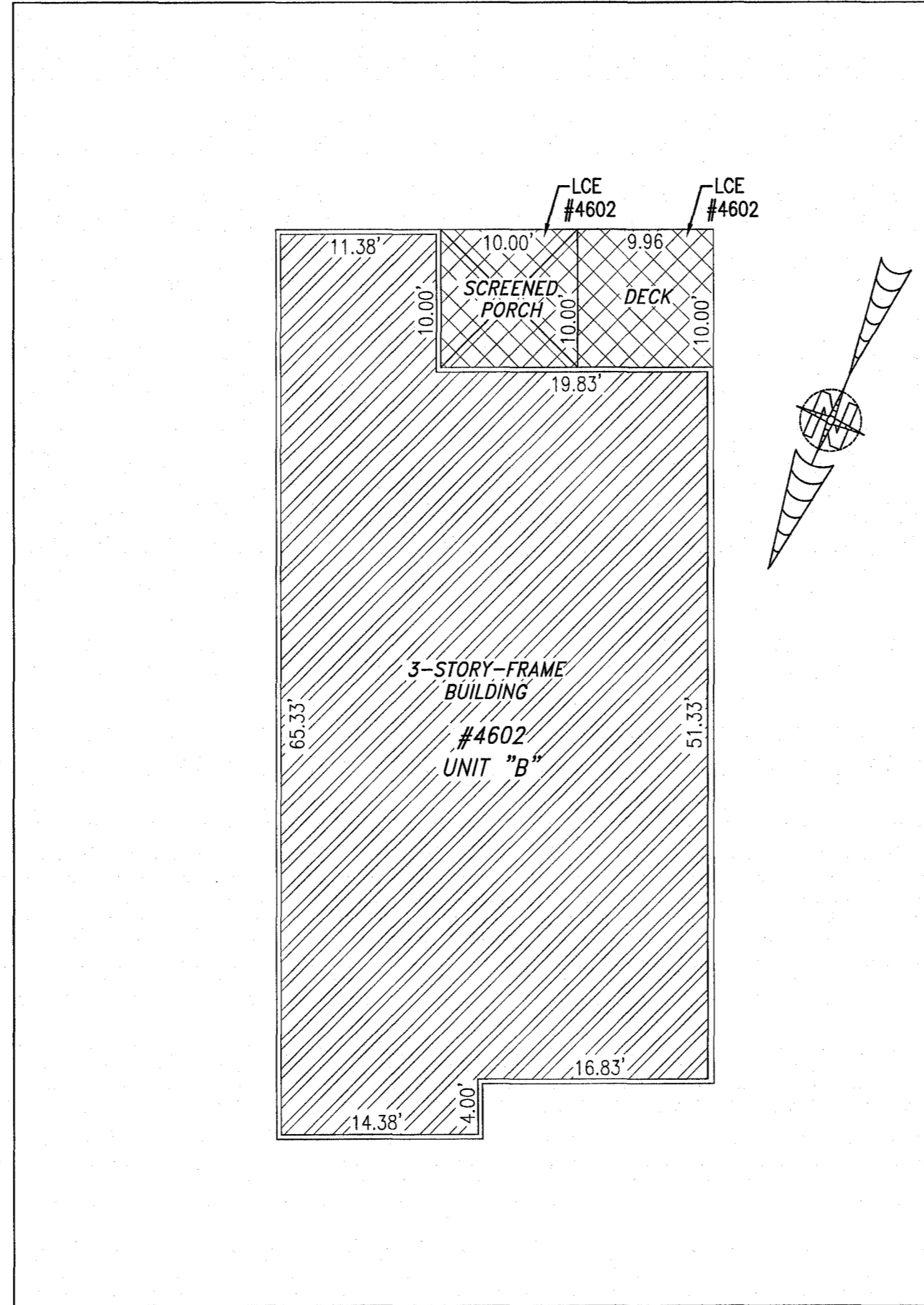
-INDICATES COMMON ELEMENT

20000900

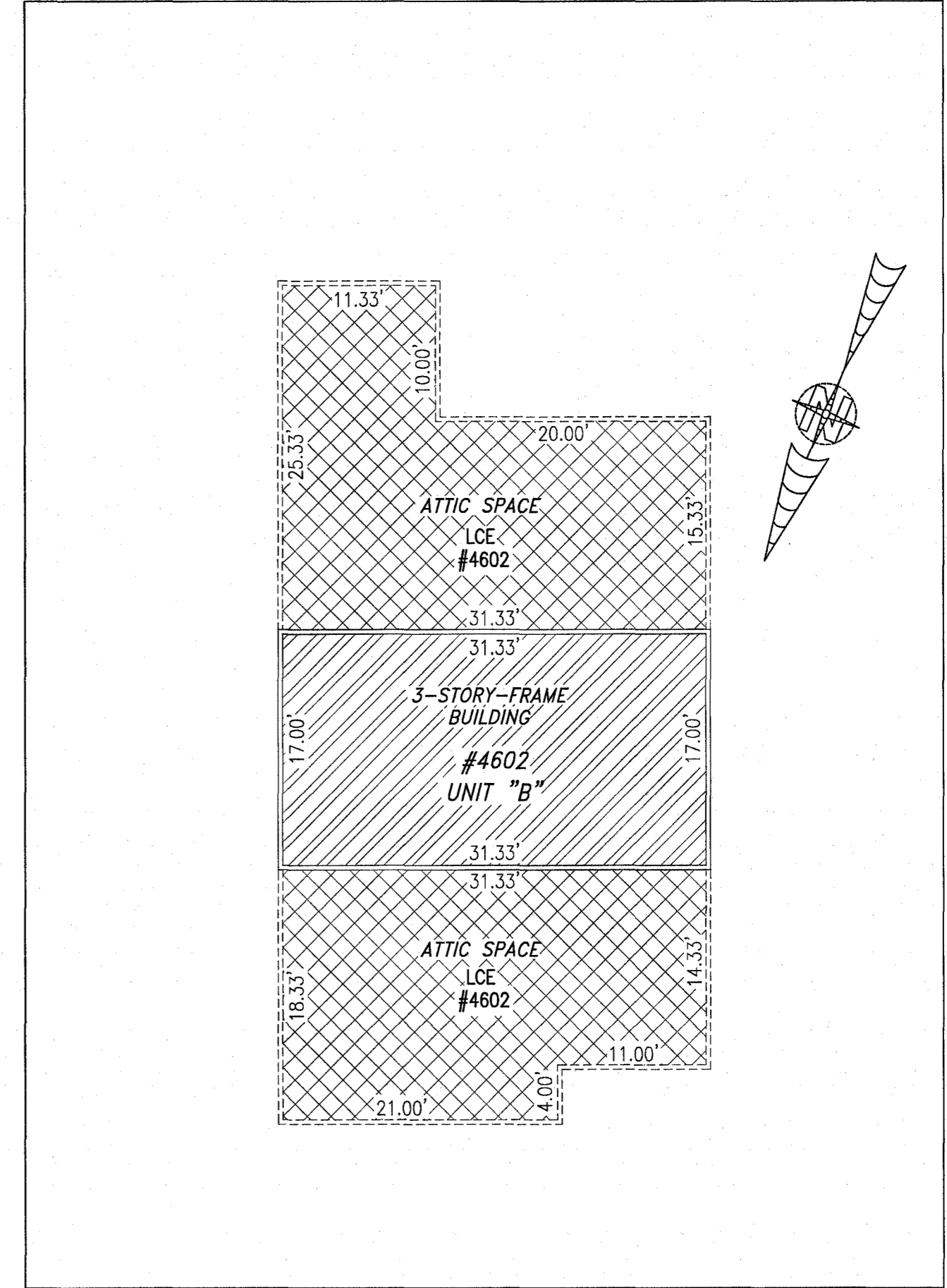
BUILDING 46 (DUPLEX)



FIRST FLOOR



SECOND FLOOR



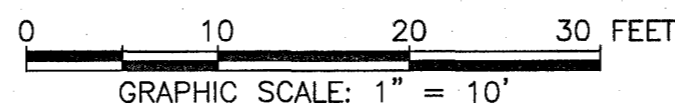
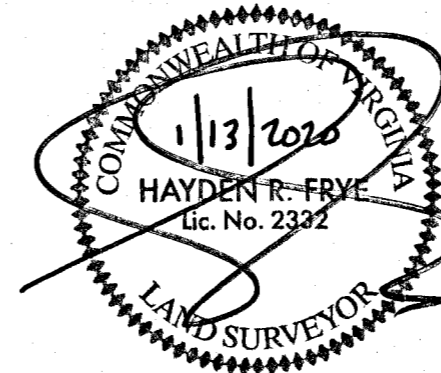
THIRD FLOOR

UNIT ID	UNIT DESCRIPTION	UNIT ADDRESS
A	-INDICATES AREA OF UNIT 4601	#4601 BALLATA ROAD
B	-INDICATES AREA OF UNIT 4602	#4602 BALLATA ROAD
	-INDICATES COMMON ELEMENT	
	-INDICATES LIMITED COMMON ELEMENT	

5 Large/Small Plat(s) Recorded
herewith as # 20000900

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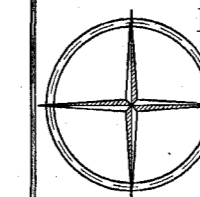


JCC Subdivision Agent *Ebl*
Approval Not Required

THIS SHEET: FLOOR PLANS

PHASE 46
CONDOMINIUM PLAT AND PLAN
OF
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AT
JOHN TYLER
A CONDOMINIUM
JAMES CITY COUNTY, VIRGINIA

Jo# 160921



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