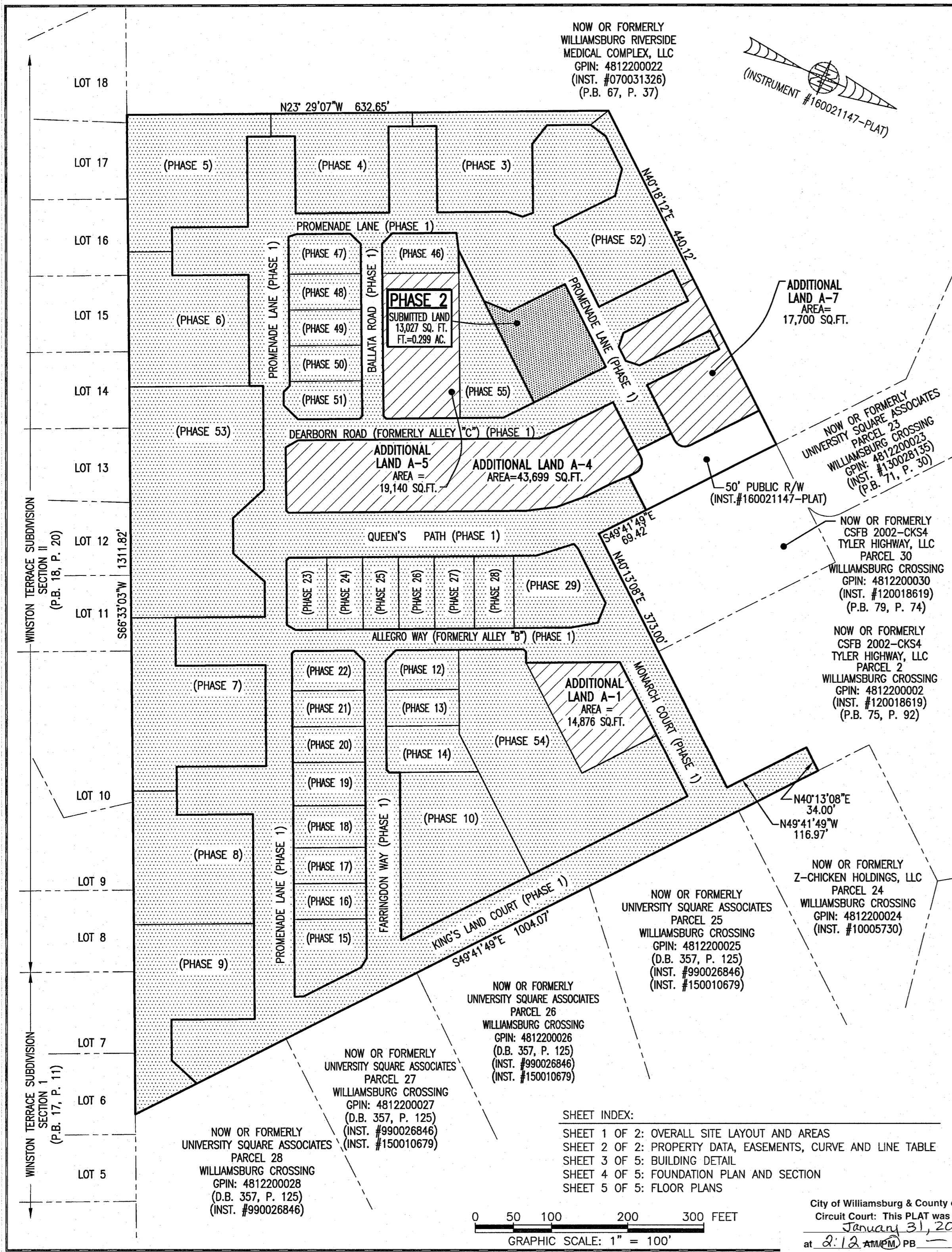
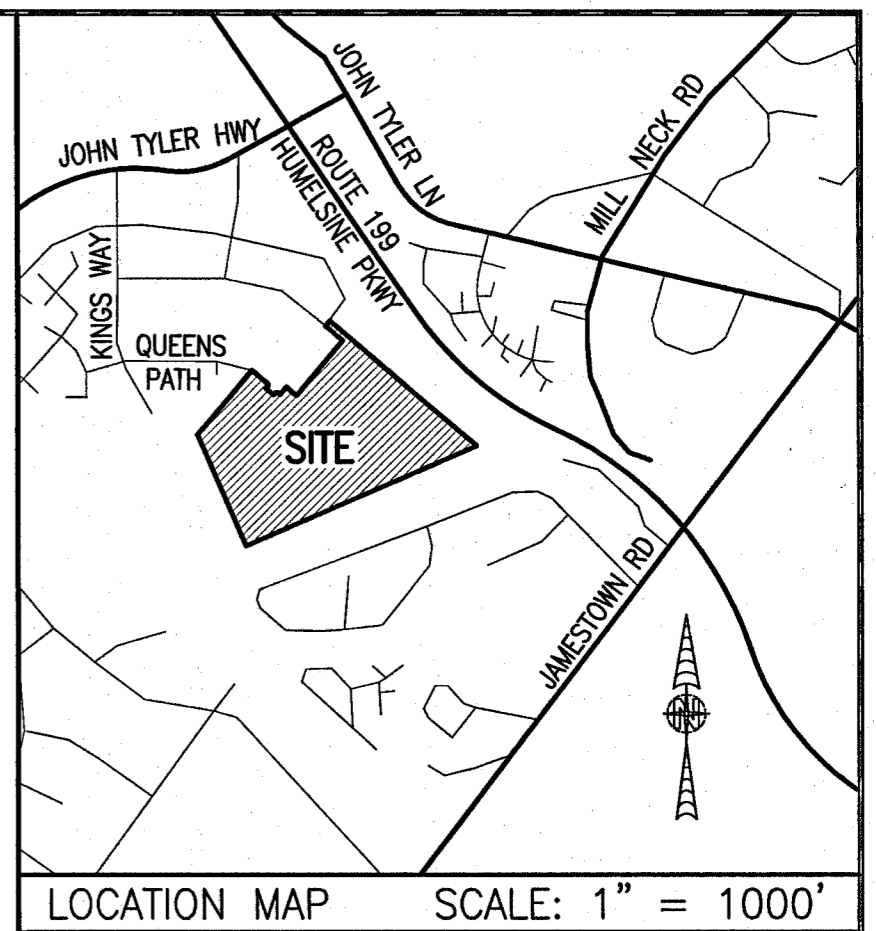


200001502

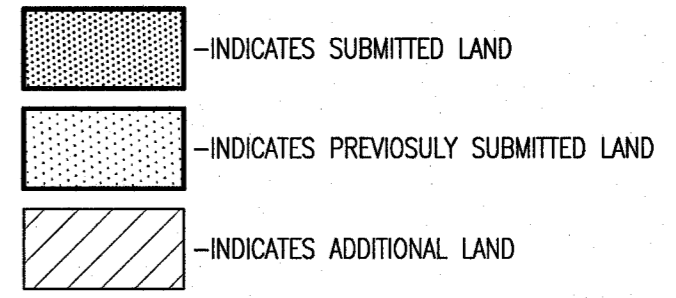
I HEREBY CERTIFY THAT THIS PLAT IS ACCURATE AND THAT IT COMPLIES WITH THE PROVISIONS OF THE CODE OF VIRGINIA OF 1950 AS AMENDED, § 55.1-1920A & B AND I FURTHER CERTIFY THAT ALL IMPROVEMENTS THEREOF DEPICTED HEREON, PURSUANT TO THE CODE OF VIRGINIA § 55.1-1920A, ARE SUBSTANTIALLY COMPLETE.



AREA TABLE				
PHASE	BLDG#	STATUS/RECORDATION	SQUARE FEET	ACRES
1	N/A	INSTR.#170011679	268,468	6.163
2	2	SUBSTANTIALLY COMPLETE	13,027	0.299
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	NOT YET RECORDED	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			19,140	0.439
ADDITIONAL LAND A-7			17,700	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:**  
 1. PHASE 2 BUILDING 2 IS SUBSTANTIALLY COMPLETE.  
 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

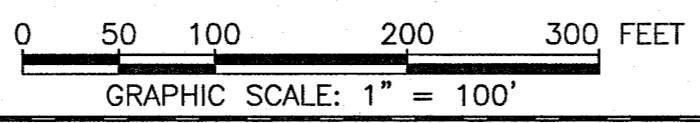


THIS SHEET: OVERALL SITE LAYOUT AND AREAS

**PHASE 2  
 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 17, 2020  
 SCALE: 1"=100'  
 SHEET 1 OF 5 THIS PHASE

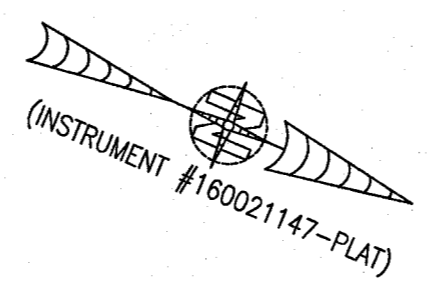


City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on  
 January 31, 2020  
 at 2:12 AM PM, PB PG  
 Document # 200001502  
 MONA A. FOLEY, CLERK  
 Clerk

JCC Subdivision Agent E66  
 Approval Not Required

5 (Large) Small Plat(s) Recorded  
 herewith as # 200001502

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



ADDITIONAL  
 LAND A-7  
 AREA=  
 17,700 SQ.FT.

NOW OR FORMERLY  
 UNIVERSITY SQUARE ASSOCIATES  
 PARCEL 23  
 WILLIAMSBURG CROSSING  
 GPIN: 4812200023  
 (INST. #150028135)  
 (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)

N40°13'08"E  
 34.00'  
 N49°41'49"W  
 116.97'

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)

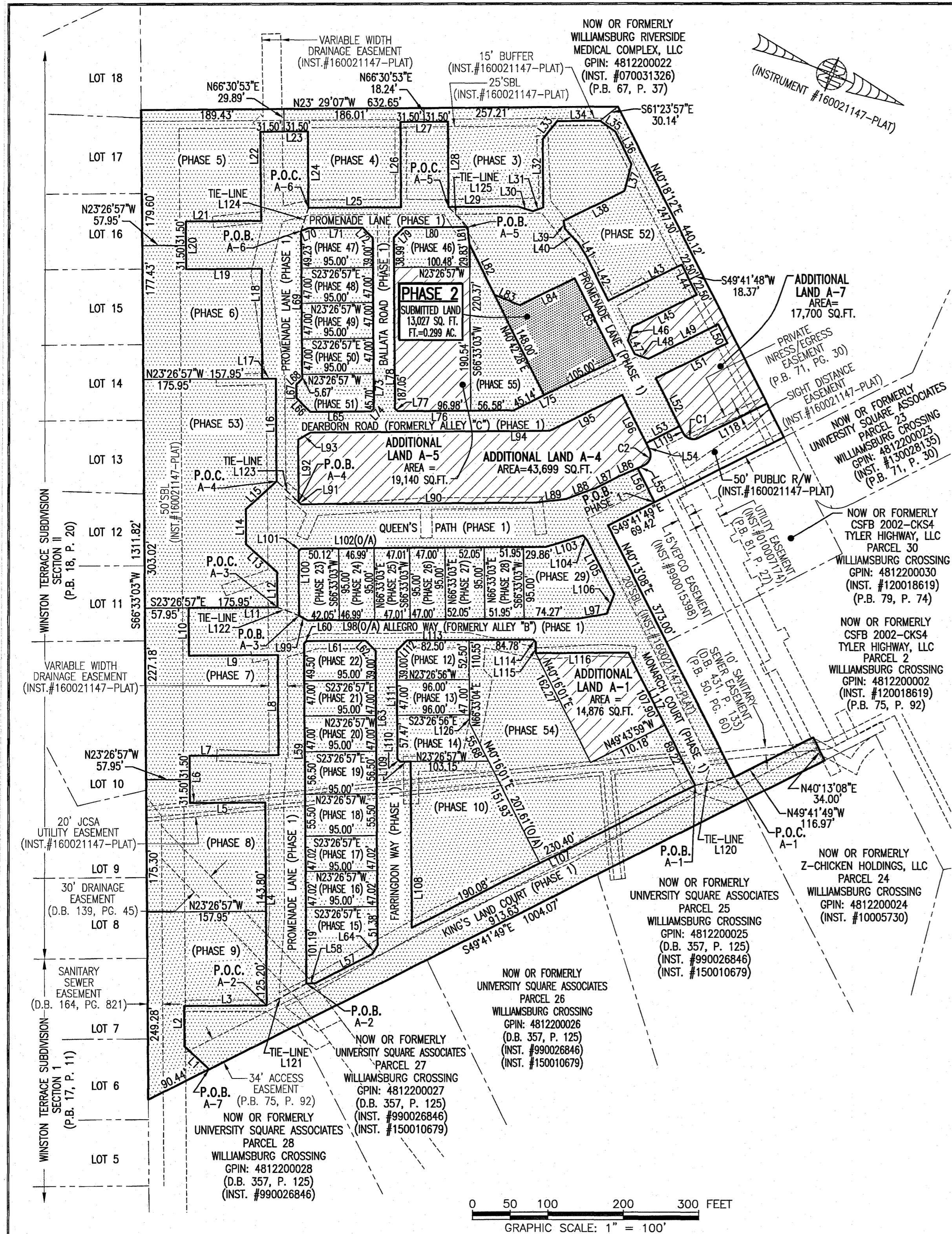
NOW OR FORMERLY  
 UNIVERSITY SQUARE ASSOCIATES  
 PARCEL 27  
 WILLIAMSBURG CROSSING  
 GPIN: 4812200027  
 (D.B. 357, P. 125)  
 (INST. #990026846)  
 (INST. #150010679)

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

**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



200001502



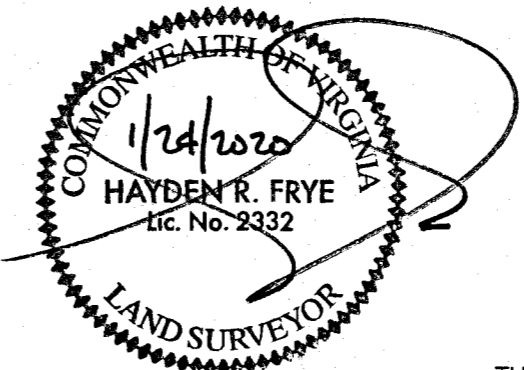
**LINE TABLE**

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, § 55.1-1920A & 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 Smart Plat(s) Recorded herewith as # 200001502

City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on  
 January 31, 2020  
 at 2:12 AM PM PB PG  
 Document # 200001502  
 MONA A. FOLEY, CLERK

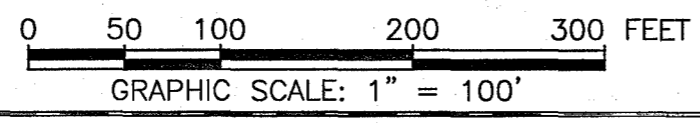
THIS SHEET: PROPERTY DATA, EASEMENTS, CURVE AND LINE TABLE

**PHASE 2  
 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 17, 2020  
 SCALE: 1"=100'  
 SHEET 2 OF 5 THIS PHASE

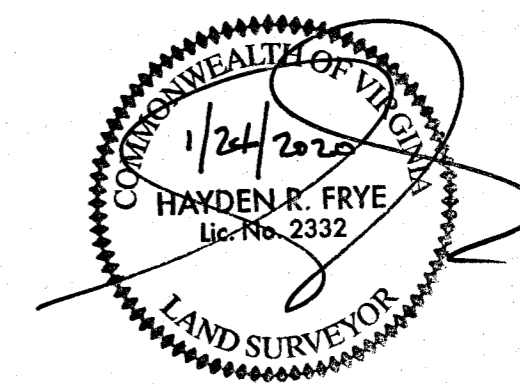
JCC Subdivision Agent Approval Not Required



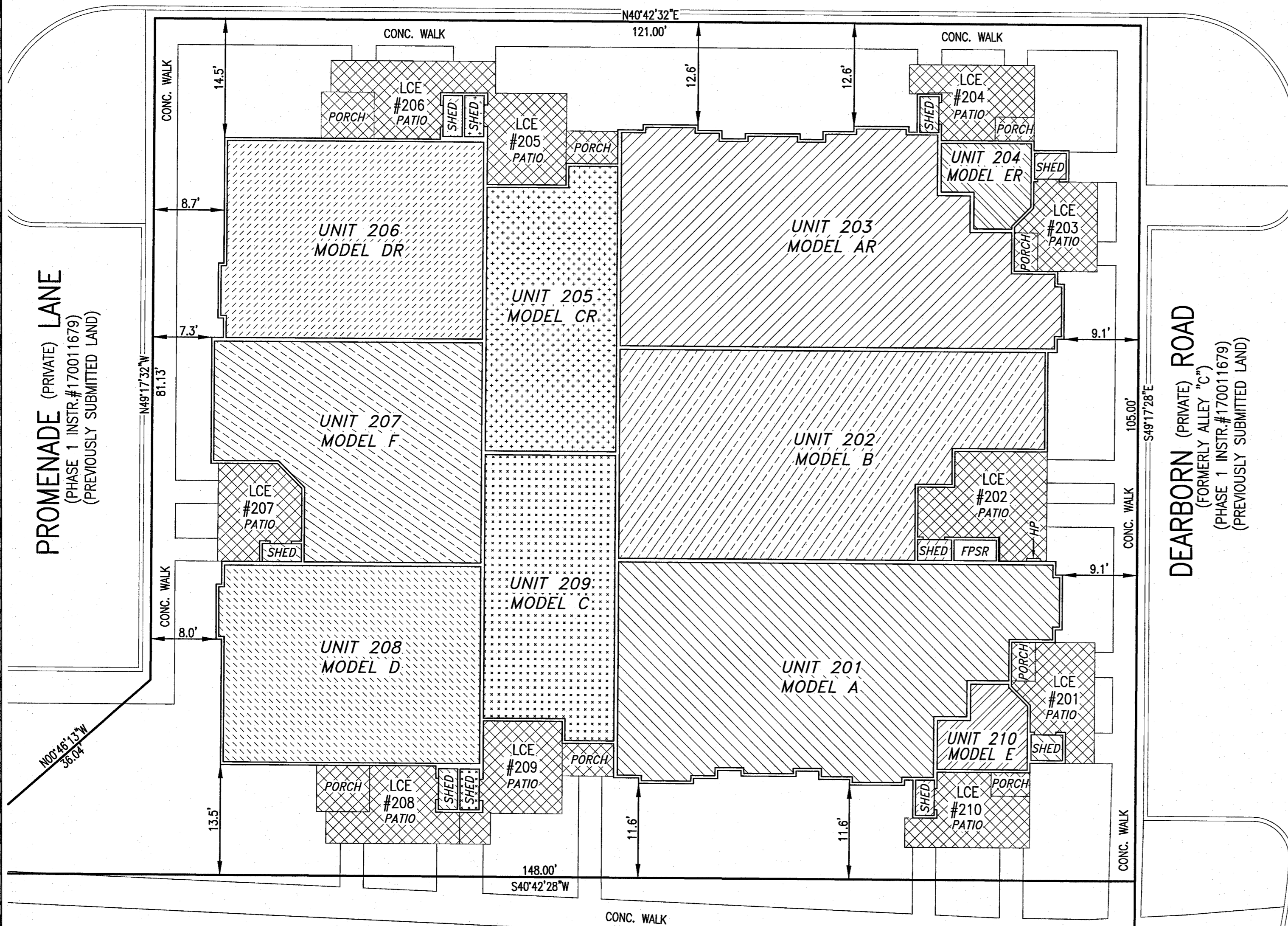
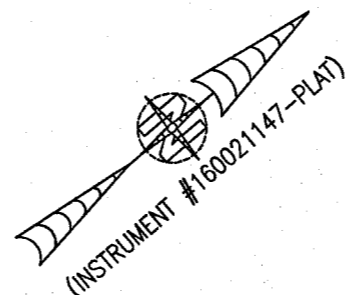


200001502

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.

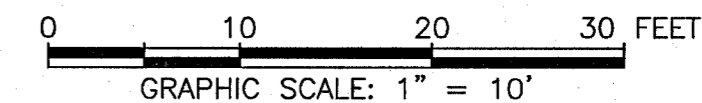


**PROMENADE (PRIVATE) LANE**  
(PHASE 1 INSTR.#170011679)  
(PREVIOUSLY SUBMITTED LAND)



UNIT ID	UNIT DESCRIPTION	UNIT ADDRESS	PARKING SPACE
A	-INDICATES AREA OF UNIT 201	#201 PROMENADE LANE	216
B	-INDICATES AREA OF UNIT 202	#202 PROMENADE LANE	214
AR	-INDICATES AREA OF UNIT 203	#203 PROMENADE LANE	213
ER	-INDICATES AREA OF UNIT 204	#204 PROMENADE LANE	212
CR	-INDICATES AREA OF UNIT 205	#205 PROMENADE LANE	218
DR	-INDICATES AREA OF UNIT 206	#206 PROMENADE LANE	219
F	-INDICATES AREA OF UNIT 207	#207 PROMENADE LANE	221
D	-INDICATES AREA OF UNIT 208	#208 PROMENADE LANE	222
C	-INDICATES AREA OF UNIT 209	#209 PROMENADE LANE	223
E	-INDICATES AREA OF UNIT 210	#210 PROMENADE LANE	217
HP	HOUSE PANEL (ELECTRIC)	#211 PROMENADE LANE	N/A
FPSR	FIRE PROTECTION SPRINKLER ROOM	#212 PROMENADE LANE	N/A
	-INDICATES COMMON ELEMENT (EXCLUDING AREAS OUTSIDE OF SUBMITTED LAND)		
	-INDICATES LIMITED COMMON ELEMENT (LCE) ASSIGNED TO A UNIT. # UNIT ASSIGNED		

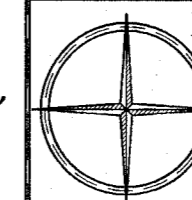
\*NOTE: PARKING SPACES NOT MARKED AT TIME OF SURVEY.



THIS SHEET: BUILDING DETAIL

**PHASE 2**  
**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: JANUARY 17, 2020  
SCALE: 1"=10'  
SHEET 3 OF 5 THIS PHASE

(PHASE 55 INSTR.#190011651)  
(PREVIOUSLY SUBMITTED LAND)

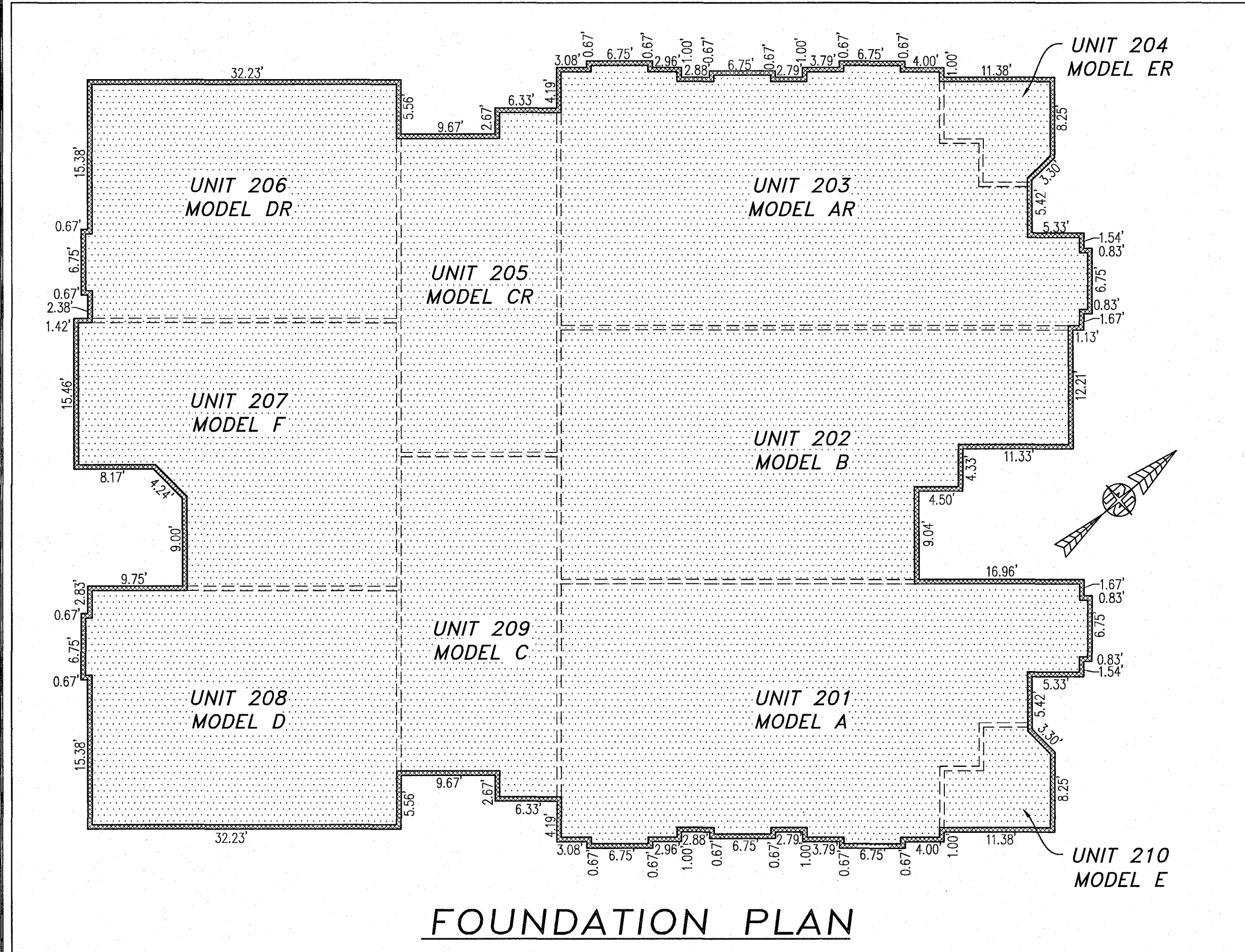
5 Large Small Plat(s) Recorded  
herewith as # 200001502

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
January 31, 2020  
at 2:12 AM PB PG  
Document # 200001502  
MONA A. FOLEY, CLERK  
Mona A. Foley, Clerk

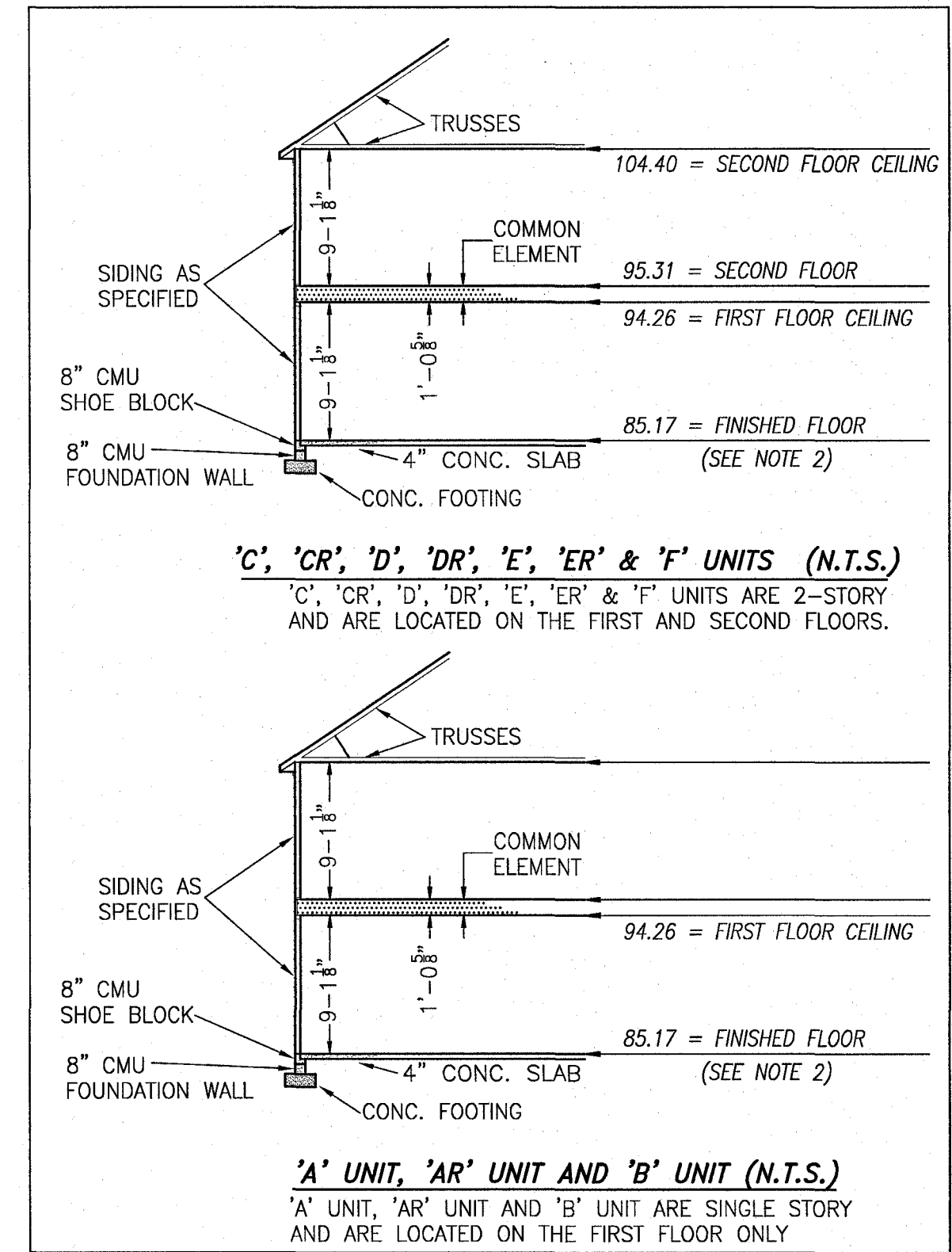
JCC Subdivision Agent 666  
Approval Not Required

200001502

BUILDING 2 (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 #2 (10-PLEX) THE PROMENADE AT JOHN TYLER BY HAYDEN FRYE AND ASSOCIATES PERFORMED ON 12/13/2019.

5 Large Small Plat(s) Recorded  
herewith as # 200001502

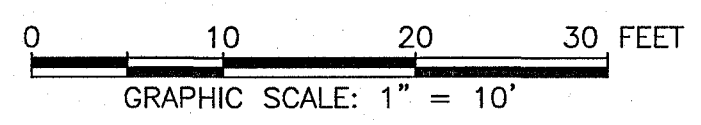
City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
January 31, 2020  
at 2:12 AM (PM) PB PG  
Document # 200001502  
MONA A. FOLEY, CLERK  
Mona A. Foley, Clerk

-INDICATES COMMON ELEMENT

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.



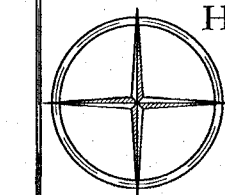
JCC Subdivision Agent  
Approval Not Required



THIS SHEET: FOUNDATION PLAN AND SECTION

PHASE 2  
CONDOMINIUM PLAT AND PLAN  
OF  
THE PROMENADE  
AT  
JOHN TYLER  
A CONDOMINIUM  
JAMES CITY COUNTY, VIRGINIA

Jo# 160921



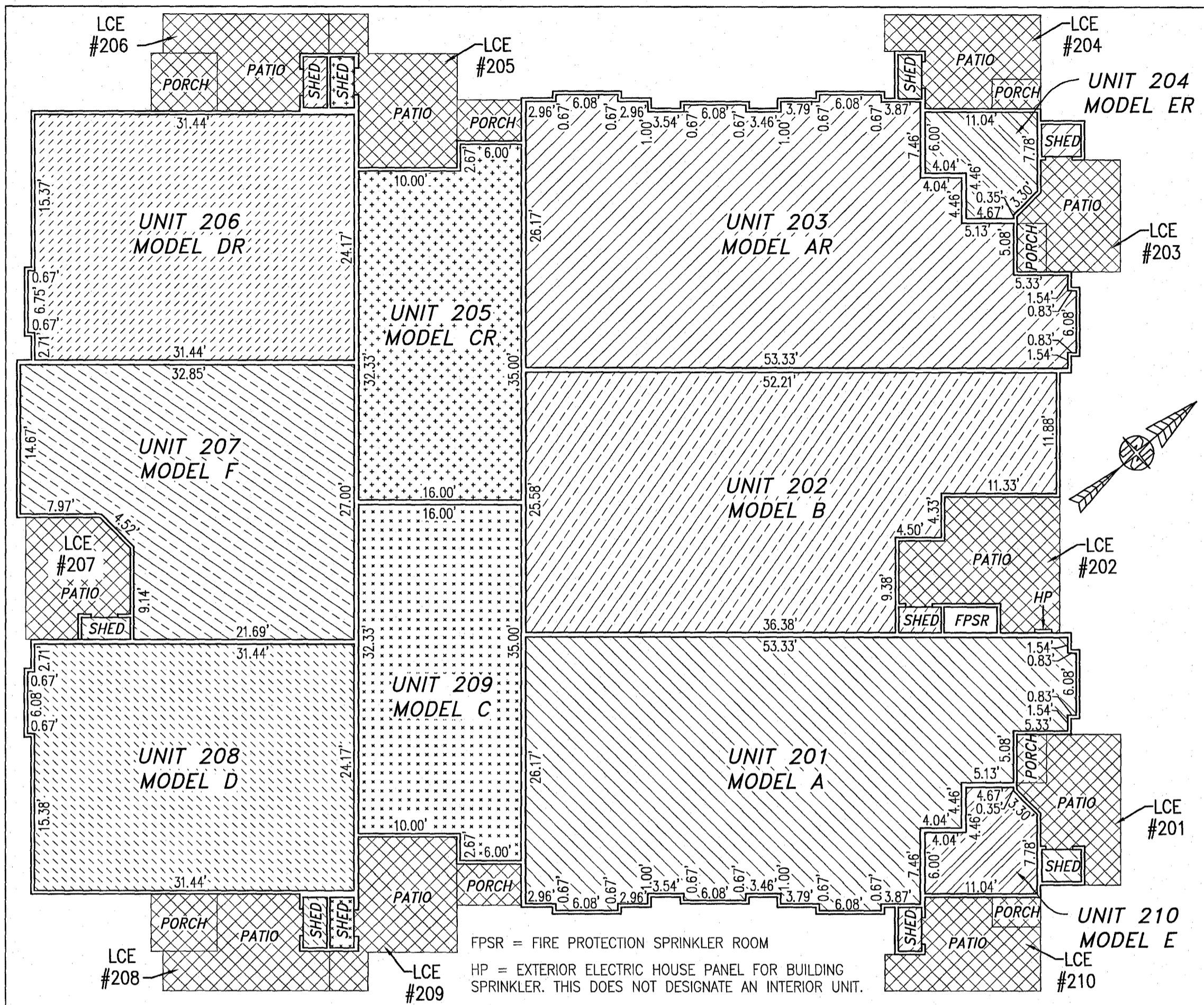
Hayden Frye and Associates, Inc.  
Land Surveyors  
333 KELLAM ROAD, SUITE 200  
VIRGINIA BEACH, VA, 23462  
PH: (757) 491-7228 FX: (757) 491-7229

DATE: JANUARY 17, 2020  
SCALE: 1"=10'  
SHEET 4 OF 5 THIS PHASE

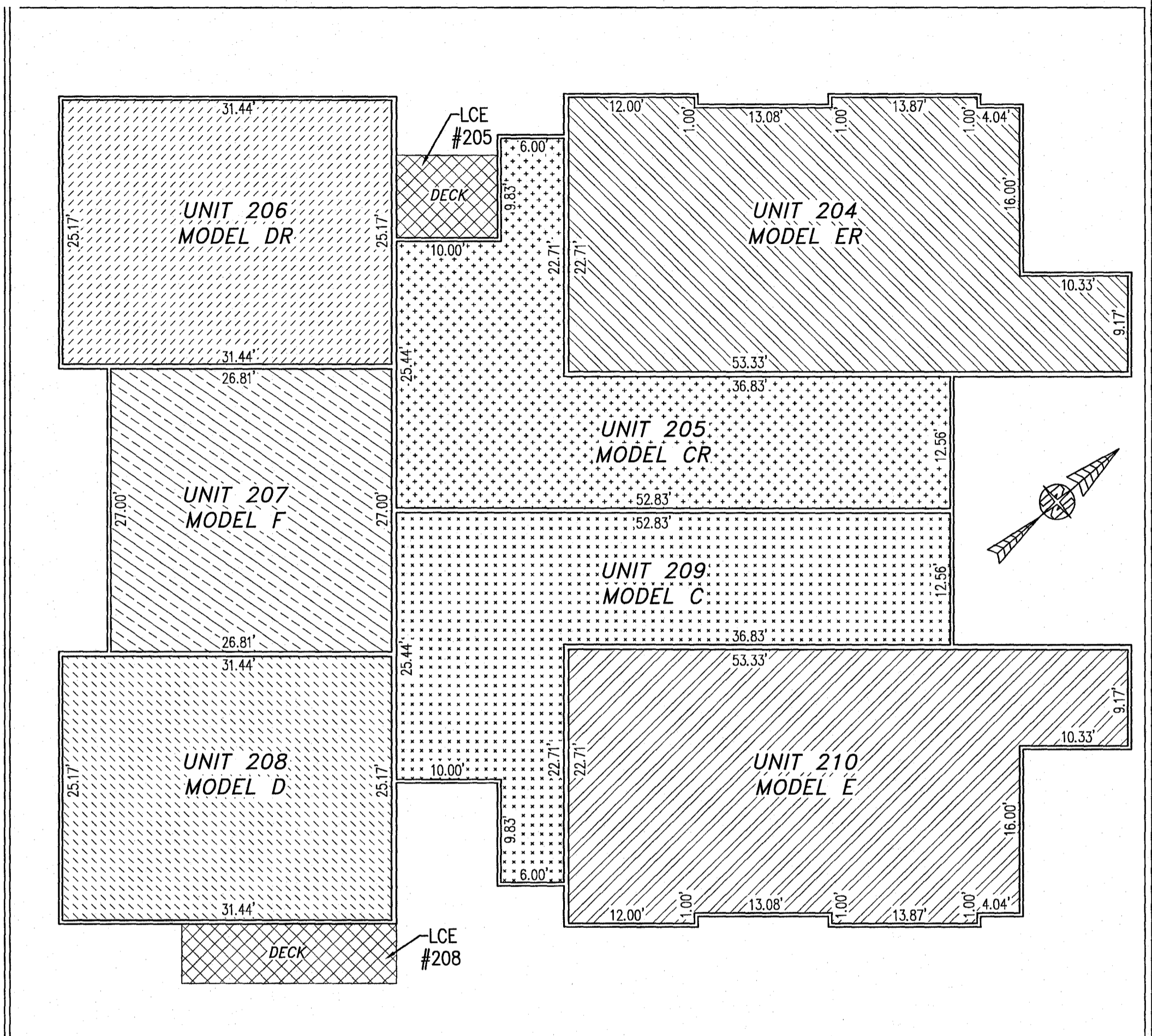


200001502

BUILDING 2 (10-PLEX)



FIRST FLOOR

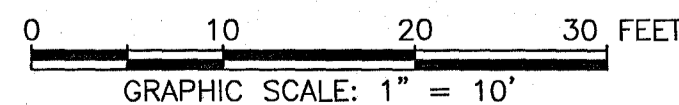


SECOND FLOOR

UNIT ID	UNIT DESCRIPTION	UNIT ADDRESS	PARKING SPACE
A	-INDICATES AREA OF UNIT 201	#201 PROMENADE LANE	216
B	-INDICATES AREA OF UNIT 202	#202 PROMENADE LANE	214
AR	-INDICATES AREA OF UNIT 203	#203 PROMENADE LANE	213
ER	-INDICATES AREA OF UNIT 204	#204 PROMENADE LANE	212
CR	-INDICATES AREA OF UNIT 205	#205 PROMENADE LANE	218
DR	-INDICATES AREA OF UNIT 206	#206 PROMENADE LANE	219
F	-INDICATES AREA OF UNIT 207	#207 PROMENADE LANE	221
D	-INDICATES AREA OF UNIT 208	#208 PROMENADE LANE	222
C	-INDICATES AREA OF UNIT 209	#209 PROMENADE LANE	223
E	-INDICATES AREA OF UNIT 210	#210 PROMENADE LANE	217
HP	HOUSE PANEL (ELECTRIC)	#211 PROMENADE LANE	N/A
FPSR	FIRE PROTECTION SPRINKLER ROOM	#212 PROMENADE LANE	N/A
	-INDICATES COMMON ELEMENT (EXCLUDING AREAS OUTSIDE OF SUBMITTED LAND)		
	-INDICATES LIMITED COMMON ELEMENT (LCE) ASSIGNED TO A UNIT. # UNIT ASSIGNED		

JCC Subdivision Agent Approval Not Required

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 # 200001502

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on January 31, 2020 at 2:12 AM PM PB PG Document # 200001502 MONA A. FOLEY, CLERK

THIS SHEET: FLOOR PLANS

**PHASE 2**  
**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 17, 2020  
 SCALE: 1"=10'  
 SHEET 5 OF 5 THIS PHASE