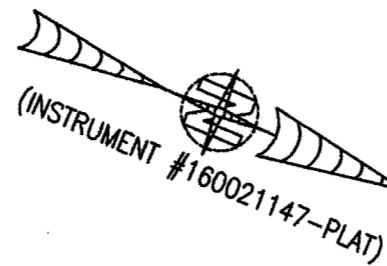
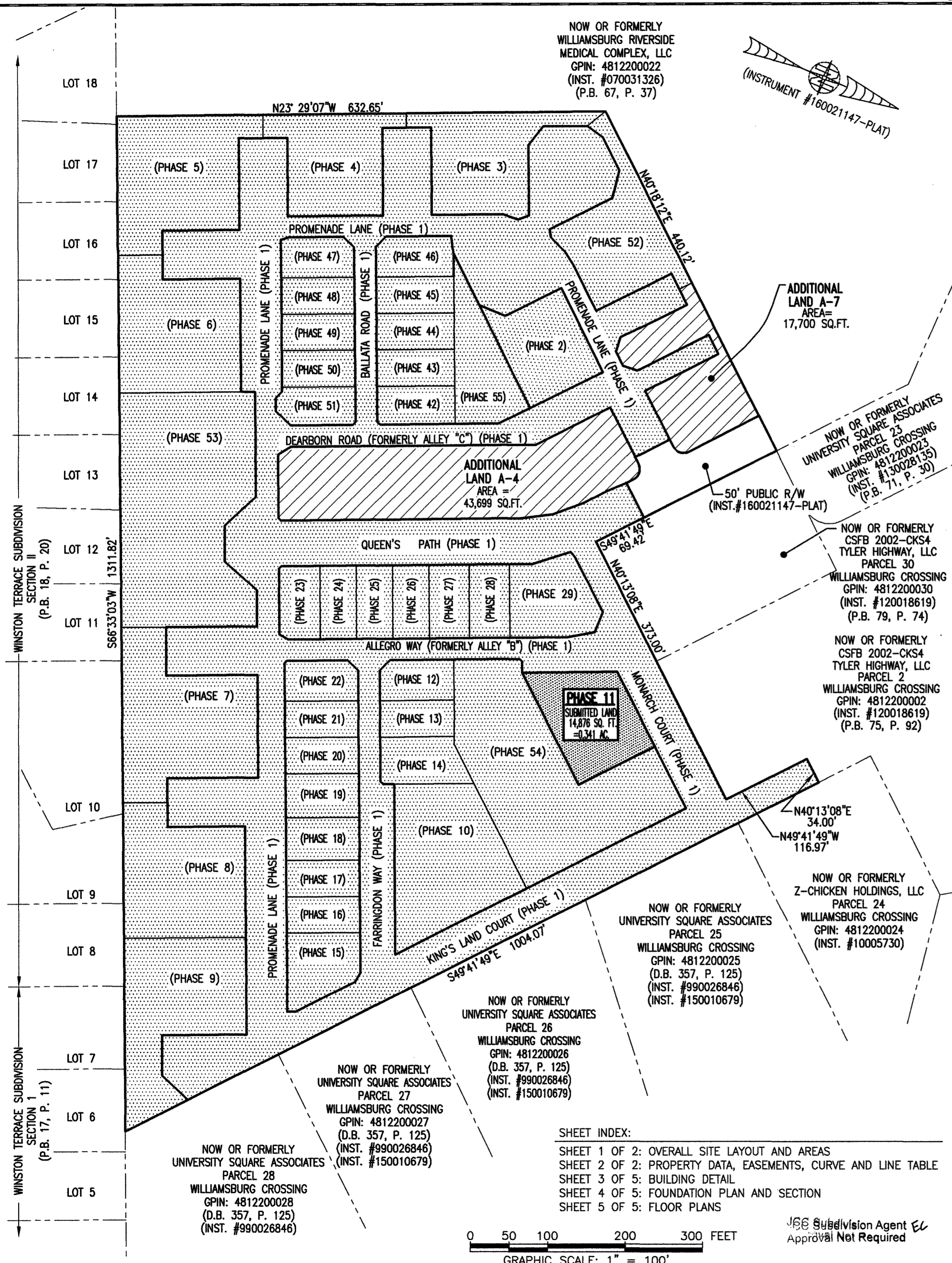
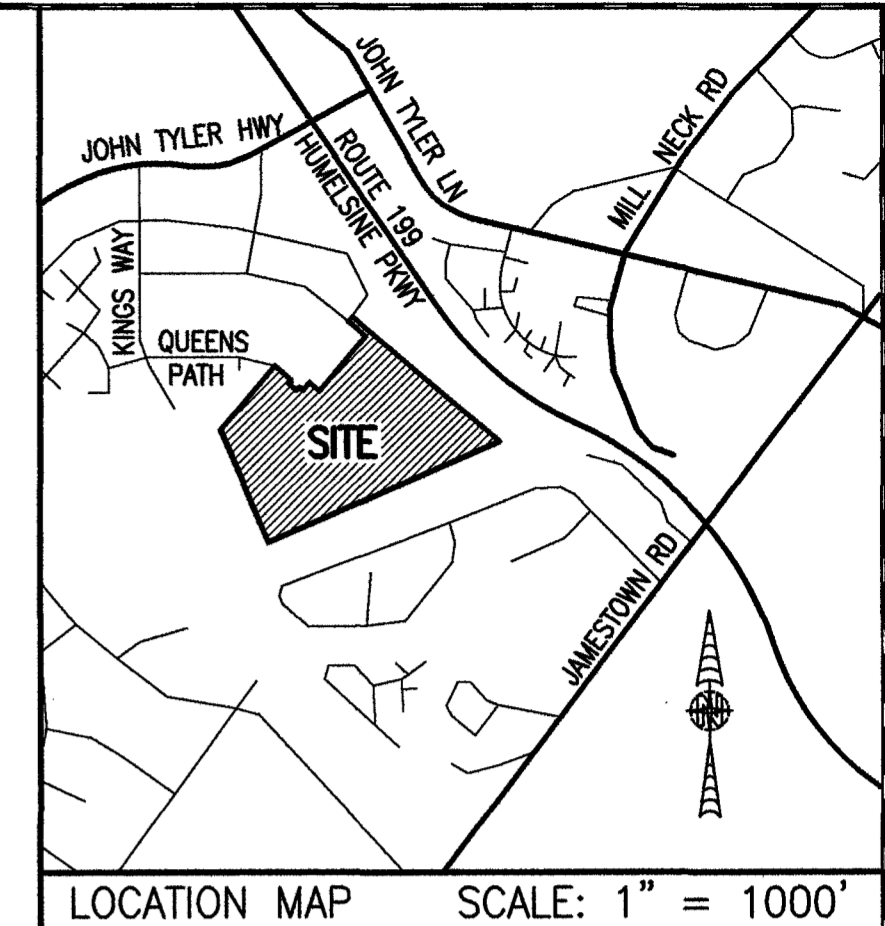


200008161

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.



AREA TABLE

PHASE	BLDG#	STATUS/RECORDATION	SQUARE FEET	ACRES
1	N/A	INSTR.#170011679	268,468	6.163
2	2	INSTR.#200001502	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
11	11	SUBSTANTIALLY COMPLETE	14,876	0.341
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
42	42	INSTR.#200004489	4,974	0.114
43	43	INSTR.#200003789	4,722	0.108
44	44	INSTR.#200003372	4,722	0.108
45	45	INSTR.#200002243	4,722	0.108
46	46	INSTR.#200000900	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-4			43,699	1.003
ADDITIONAL LAND A-7			17,700	0.406
TOTAL: NEW PARCEL 29			816,629	18.747

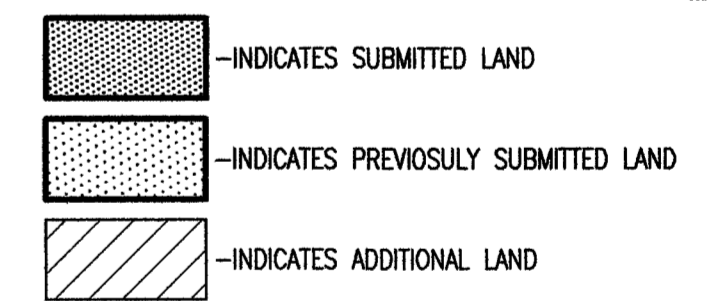
LEGAL DESCRIPTION

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:

- PHASE 11 BUILDING 11 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

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
June 9, 2020
at 10:04 AM AM PB PG
herewith as # 200008161
Document # 200008161
MONA A. FOLEY, CLERK
Mona A. Foley, Clerk



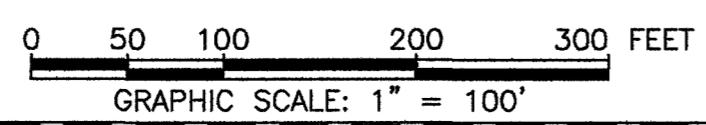
THIS SHEET: OVERALL SITE LAYOUT AND AREAS

PHASE 11
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

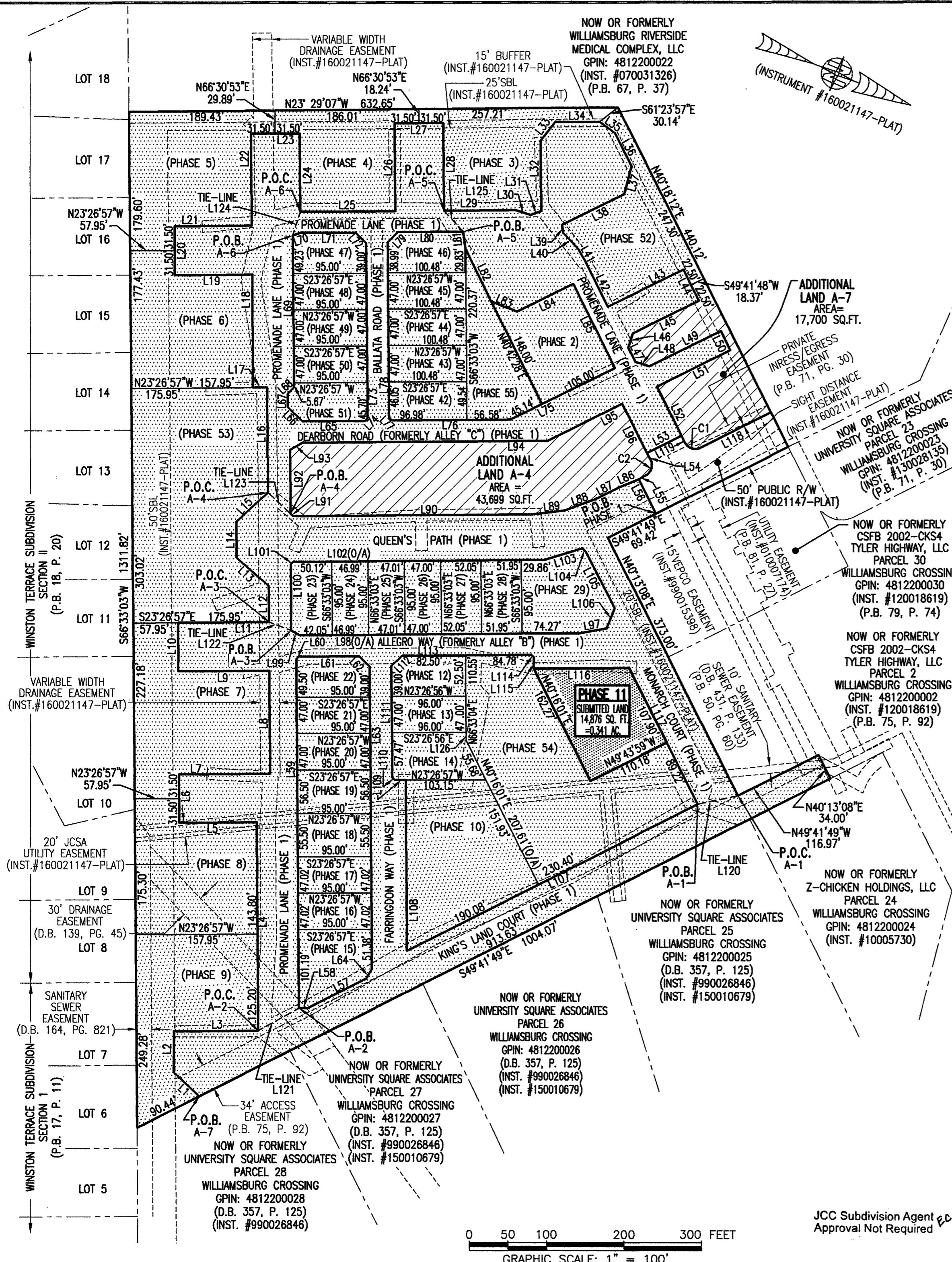
DATE: MAY 26, 2020
SCALE: 1"=100'
SHEET 1 OF 5 THIS PHASE

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



Subdivision Agent
Approval Not Required

200008161



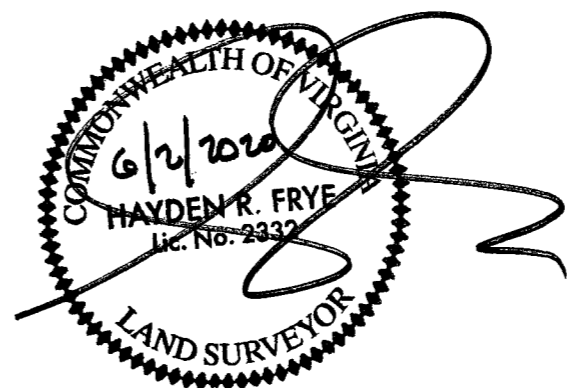
LINE TABLE

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 or Small Plat(s) Recorded herewith as # 200008161

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on June 9, 2020 at 10:04 AM P.M. PG. 1 Document # 200008161 MONA A. FOLEY, CLERK

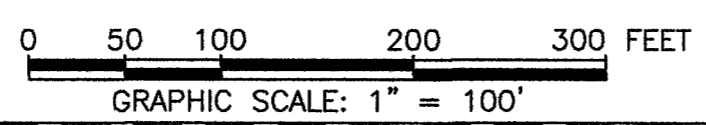
THIS SHEET: PROPERTY DATA, EASEMENTS, CURVE AND LINE TABLE

PHASE 11
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 26, 2020
SCALE: 1"=100'
SHEET 2 OF 5 THIS PHASE

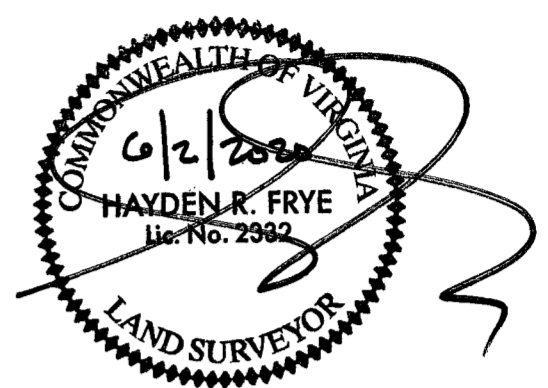
- INDICATES SUBMITTED LAND
- INDICATES PREVIOUSLY SUBMITTED LAND
- INDICATES ADDITIONAL LAND
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING



JCC Subdivision Agent Approval Not Required

200008161

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.



UNIT ID	UNIT DESCRIPTION	UNIT ADDRESS	PARKING SPACE
A	-INDICATES AREA OF UNIT 1101	#1101 MONARCH COURT	209
B	-INDICATES AREA OF UNIT 1102	#1102 MONARCH COURT	208
AR	-INDICATES AREA OF UNIT 1103	#1103 MONARCH COURT	207
ER	-INDICATES AREA OF UNIT 1104	#1104 MONARCH COURT	206
CR	-INDICATES AREA OF UNIT 1105	#1105 MONARCH COURT	204
DR	-INDICATES AREA OF UNIT 1106	#1106 MONARCH COURT	201
F	-INDICATES AREA OF UNIT 1107	#1107 MONARCH COURT	194
D	-INDICATES AREA OF UNIT 1108	#1108 MONARCH COURT	191
C	-INDICATES AREA OF UNIT 1109	#1109 MONARCH COURT	190
E	-INDICATES AREA OF UNIT 1110	#1110 MONARCH COURT	189
HP	HOUSE PANEL (ELECTRIC)	#1111 MONARCH COURT	N/A
FPSR	FIRE PROTECTION SPRINKLER ROOM	#1112 MONARCH COURT	N/A
	-INDICATES COMMON ELEMENT (EXCLUDING AREAS OUTSIDE OF SUBMITTED LAND)		
	-INDICATES LIMITED COMMON ELEMENT (LCE) ASSIGNED TO A UNIT. # UNIT ASSIGNED		

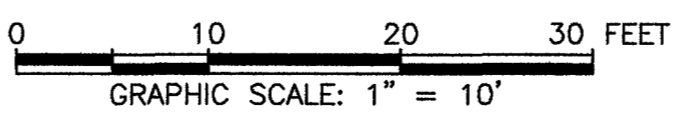
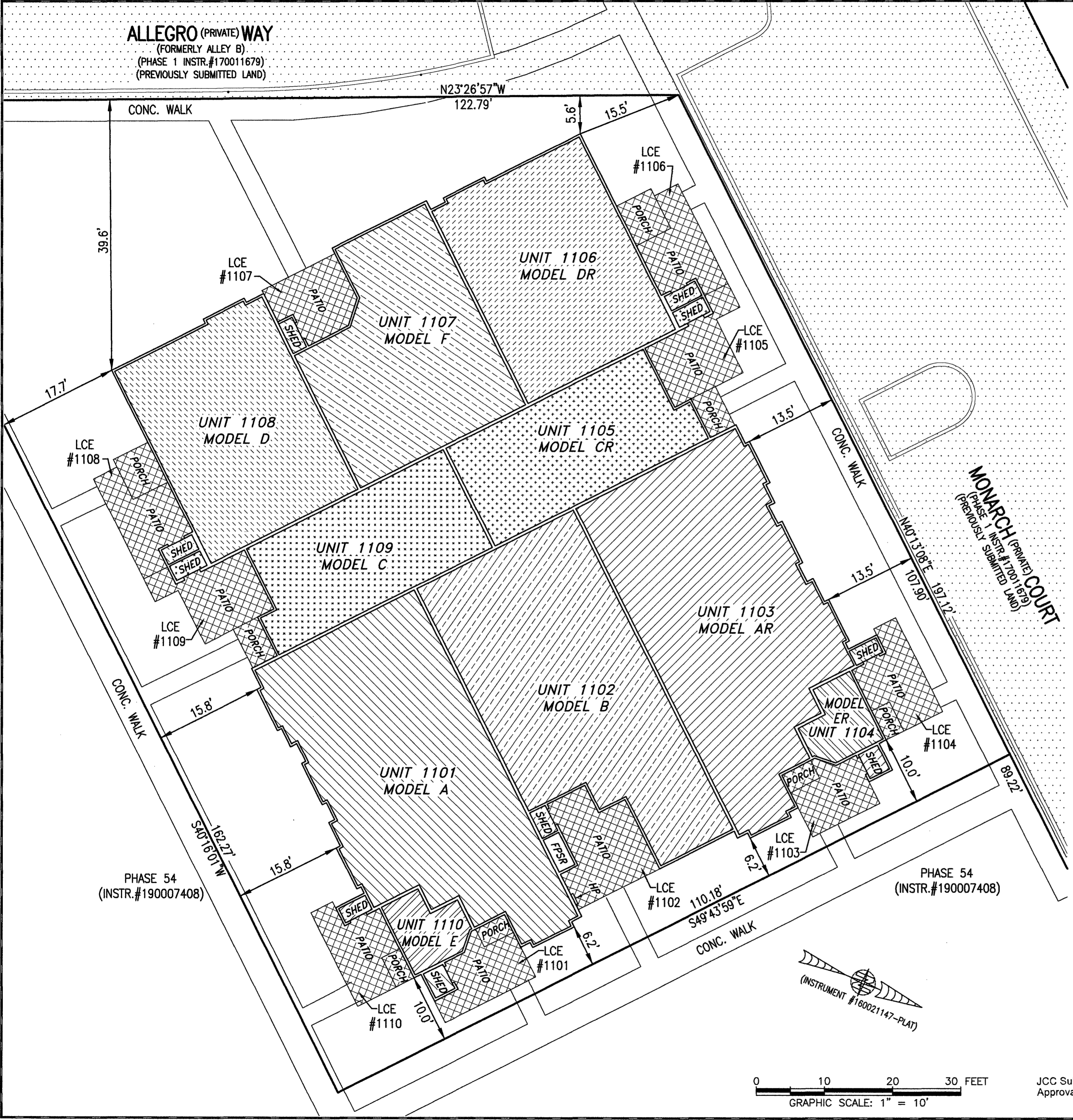
City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
June 9, 2020
 at 10:04 AM, PB _____ PG _____
 Document # 200008161
 MONA A. FOLEY, CLERK
Mona A. Foley, Clerk

THIS SHEET: BUILDING DETAIL

PHASE 11
CONDOMINIUM PLAT AND PLAN
 OF
THE PROMENADE
 AT
JOHN TYLER
 A CONDOMINIUM
 JAMES CITY COUNTY, VIRGINIA

Jo# 160921
 Hayden Frye and Associates, Inc.
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 333 KELLAM ROAD, SUITE 200
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 PH: (757) 491-7228 FX: (757) 491-7229

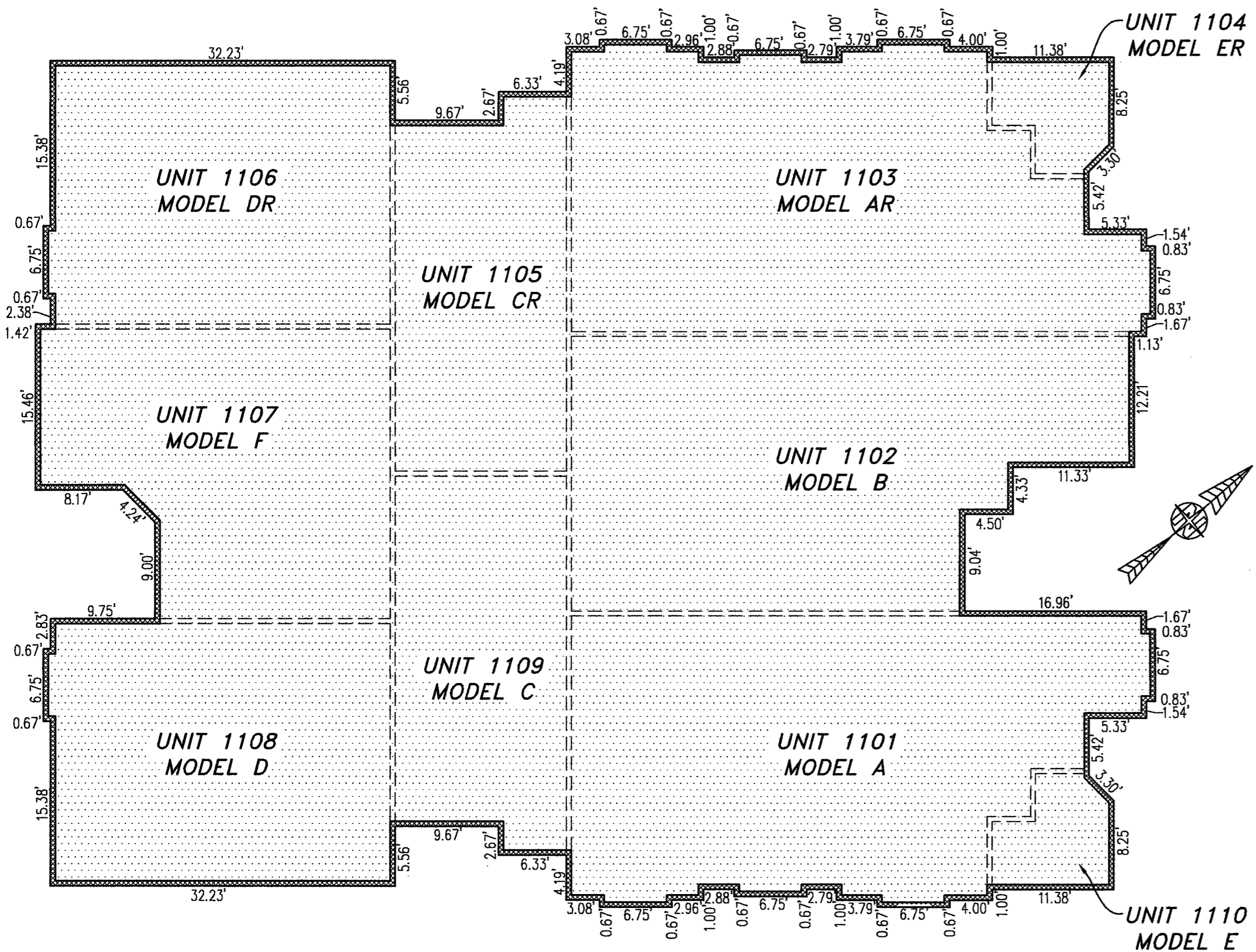
DATE: MAY 26, 2020
 SCALE: 1"=10'
 SHEET 3 OF 5 THIS PHASE



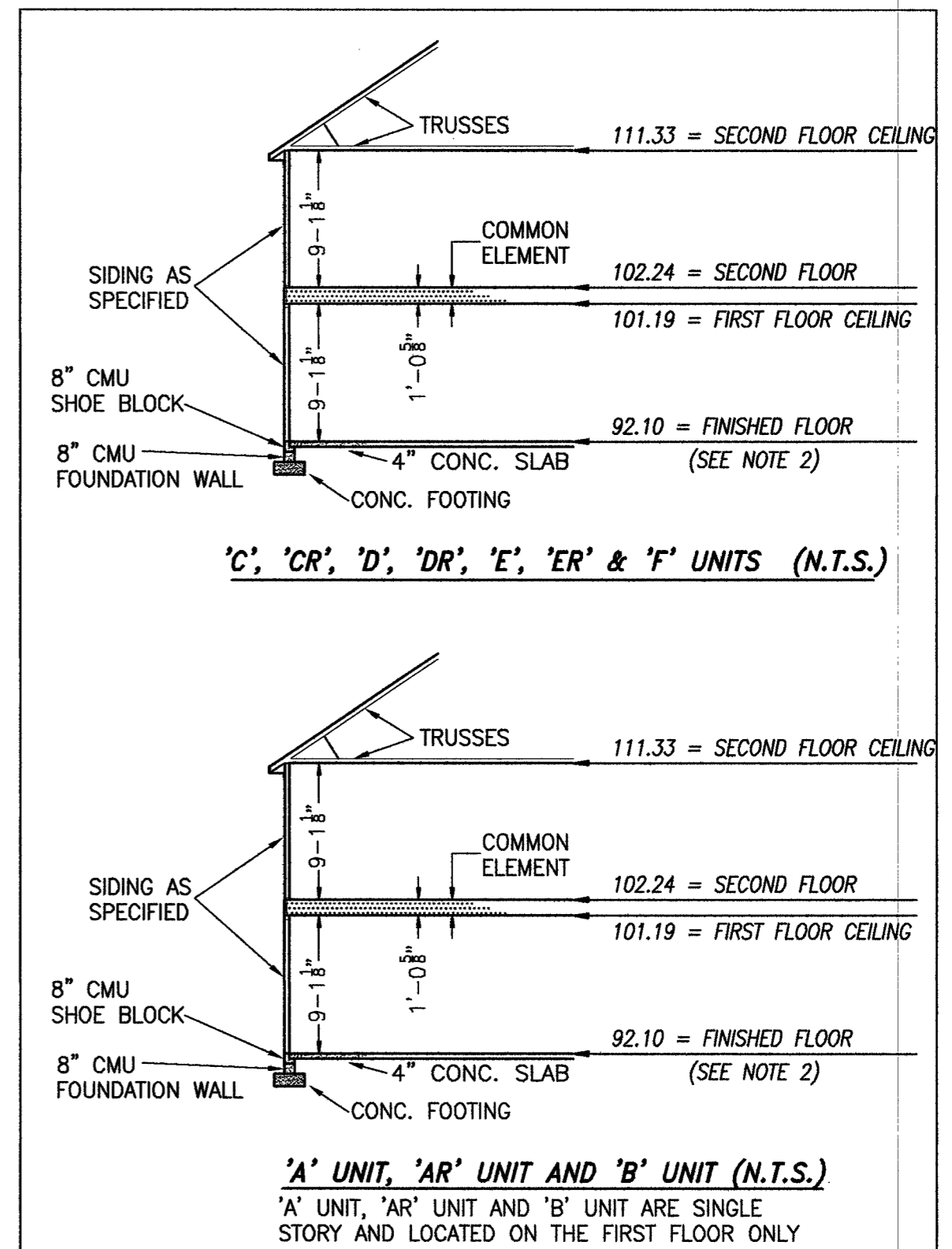
JCC Subdivision Agent
 Approval Not Required

200008161

BUILDING 11 (10-PLEX)



FOUNDATION PLAN



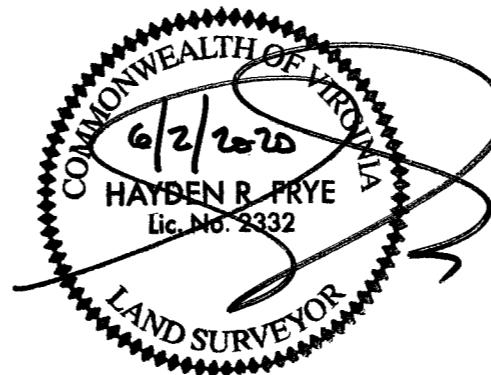
TYPICAL BUILDING SECTION

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 #11 (10-PLEX) THE PROMENADE AT JOHN TYLER BY HAYDEN FRYE AND ASSOCIATES PERFORMED ON 01/26/2020.

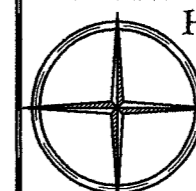
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THIS SHEET: FOUNDATION PLAN AND SECTION

PHASE 11
 CONDOMINIUM PLAT AND PLAN
 OF
THE PROMENADE
 AT
JOHN TYLER
 A CONDOMINIUM
 JAMES CITY COUNTY, VIRGINIA

Job# 160921



Hayden Frye and Associates, Inc.
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 333 KELLAM ROAD, SUITE 200
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 PH: (757) 491-7228 FX:(757) 491-7229

DATE: MAY 26, 2020

SCALE: 1"=10'

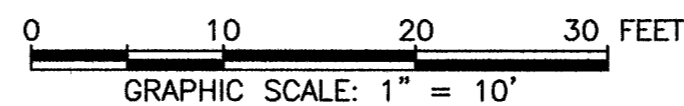
SHEET 4 OF 5 THIS PHASE

INDICATES COMMON ELEMENT

5 Large/Small Plat(s) Recorded
 herewith as # 200008161

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
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 at 10:04 AM/PM, PB PG
 Document # 200008161
 MONA A. FOLEY, CLERK

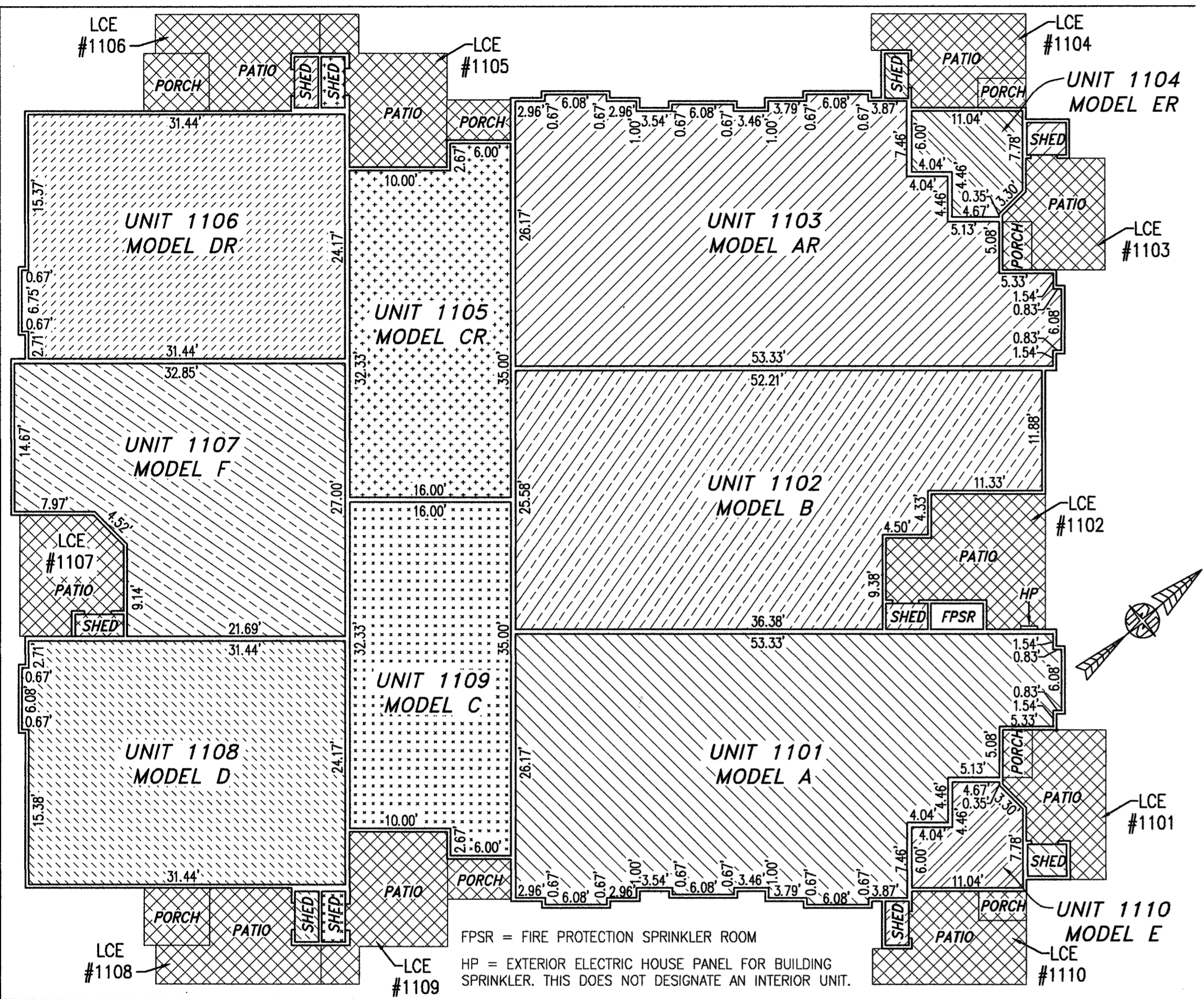
JCC Subdivision Agent
 Approval Not Required



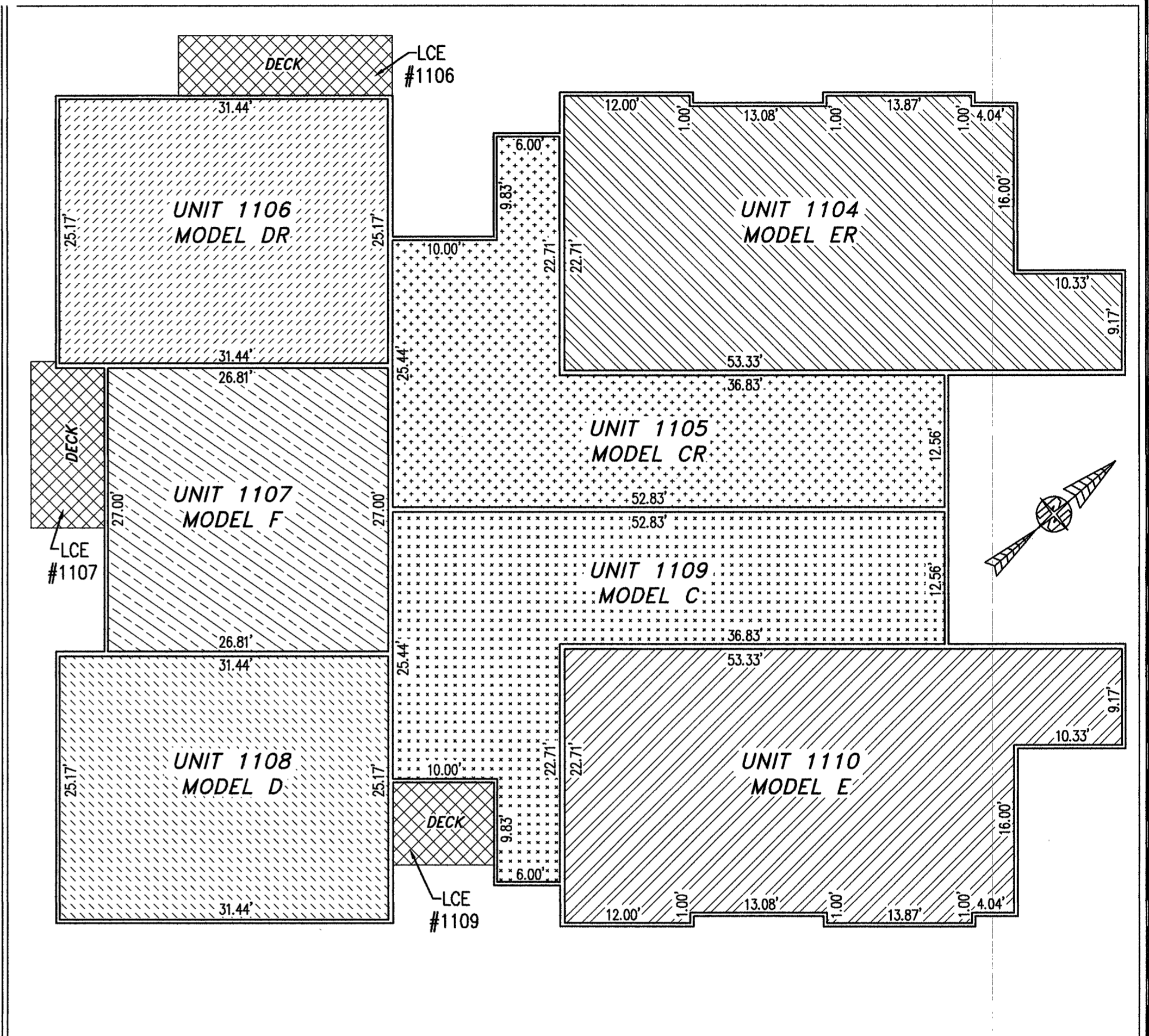
Mona A. Foley, Clerk

200008161

BUILDING 11 (10-PLEX)



FIRST FLOOR

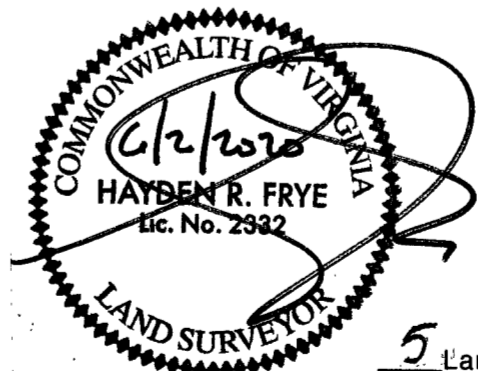


SECOND FLOOR

UNIT ID	UNIT DESCRIPTION	UNIT ADDRESS	PARKING SPACE
A	-INDICATES AREA OF UNIT 1101	#1101 MONARCH COURT	209
B	-INDICATES AREA OF UNIT 1102	#1102 MONARCH COURT	208
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ER	-INDICATES AREA OF UNIT 1104	#1104 MONARCH COURT	206
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C	-INDICATES AREA OF UNIT 1109	#1109 MONARCH COURT	190
E	-INDICATES AREA OF UNIT 1110	#1110 MONARCH COURT	189
HP	HOUSE PANEL (ELECTRIC)	#1111 MONARCH COURT	N/A
FPSR	FIRE PROTECTION SPRINKLER ROOM	#1112 MONARCH COURT	N/A
	-INDICATES COMMON ELEMENT (EXCLUDING AREAS OUTSIDE OF SUBMITTED LAND)		
	-INDICATES LIMITED COMMON ELEMENT (LCE) ASSIGNED TO A UNIT. # UNIT ASSIGNED		

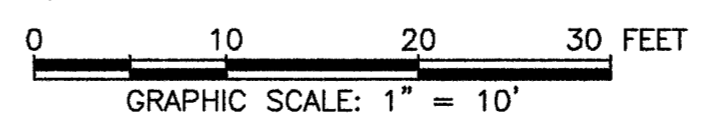
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5 Large/Small Plat(s) Recorded
 herewith as # 200008161

JCC Subdivision Agent &
 Approval Not Required



THIS SHEET: FLOOR PLANS

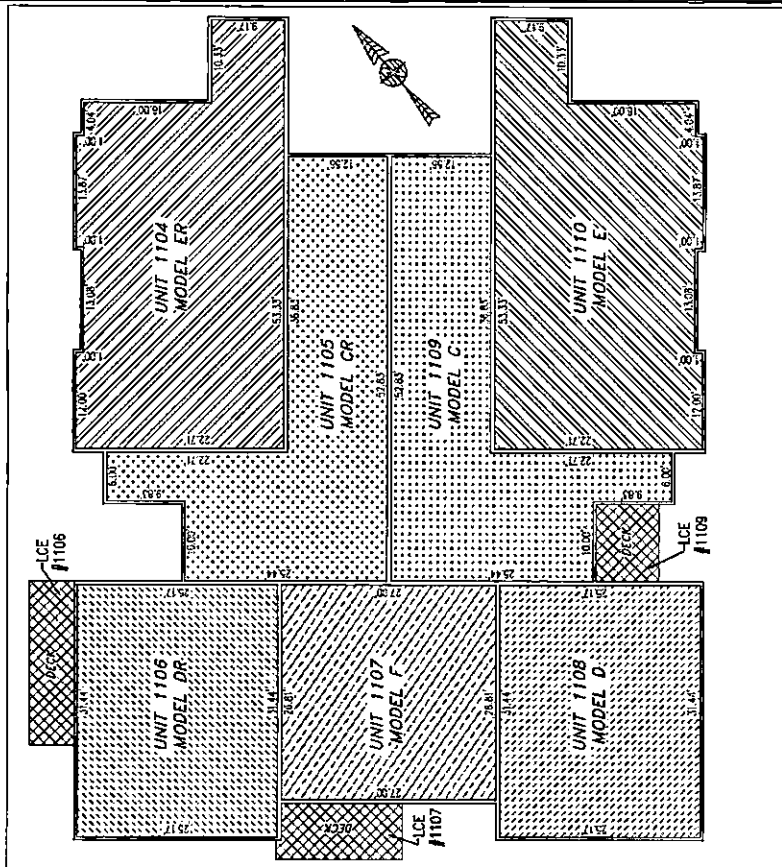
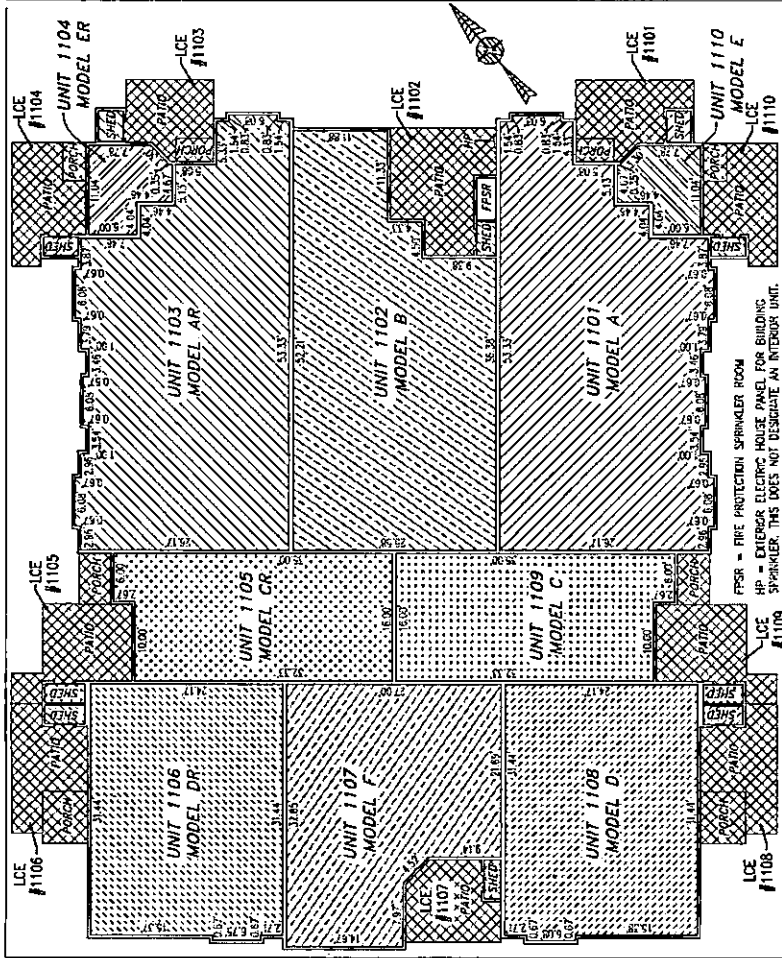
PHASE 11
CONDOMINIUM PLAT AND PLAN
 OF
THE PROMENADE
 AT
JOHN TYLER
 A CONDOMINIUM
 JAMES CITY COUNTY, VIRGINIA

DATE: MAY 26, 2020
 SCALE: 1"=10'
 SHEET 5 OF 5 THIS PHASE

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

Jo# 160921

BUILDING 11 (10-PLEX)



FIRST FLOOR

SECOND FLOOR

UNIT ID	UNIT DESCRIPTION	UNIT ADDRESS	PARKING SPACE
A	-INDICATES AREA OF UNIT 1101	#1101 MONARCH COURT	209
B	-INDICATES AREA OF UNIT 1102	#1102 MONARCH COURT	208
AR	-INDICATES AREA OF UNIT 1103	#1103 MONARCH COURT	207
ER	-INDICATES AREA OF UNIT 1104	#1104 MONARCH COURT	206
CR	-INDICATES AREA OF UNIT 1105	#1105 MONARCH COURT	204
DR	-INDICATES AREA OF UNIT 1106	#1106 MONARCH COURT	201
F	-INDICATES AREA OF UNIT 1107	#1107 MONARCH COURT	194
D	-INDICATES AREA OF UNIT 1108	#1108 MONARCH COURT	191
E	-INDICATES AREA OF UNIT 1109	#1109 MONARCH COURT	180
E	-INDICATES AREA OF UNIT 1110	#1110 MONARCH COURT	189
HP	-HOUSE PANEL (ELECTRIC)	#1111 MONARCH COURT	N/A
PSR	-FIRE PROTECTION SPRINKLER ROOM	#1112 MONARCH COURT	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 COMPLES 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.



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