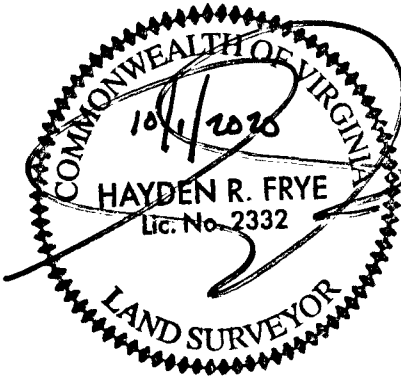
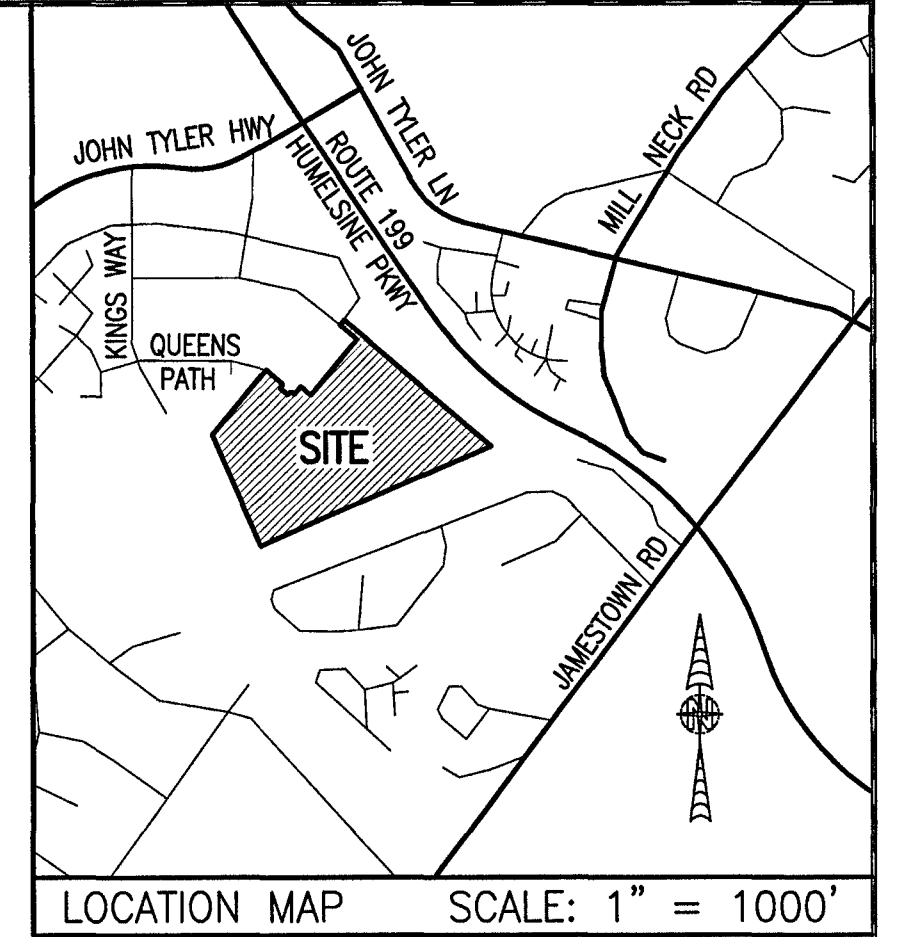


200017782

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.



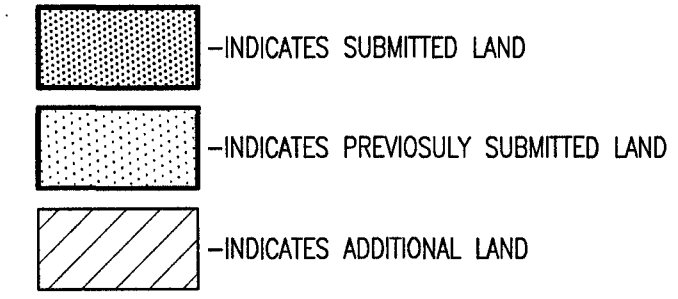
AREA TABLE				
PHASE	BLDG#	STATUS/RECORDATION	SQUARE FEET	ACRES
1	N/A	INSTR.#170011679	268,468	6.163
2	2	INSTR.#200001502	13,027	0.299
3	3	INSTR.#190014842	19,053	0.437
4	4	INSTR.#190007409	17,652	0.405
5	5	INSTR.#190001499	26,166	0.601
6	6	INSTR.#180018358	24,875	0.571
7	7	INSTR.#180014663	28,822	0.662
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	INSTR.#200008161	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
31	31	INSTR.#200011630	4,942	0.113
32	32	INSTR.#200011631	4,465	0.103
34	34	SUBSTANTIALLY COMPLETE	4,465	0.102
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			29,827	0.685
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.

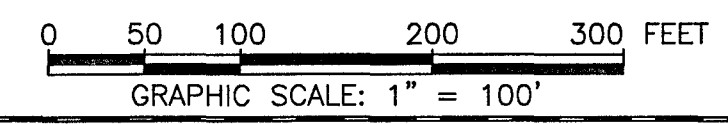
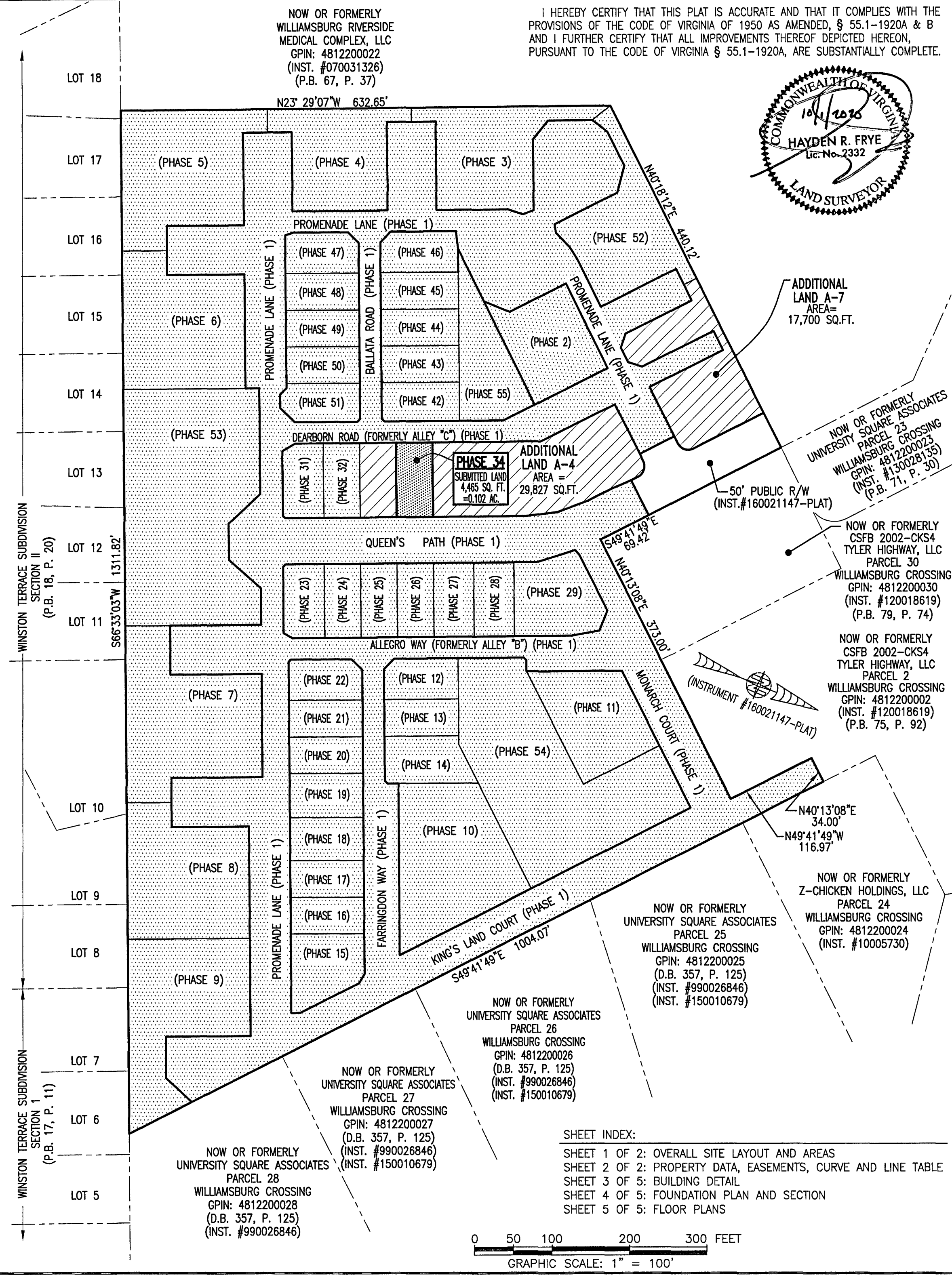
- NOTES:**
- PHASE 34 BUILDING 34 IS SUBSTANTIALLY COMPLETE.
 - EASEMENTS AND BUILDING LINES SHOWN HEREON PER THE FOLLOWING:
 - ALTA SURVEY BY AES CONSULTING ENGINEERS, DATED 3-23-15
 - PLAT BY AES CONSULTING ENGINEERS, DATED 10-24-16, INST.#160021147
 - PLAN OF DEVELOPMENT BY AES CONSULTING ENGINEERS, DATED 9-8-16

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 Oct. 21, 2020
 at 10:10 AM, PG. 1
 Document # 200017782
 MONA A. FOLEY, CLERK



THIS SHEET: OVERALL SITE LAYOUT AND AREAS

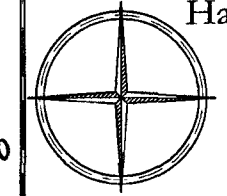
PHASE 34
CONDOMINIUM PLAT AND PLAN
 OF
THE PROMENADE
 AT
JOHN TYLER
 A CONDOMINIUM
 JAMES CITY COUNTY, VIRGINIA
 Jo# 160921
 Hayden Frye and Associates, Inc.
Land Surveyors DATE: SEPTEMBER 18, 2020
 333 KELLAM ROAD, SUITE 200
 VIRGINIA BEACH, VA., 23462 SCALE: 1"=100'
 PH: (757) 491-7228 FX:(757) 491-7229 SHEET 1 OF 5 THIS PHASE



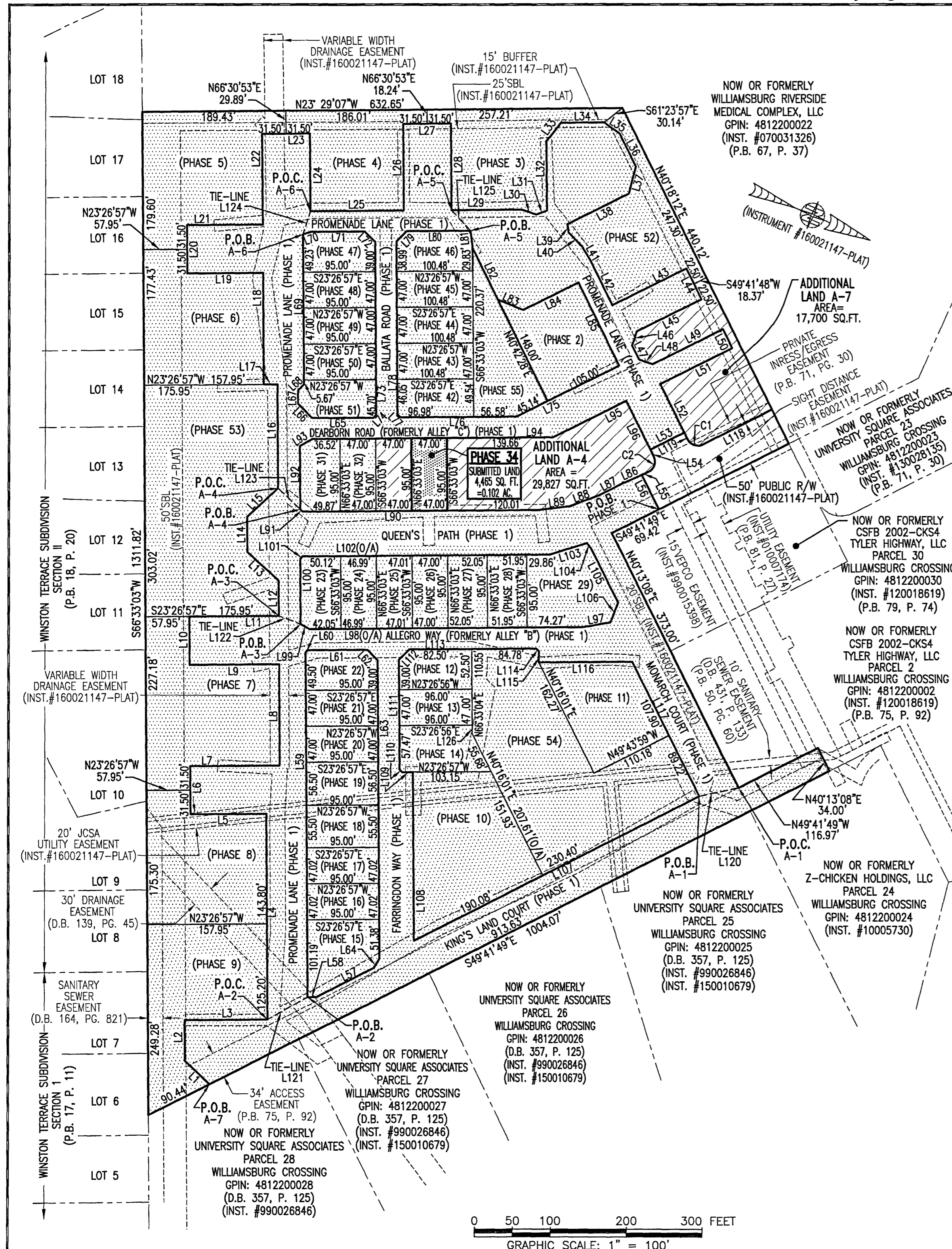
SHEET INDEX:
 SHEET 1 OF 2: OVERALL SITE LAYOUT AND AREAS
 SHEET 2 OF 2: PROPERTY DATA, EASEMENTS, CURVE AND LINE TABLE
 SHEET 3 OF 5: BUILDING DETAIL
 SHEET 4 OF 5: FOUNDATION PLAN AND SECTION
 SHEET 5 OF 5: FLOOR PLANS

5 Large Small Plat(s) Recorded
 herewith as # 200017782

JCC Subdivision Agent
 Approval Not Required



200017782



NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE
L1	S2°01'13"W	44.97'	L26	S66°33'03"W	113.01'	L51	S49°17'28"E	106.06'	L76	S2°26'57"E	153.56'	L101	N68°23'33"W	4.24'
L2	S66°33'03"W	53.15'	L27	N2°26'57"W	63.00'	L52	N4°18'11"E	70.86'	L77	S21°33'03"W	4.95'	L102	N2°26'57"W	324.98'
L3	N2°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	N4°12'30"W	51.55'
L4	S66°33'03"W	269.00'	L29	N2°26'49"W	91.87'	L54	N4°18'11"E	10.00'	L79	N68°27'04"W	19.09'	L104	N2°5'15"E	8.23'
L5	S2°26'57"E	100.00'	L30	N0°45'59"W	20.95'	L55	S49°41'49"E	10.00'	L80	N2°27'12"W	84.32'	L105	N4°13'08"E	80.19'
L6	S66°33'03"W	63.00'	L31	N4°30'18"W	14.72'	L56	N4°18'11"E	50.00'	L81	N59°51'39"E	22.83'	L106	N88°35'55"E	27.66'
L7	N2°26'57"W	118.00'	L32	S66°30'53"W	90.51'	L57	S49°41'49"E	84.74'	L82	N4°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	N0°46'13"W	36.04'	L108	S66°33'03"W	220.39'
L9	S2°26'57"E	118.00'	L34	N2°29'07"W	57.00'	L59	S66°33'03"W	450.73'	L84	N49°17'32"W	81.13'	L109	S2°26'57"E	14.00'
L10	S66°33'03"W	63.00'	L35	N1°30'50"E	24.93'	L60	N68°26'57"W	4.24'	L85	N4°42'32"E	121.00'	L110	S21°33'04"W	4.95'
L11	N2°26'57"W	118.00'	L36	N4°41'49"E	48.00'	L61	N2°26'57"W	78.50'	L86	S4°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	S4°30'04"E	41.26'	L113	N2°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	S3°00'34"E	41.26'	L114	N21°33'03"E	4.95'
L15	N65°37'37"W	55.33'	L40	N2°26'55"E	25.94'	L65	S2°26'57"E	81.00'	L90	S2°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	N2°26'57"W	122.79'
L17	S2°26'57"E	18.00'	L42	N4°43'30"E	65.92'	L67	S66°33'03"W	17.38'	L92	S66°33'03"W	82.68'	L117	N4°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	N5°30'03"W	18.83'	L118	S49°41'49"E	101.83'
L19	S2°26'57"E	100.00'	L44	N4°42'32"E	45.00'	L69	S66°33'03"W	195.90'	L94	N2°26'57"W	317.18'	L119	S4°18'11"W	10.00'
L20	S66°33'03"W	63.00'	L45	S49°17'28"E	95.23'	L70	N4°44'18"W	11.00'	L95	N49°17'28"E	107.22'	L120	S35°02'48"E	53.18'
L21	N2°26'57"W	100.00'	L46	N85°40'58"E	19.10'	L71	N2°26'49"W	71.00'	L96	N4°18'11"E	81.23'	L121	N52°05'49"W	60.39'
L22	S66°33'03"W	118.31'	L47	N4°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	N2°28'23"W	63.00'	L48	N0°19'02"W	19.08'	L73	N66°33'03"E	225.70'	L98	S2°26'57"E	361.32'	L123	N2°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	N8°45'00"E	31.88'
L25	N2°26'49"W	123.00'	L50	N4°42'32"E	27.52'	L75	S49°17'28"E	150.14'	L100	S66°39'51"W	85.57'	L125	N2°37'14"E	36.67'
												L126	N66°33'04"E	11.05'

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.



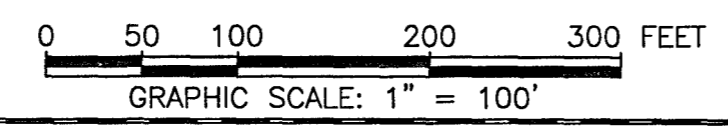
5 Large Small Plat(s) Recorded
 herewith as # 200017782
 City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 Oct. 21, 2020
 at 10:10 AM PM, PG. PG.
 Document # 200017782
 MONA A. FOLEY, CLERK
 Clerk

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

PHASE 34
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

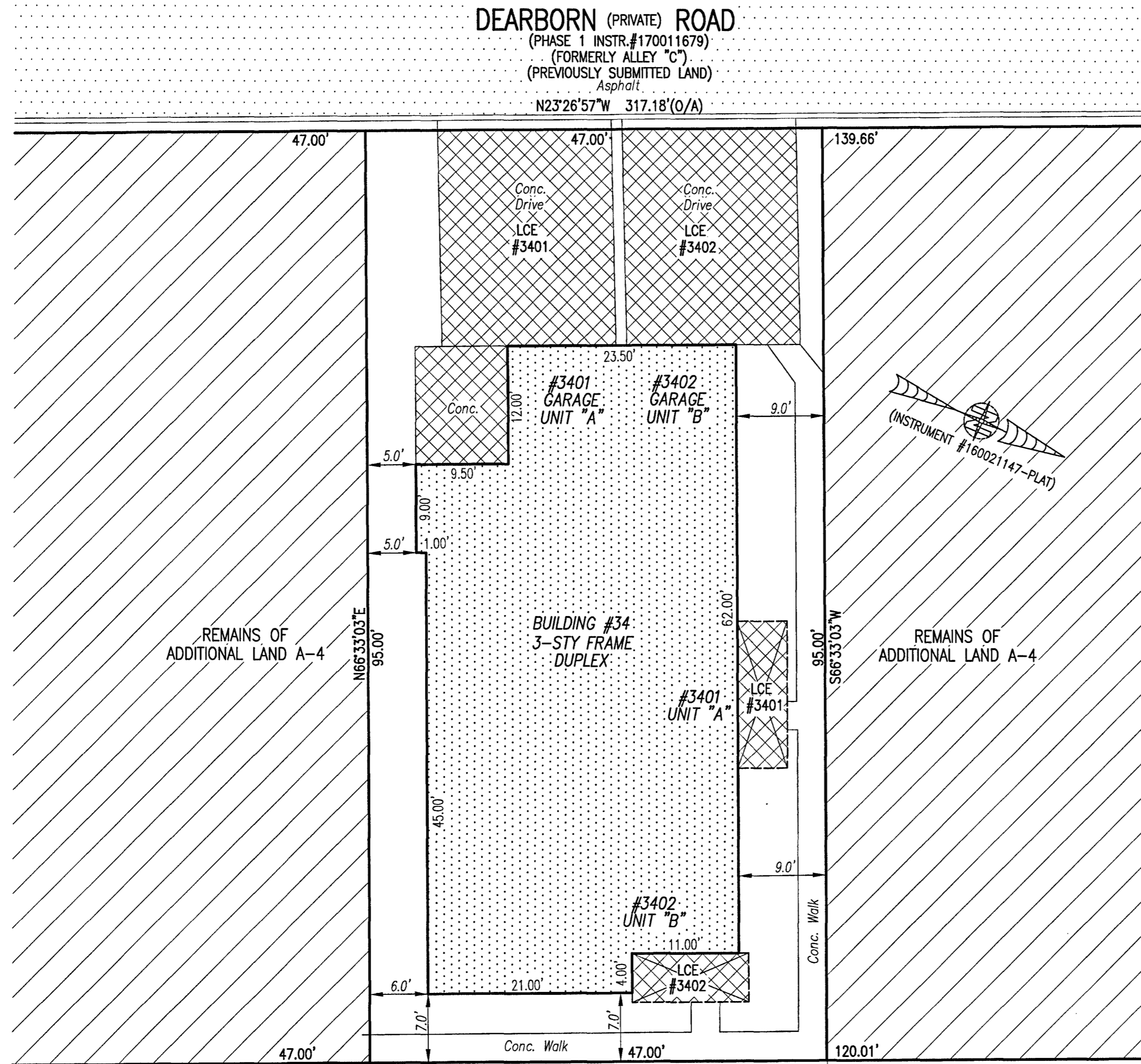
DATE: SEPTEMBER 18, 2020
 SCALE: 1"=100'
 SHEET 2 OF 5 THIS PHASE



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

200017782

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

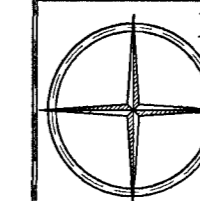
5 Large/Small Plat(s) Recorded
herewith as # 200017782

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
04.21.2020
at 10:10 AM PM: PB PG
Document # 200017782
MONA A. FOLEY, CLERK
Mona A. Foley, Clerk

THIS SHEET: BUILDING DETAIL

PHASE 34
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: SEPTEMBER 18, 2020

SCALE: 1"=10'

SHEET 3 OF 5 THIS PHASE

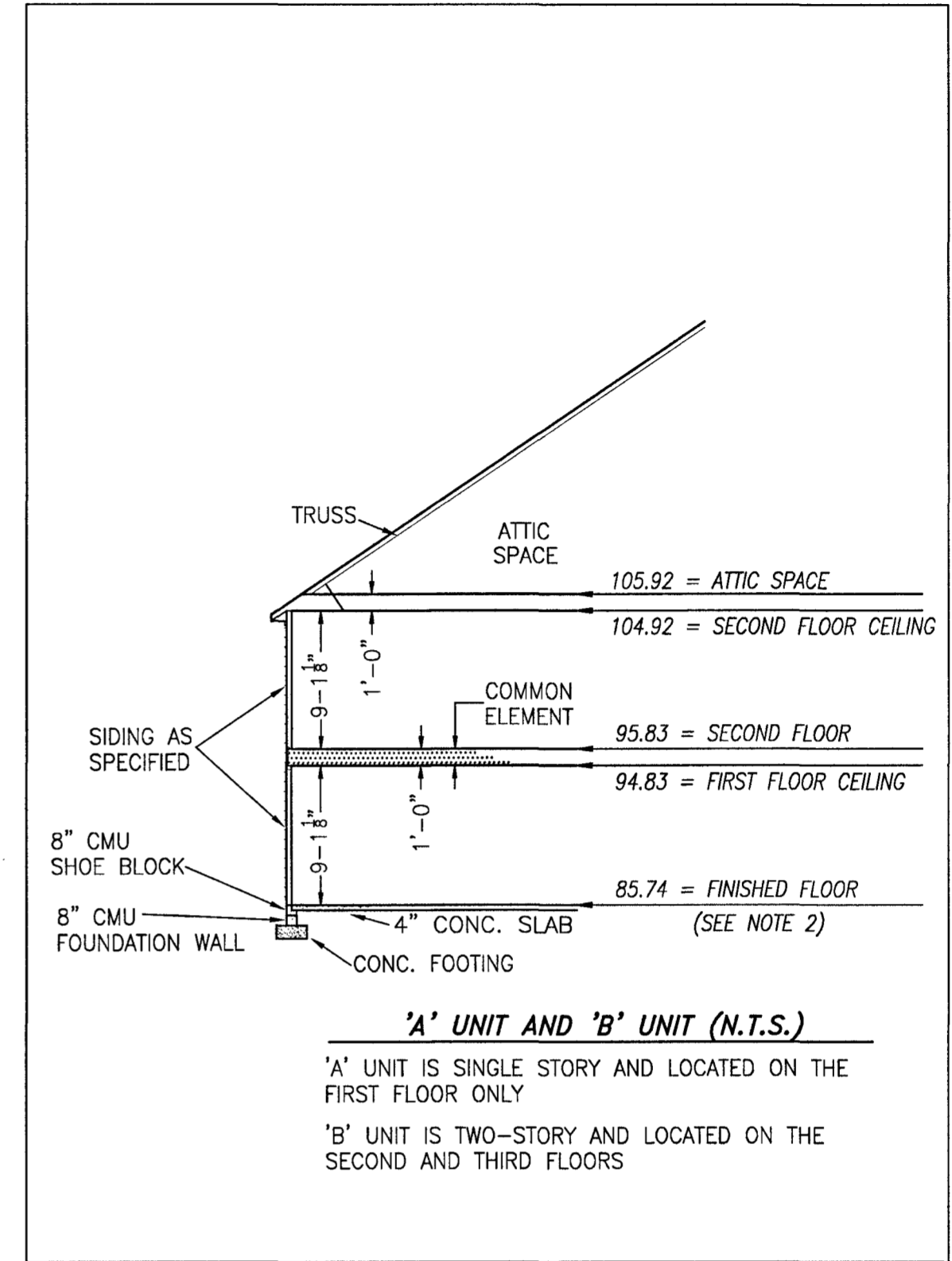
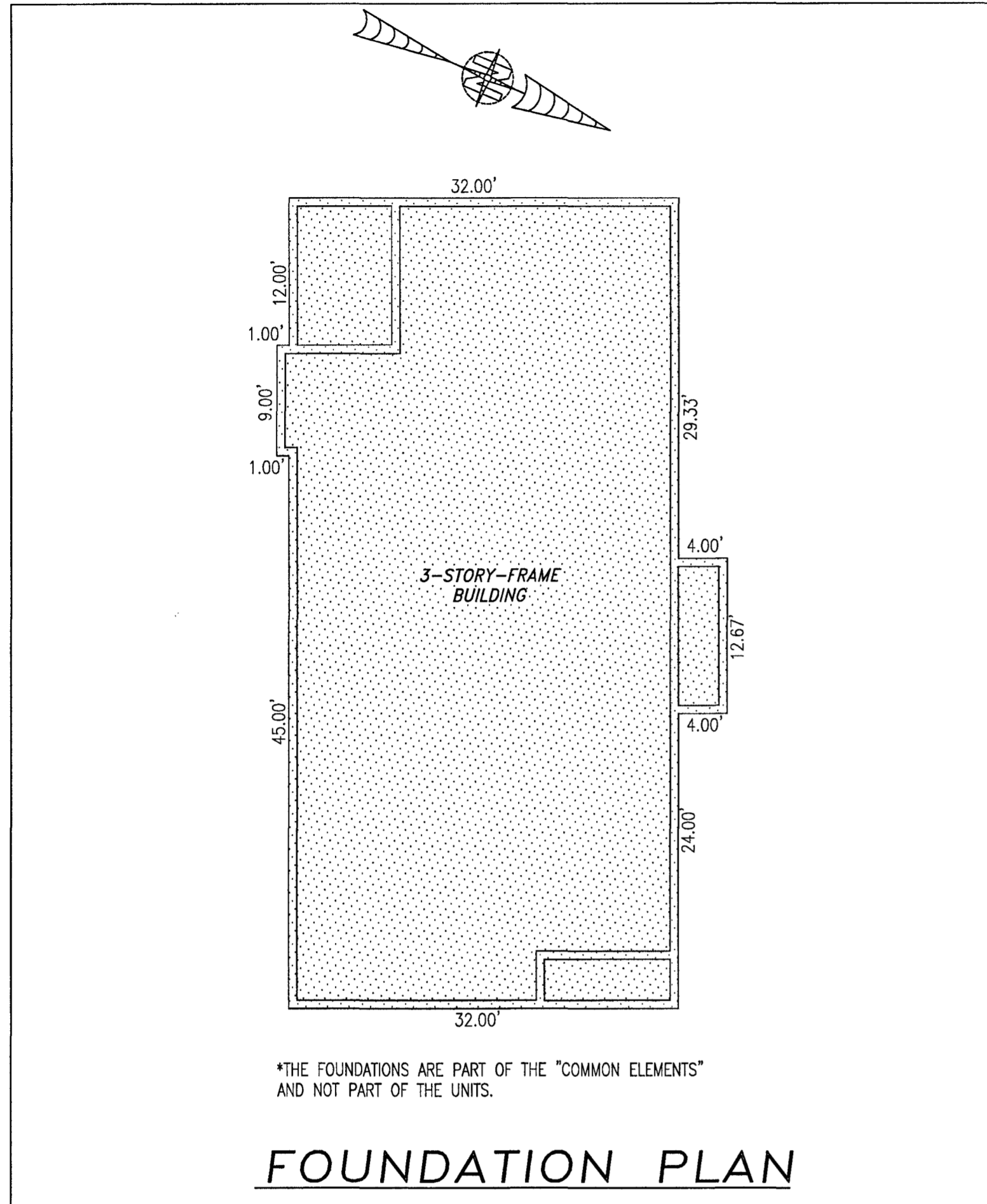
0 10 20 30 FEET
GRAPHIC SCALE: 1" = 10'

S23°26'49"E 310.88'(0/A)
Asphalt
QUEEN'S (PRIVATE) PATH
(PHASE 1 INSTR.#170011679)
(PREVIOUSLY SUBMITTED LAND)

DEARBORN (PRIVATE) ROAD
(PHASE 1 INSTR.#170011679)
(FORMERLY ALLEY "C")
(PREVIOUSLY SUBMITTED LAND)
Asphalt
N23°26'57"W 317.18'(0/A)

200017782

BUILDING 34 (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 #34 (DUPLEX) THE PROMENADE AT JOHN TYLER BY HAYDEN FRYE AND ASSOCIATES. FIELD WORK WAS PERFORMED ON 09-03-20.

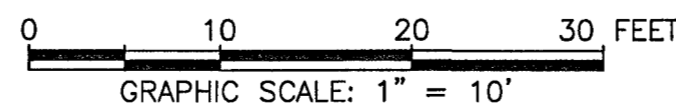
I HEREBY CERTIFY THAT THIS PLAT IS ACCURATE AND THAT IT COMPLIES WITH THE PROVISIONS OF THE CODE OF VIRGINIA OF 1950 AS AMENDED, § 55.1-1920A & B AND I FURTHER CERTIFY THAT ALL IMPROVEMENTS THEREOF DEPICTED HEREON, PURSUANT TO THE CODE OF VIRGINIA § 55.1-1920B, ARE SUBSTANTIALLY COMPLETE.

5 Large/Small Plat(s) Recorded herewith as # 200017782

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on Oct. 21, 2020
 at 10:10 AM RM: PB PG
 Document # 200017782
 MONA A. FOLEY, CLERK
Mona A. Foley, Clerk



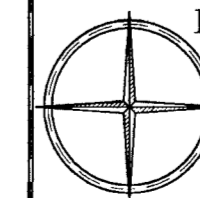
-INDICATES COMMON ELEMENT



THIS SHEET: FOUNDATION PLAN AND SECTION

PHASE 34
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

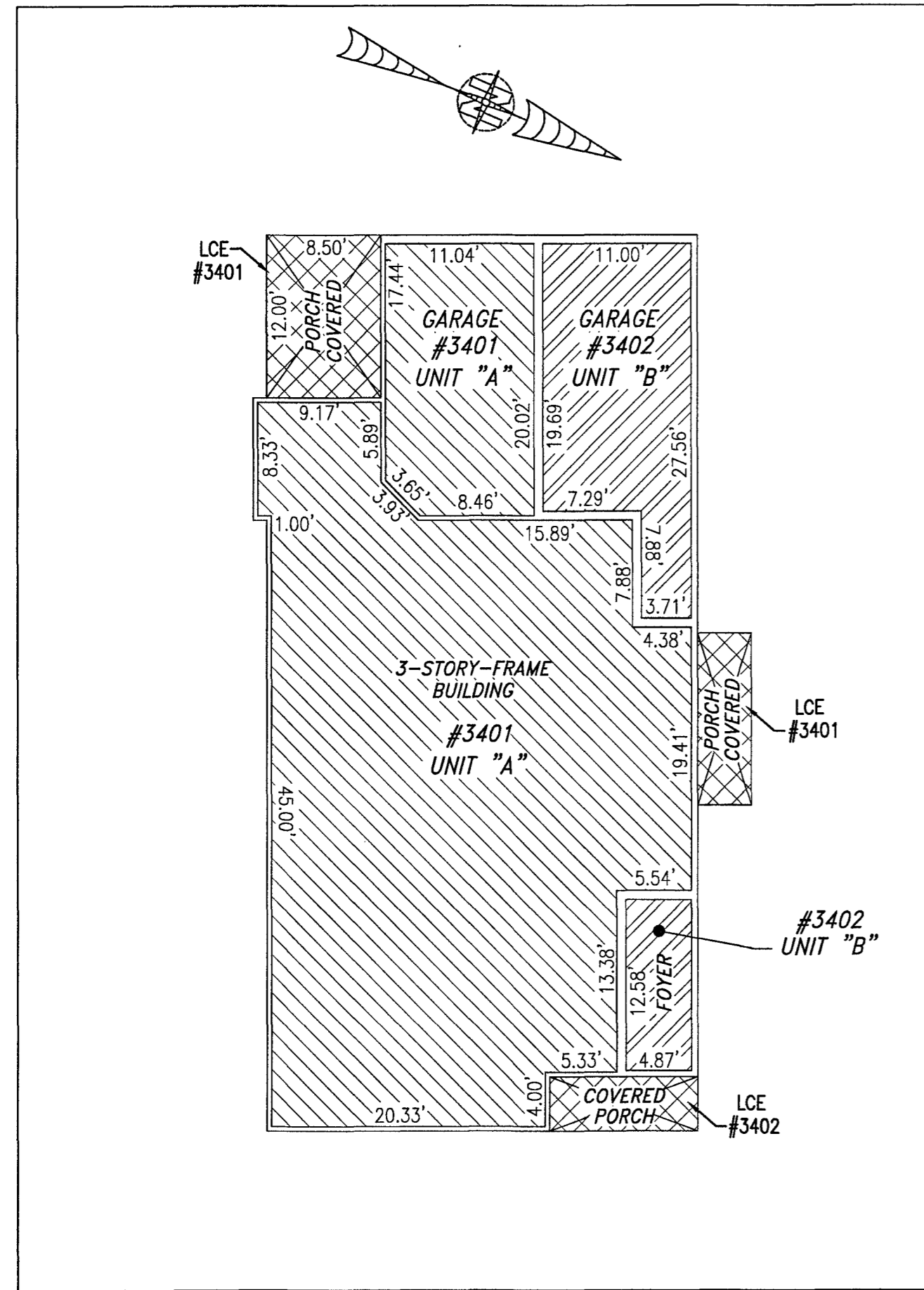
DATE: SEPTEMBER 18, 2020

SCALE: 1"=10'

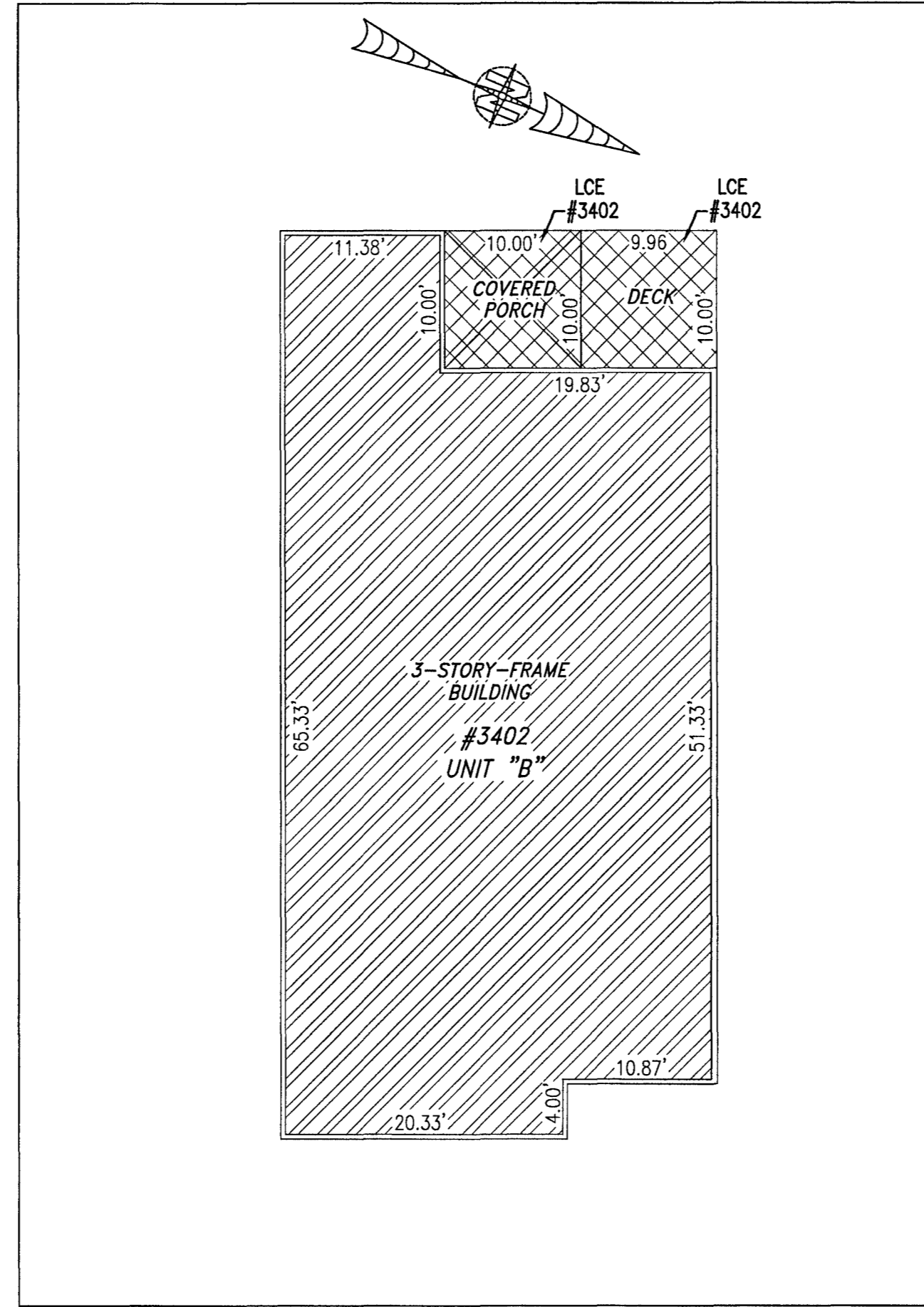
SHEET 4 OF 5 THIS PHASE

200017782

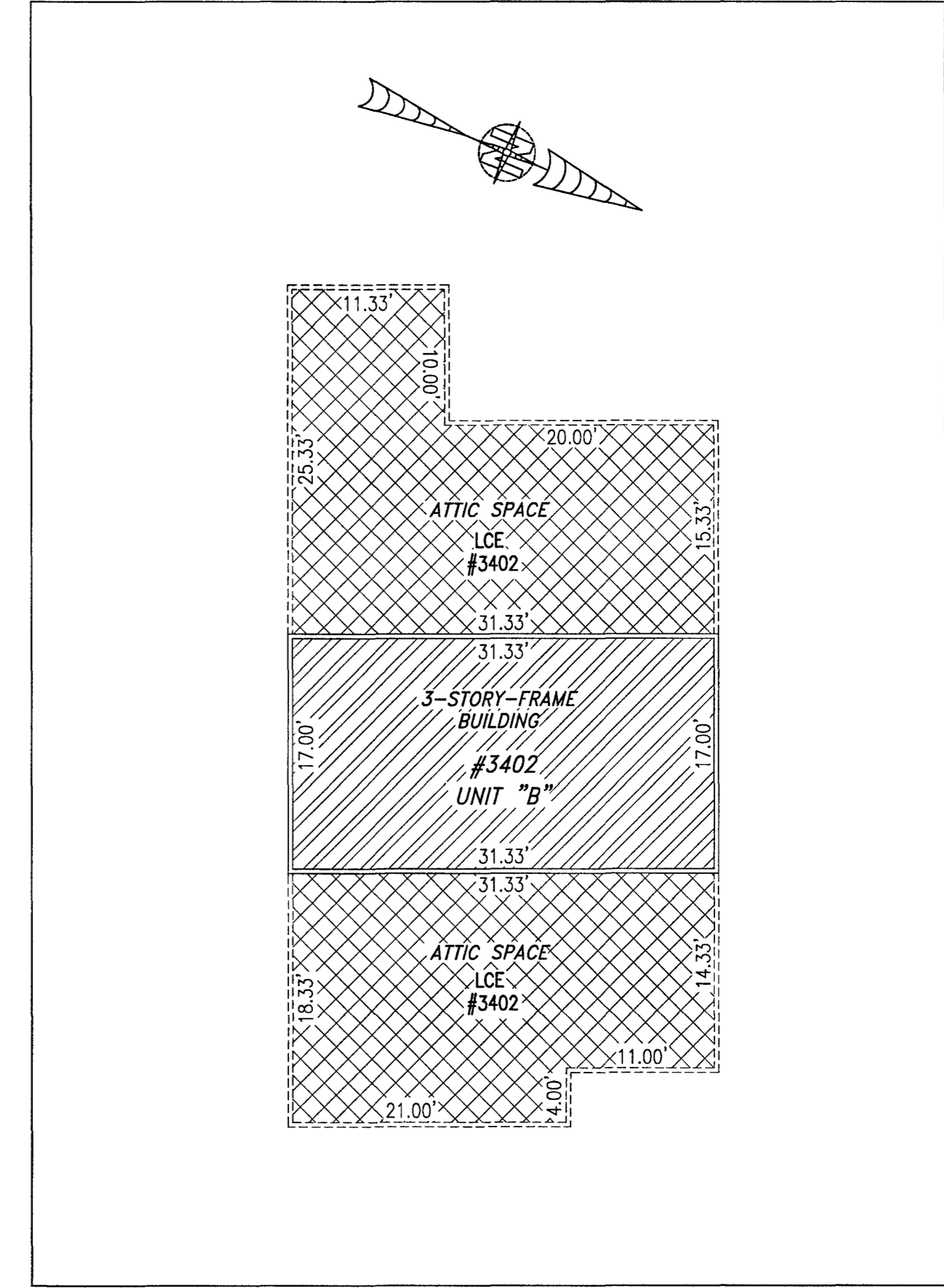
BUILDING 34 (DUPLEX)



FIRST FLOOR



SECOND FLOOR



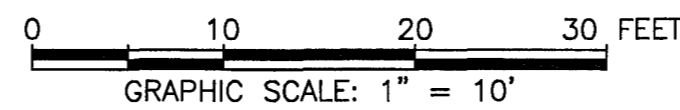
THIRD FLOOR

5 Large Small Plat(s) Recorded
herewith as # 200017782

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.

UNIT ID	UNIT DESCRIPTION	UNIT ADDRESS
A	-INDICATES AREA OF UNIT 3401	#3401 QUEEN'S PATH
B	-INDICATES AREA OF UNIT 3402	#3402 QUEEN'S PATH
	-INDICATES COMMON ELEMENT	
	-INDICATES LIMITED COMMON ELEMENT	

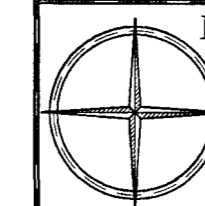
City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
Oct. 21, 2020
at 10:10 AM, PB PG
Document # 200017782
MONA A. FOLEY, CLERK
Mona A. Foley, Clerk



THIS SHEET: FLOOR PLANS

PHASE 34
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: SEPTEMBER 18, 2020

SCALE: 1"=10'

SHEET 5 OF 5 THIS PHASE