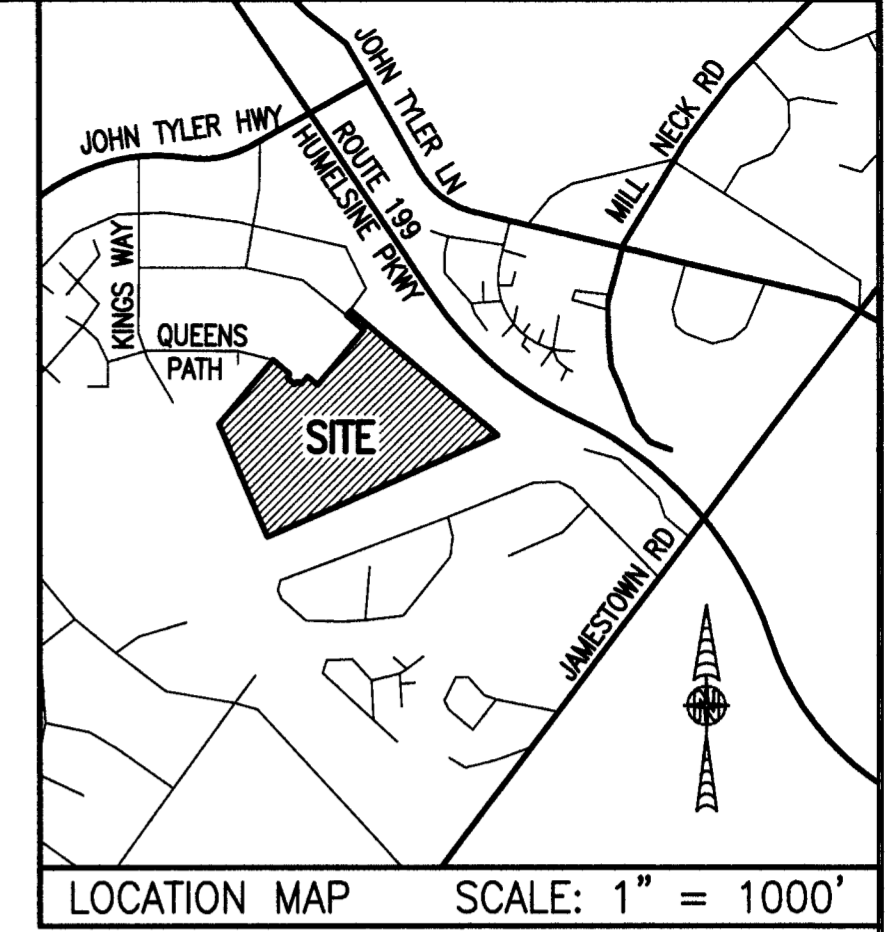


AREA TABLE				
PHASE	BLDG#	STATUS/RECORDATION	SQUARE FEET	ACRES
1	N/A	INSTR. #170011679	268,468	6.163
2	2	INSTR. #200001502	13,027	0.299
3	3	INSTR. #190014842	19,053	0.437
4	4	INSTR. #190007409	17,652	0.405
5	5	INSTR. #190001499	26,166	0.601
6	6	INSTR. #180018358	24,875	0.571
7	7	INSTR. #180014663	28,822	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	SUBSTANTIALLY COMPLETE	4,680	0.107
31	31	INSTR. #200011630	4,942	0.113
32	32	INSTR. #200011631	4,465	0.103
33	33	INSTR. #200017783	4,465	0.103
34	34	INSTR. #200017782	4,465	0.102
35	35	INSTR. #210004048	4,941	0.113
36	36	INSTR. #210004049	4,940	0.113
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
FUTURE PHASE 30			5,910	0.136
ADDITIONAL LAND A-4			15,481	0.355
ADDITIONAL LAND A-7			17,700	0.406
TOTAL: NEW PARCEL 29			816,629	18.747

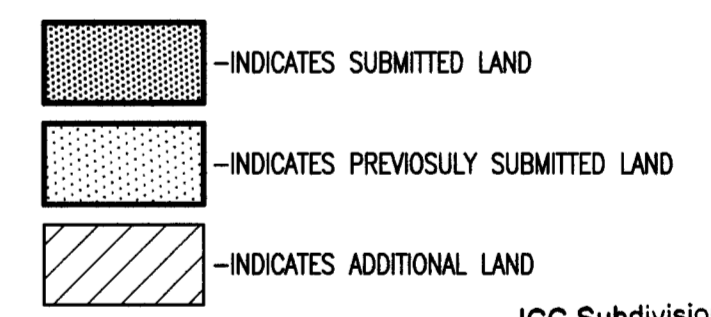
NOTE:  
 PHASE 24 CONDOMINIUM PLAT RECORDED IN INSTRUMENT NO. 180005480 ON MARCH 20, 2018 AND ALL SUBSEQUENT PHASE PLATS SHOW PHASE 29 AS "NOT YET RECORDED". THIS WAS THE BUILDER'S SALES MODEL UNIT. THIS PHASE 29 CONDOMINIUM PLAT CHANGES THE GEOMETRY OF THE PREVIOUSLY SHOWN PHASE 29 AND THE REMAINDER OF THAT AREA IS NOW SHOWN HEREON AS "FUTURE PHASE 30".



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 29 BUILDING 29 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  
 April 5, 2021  
 at 12:42 AM PM, PB PG  
 Document # 210006561  
 MONA A. FOLEY, CLERK  
 Clerk

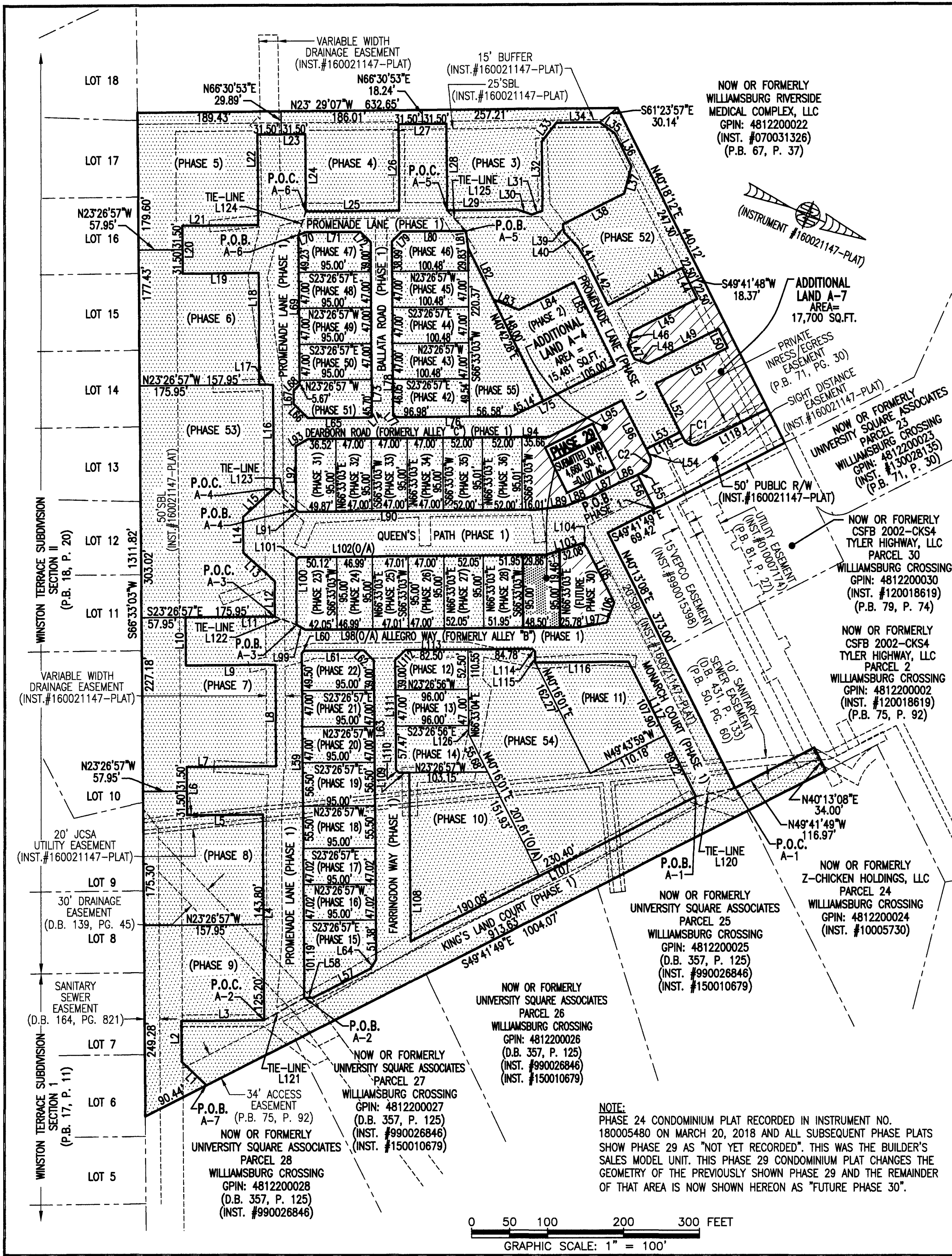


THIS SHEET: OVERALL SITE LAYOUT AND AREAS  
 JCC Subdivision Agent Approval Not Required  
 PH 1 Apr 2021

PHASE 29  
 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: MARCH 18, 2021  
 SCALE: 1"=100'  
 SHEET 1 OF 5 THIS PHASE





**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	N68°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'
									L101	S66°39'51"W	85.57'	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 # 210006561

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on April 5, 2021 at 12:42 AM PM PG Document # 210006561 MONA A. FOLEY, CLERK

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

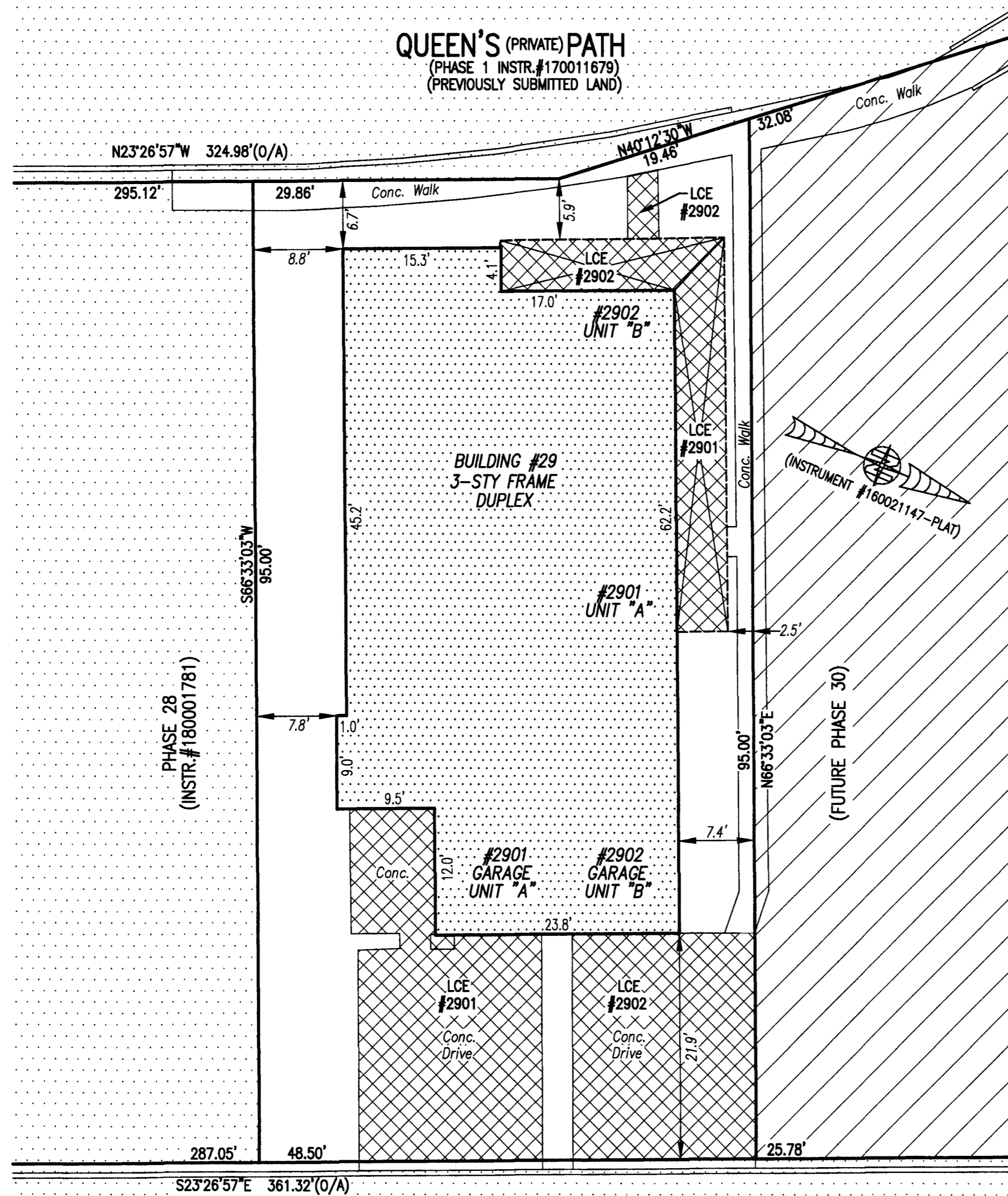
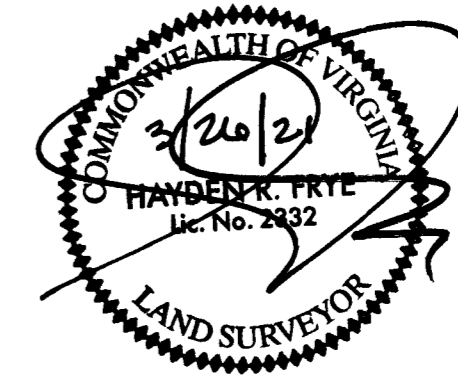
**PHASE 29**  
**CONDOMINIUM PLAT AND PLAN**  
 OF  
**THE PROMENADE**  
 AT  
**JOHN TYLER**  
 A CONDOMINIUM  
 JAMES CITY COUNTY, VIRGINIA

Hayden Fry and Associates, Inc.  
**Land Surveyors**  
 333 KELLAM ROAD, SUITE 200  
 VIRGINIA BEACH, VA, 23462  
 PH: (757) 491-7228 FX: (757) 491-7229  
 DATE: MARCH 18, 2021  
 SCALE: 1"=100'  
 SHEET 2 OF 5 THIS PHASE

**NOTE:**  
 PHASE 24 CONDOMINIUM PLAT RECORDED IN INSTRUMENT NO. 180005480 ON MARCH 20, 2018 AND ALL SUBSEQUENT PHASE PLATS SHOW PHASE 29 AS "NOT YET RECORDED". THIS WAS THE BUILDER'S SALES MODEL UNIT. THIS PHASE 29 CONDOMINIUM PLAT CHANGES THE GEOMETRY OF THE PREVIOUSLY SHOWN PHASE 29 AND THE REMAINDER OF THAT AREA IS NOW SHOWN HEREON AS "FUTURE PHASE 30".

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

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

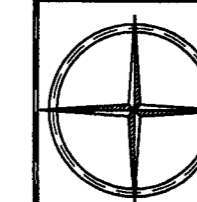
City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on  
April 5, 2021  
 at 1042 AM/PM, PB PG  
 Document # 210006561  
 MONA A. FOLEY, CLERK  
*Mona A. Foley*, Clerk

5 Large/Small Plat(s) Recorded  
 herewith as # 210006561

THIS SHEET: BUILDING DETAIL

**PHASE 29**  
**CONDOMINIUM PLAT AND PLAN**  
 OF  
**THE PROMENADE**  
 AT  
**JOHN TYLER**  
 A CONDOMINIUM  
 JAMES CITY COUNTY, VIRGINIA

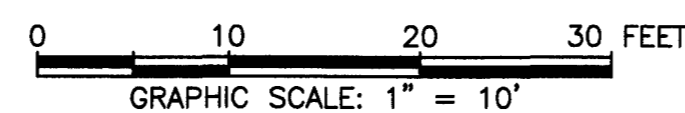
Jo# 160921



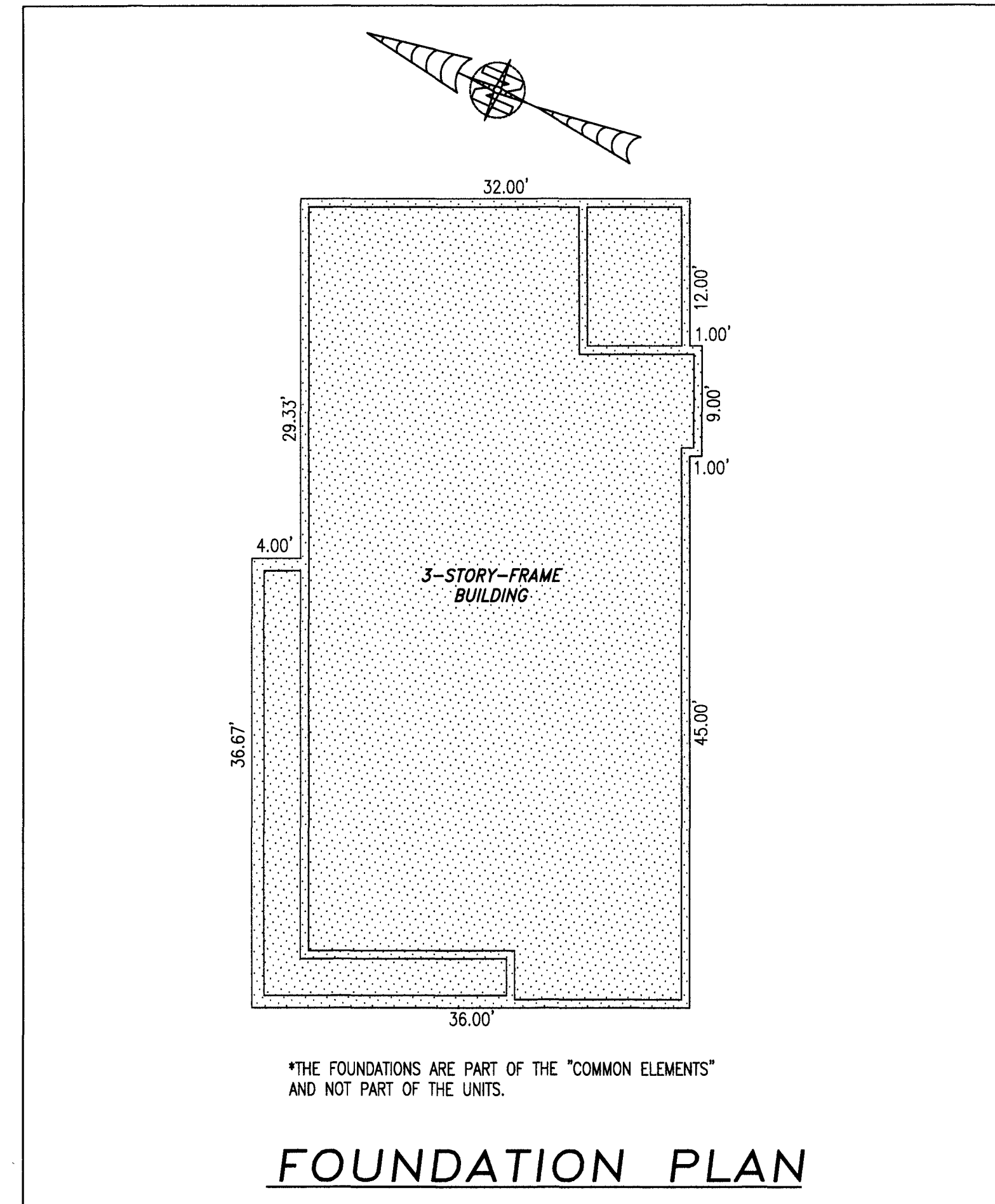
Hayden Frye and Associates, Inc.  
**Land Surveyors**  
 333 KELLAM ROAD, SUITE 200  
 VIRGINIA BEACH, VA, 23462  
 PH: (757) 491-7228 FX: (757) 491-7229

DATE: MARCH 18, 2021  
 SCALE: 1"=10'  
 SHEET 3 OF 5 THIS PHASE

**ALLEGRO (PRIVATE) WAY**  
 (FORMERLY ALLEY B)  
 (PHASE 1 INSTR.#170011679)  
 (PREVIOUSLY SUBMITTED LAND)

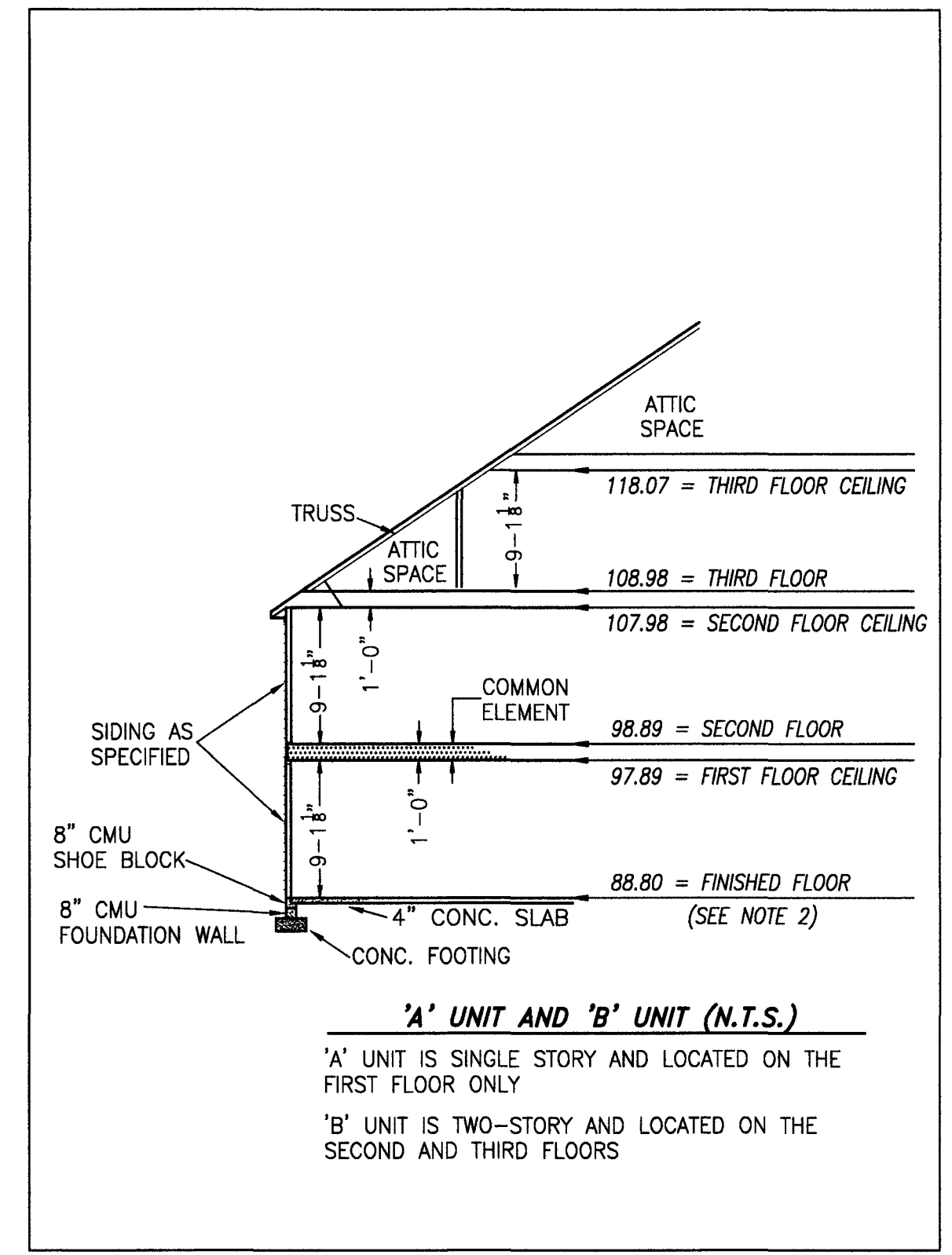


# BUILDING 29 (DUPLEX)



\*THE FOUNDATIONS ARE PART OF THE "COMMON ELEMENTS" AND NOT PART OF THE UNITS.

## FOUNDATION PLAN



**'A' UNIT AND 'B' UNIT (N.T.S.)**  
 'A' UNIT IS SINGLE STORY AND LOCATED ON THE FIRST FLOOR ONLY  
 'B' UNIT IS TWO-STORY AND LOCATED ON THE SECOND AND THIRD FLOORS

## TYPICAL BUILDING SECTION

NOT TO SCALE (N.T.S.)

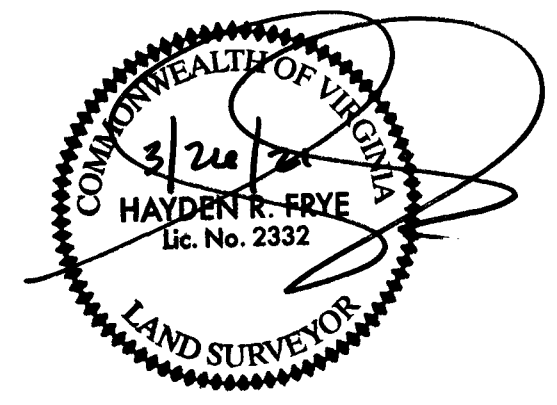
NOTES:

1. VERTICAL DATUM REFERENCE: NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29).
2. FINISHED FLOOR ELEVATION SHOWN WAS TAKEN FROM AS-BUILT SURVEY OF BUILDING #29 (DUPLEX) THE PROMENADE AT JOHN TYLER BY HAYDEN FRYE AND ASSOCIATES DATED: 03/11/2021.

City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on  
April 5, 2021  
 at 12:42 AM PM PG —  
 Document # 210006561  
 MONA A. FOLEY, CLERK  
*Mona A. Foley*, Clerk

5 Large/Small Plat(s) Recorded  
 herewith as # 210006561

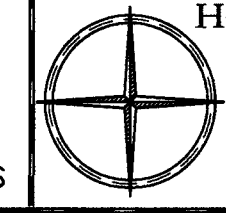
I HEREBY CERTIFY THAT THIS PLAT IS ACCURATE AND THAT IT COMPLIES WITH THE PROVISIONS OF THE CODE OF VIRGINIA OF 1950 AS AMENDED, § 55.1-1920A & B AND I FURTHER CERTIFY THAT ALL IMPROVEMENTS THEREOF DEPICTED HEREON, PURSUANT TO THE CODE OF VIRGINIA § 55.1-1920B, ARE SUBSTANTIALLY COMPLETE.



THIS SHEET: FOUNDATION PLAN AND SECTION

**PHASE 29**  
**CONDOMINIUM PLAT AND PLAN**  
 OF  
**THE PROMENADE**  
 AT  
**JOHN TYLER**  
 A CONDOMINIUM  
 JAMES CITY COUNTY, VIRGINIA

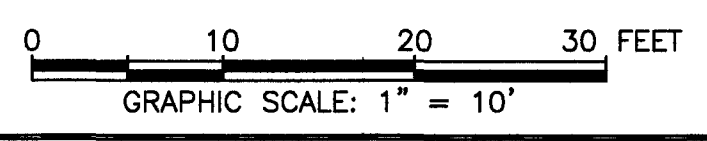
Jo# 160921



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: MARCH 18, 2021  
 SCALE: 1"=10'  
 SHEET 4 OF 5 THIS PHASE

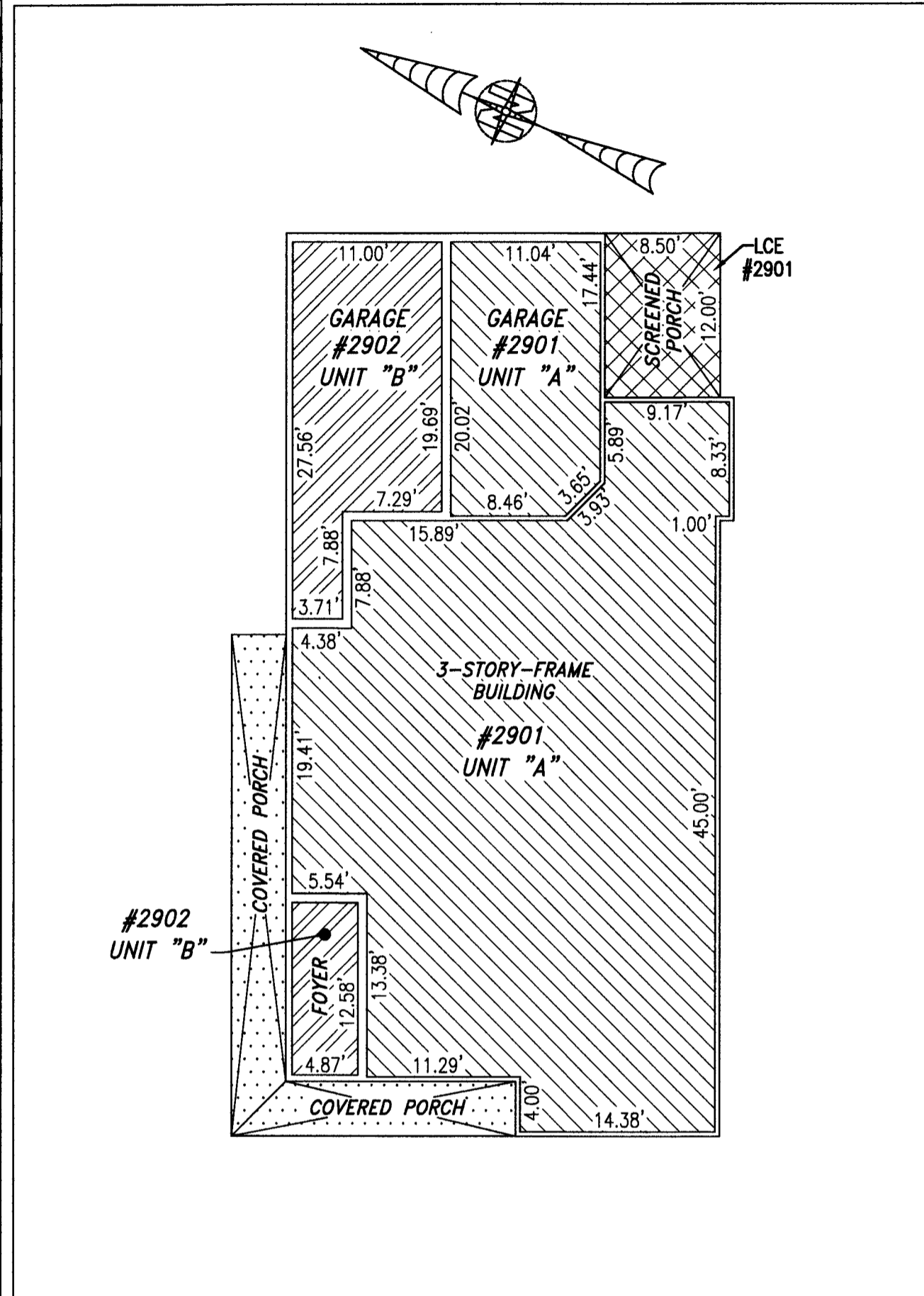
-INDICATES COMMON ELEMENT



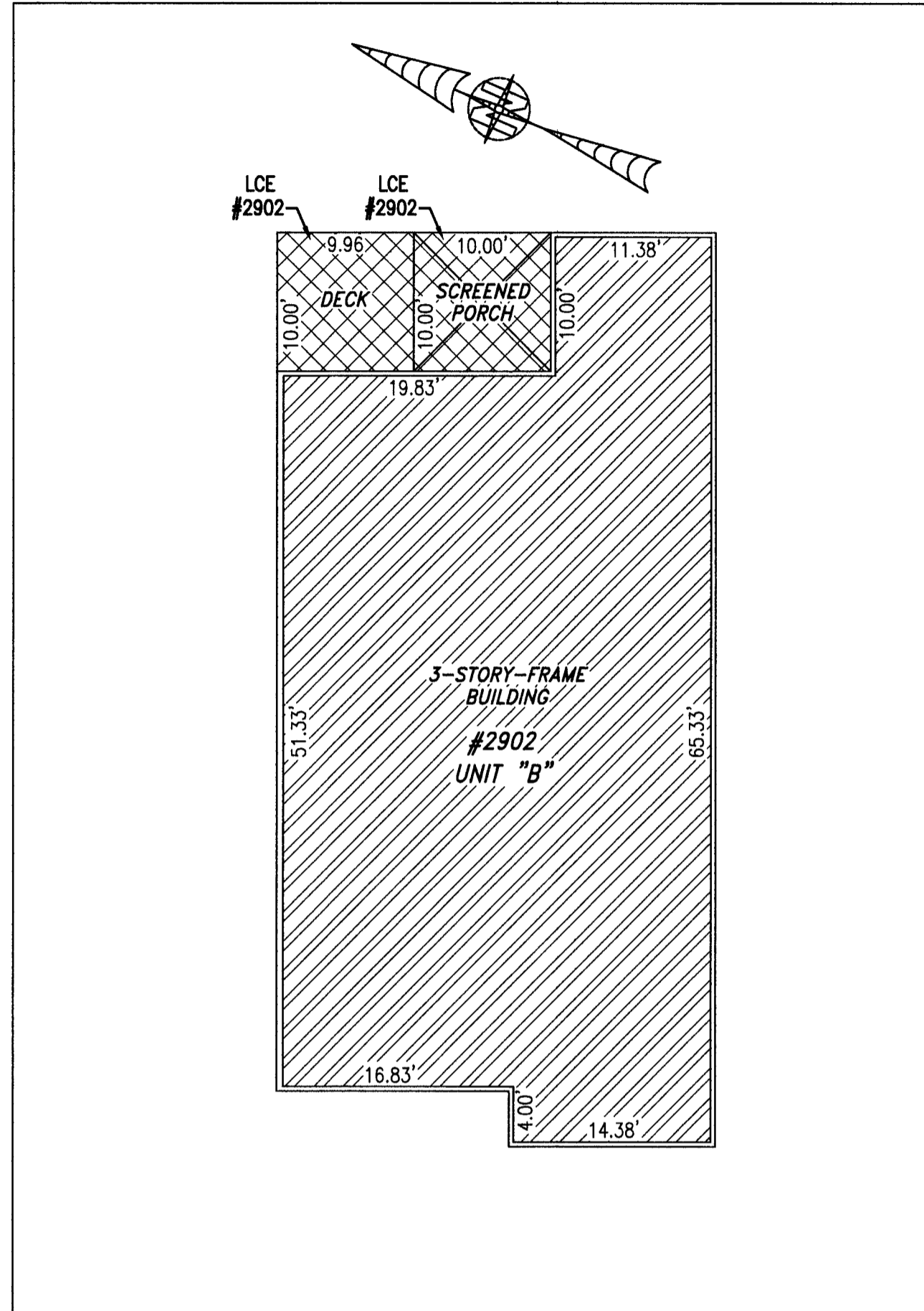
SEE SHEET 2 FOR FLOOR PLANS



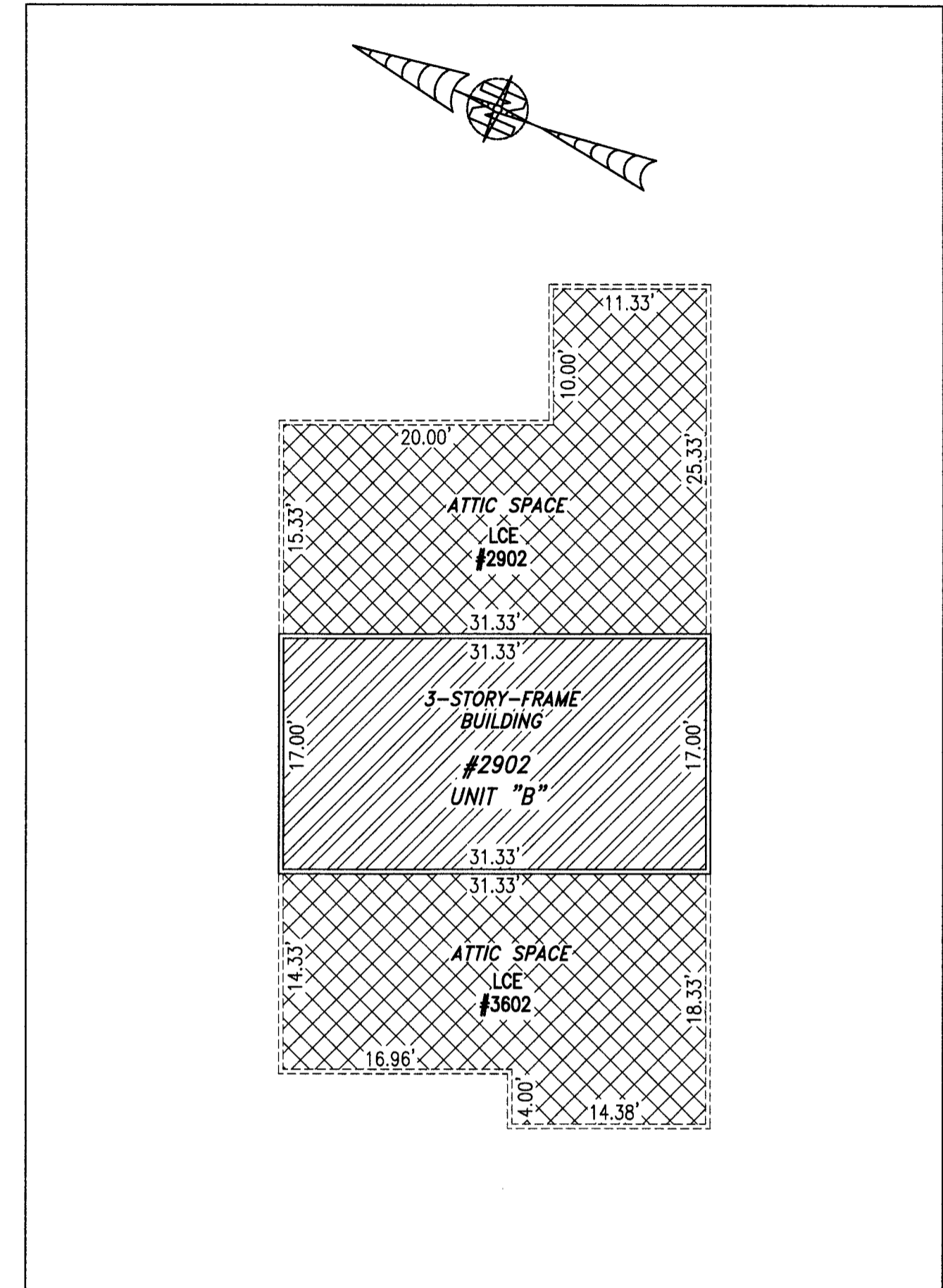
# BUILDING 29 (DUPLEX)



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

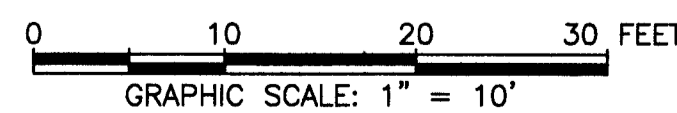
City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on  
April 5, 2021  
 at 1242 AM/PM PB — PG —  
 Document # 210006561  
 MONA A. FOLEY, CLERK  
*Mon A. Foley*, Clerk

5 Large/Small Plat(s) Recorded  
 herewith as # 210006561

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.



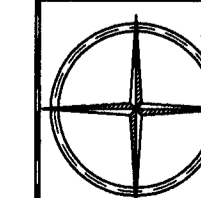
UNIT ID	UNIT DESCRIPTION	UNIT ADDRESS
A	-INDICATES AREA OF UNIT 2901	#2901 QUEEN'S PATH
B	-INDICATES AREA OF UNIT 2902	#2902 QUEEN'S PATH
	-INDICATES COMMON ELEMENT	
	-INDICATES LIMITED COMMON ELEMENT	



THIS SHEET: FLOOR PLANS

**PHASE 29**  
**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: MARCH 18, 2021  
 SCALE: 1"=10'  
 SHEET 5 OF 5 THIS PHASE