

2100/3875

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.



PHASE 40  
SUBMITTED LAND  
8,376 SQ. FT.  
= 0.192 AC.

NOW OR FORMERLY  
UNIVERSITY SQUARE ASSOCIATES  
PARCEL 23  
WILLIAMSBURG CROSSING  
GPIN: 4812200023  
(INST. #130028135)  
(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)

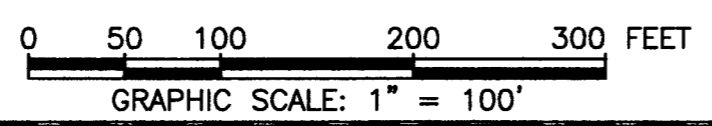
NOW OR FORMERLY  
CSFB 2002-CKS4  
TYLER HIGHWAY, LLC  
PARCEL 2  
WILLIAMSBURG CROSSING  
GPIN: 4812200002  
(INST. #120018619)  
(P.B. 75, P. 92)

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

NOW OR FORMERLY  
UNIVERSITY SQUARE ASSOCIATES  
PARCEL 26  
WILLIAMSBURG CROSSING  
GPIN: 4812200026  
(D.B. 357, P. 125)  
(INST. #990026846)  
(INST. #150010679)

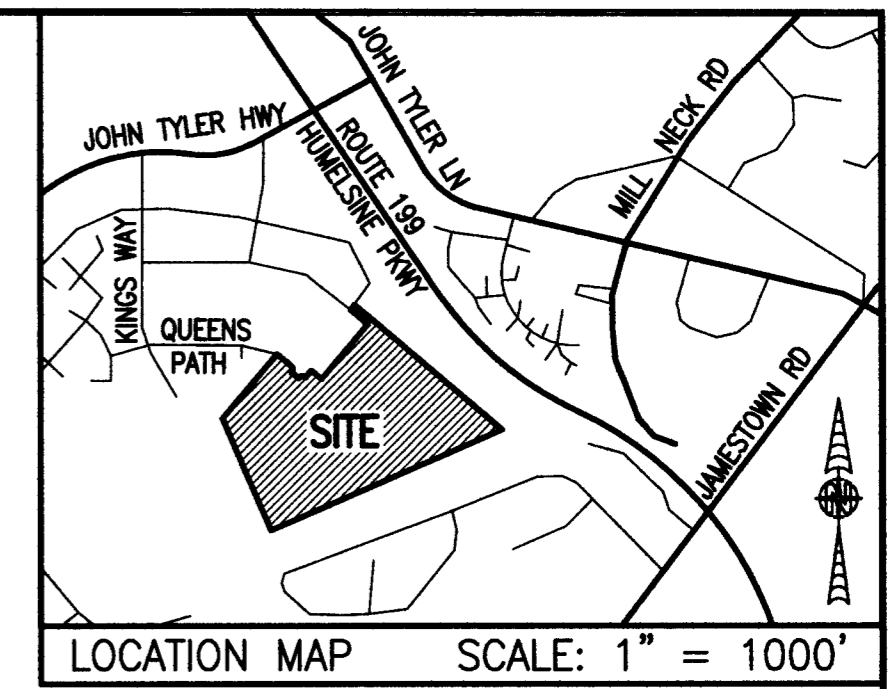
SHEET INDEX:  
SHEET 1 OF 2: OVERALL SITE LAYOUT AND AREAS  
SHEET 2 OF 2: PROPERTY DATA, EASEMENTS, CURVE AND LINE TABLE  
SHEET 3 OF 5: BUILDING DETAIL  
SHEET 4 OF 5: FOUNDATION PLAN AND SECTION  
SHEET 5 OF 5: FLOOR PLANS

NEW PARCEL 27  
(INST. #200006150)



City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
July 9, 2021  
at 1:41 AM (PM) PB PG  
Document # 210018875  
MONA A. FOLEY, CLERK  
Mona Foley, Clerk

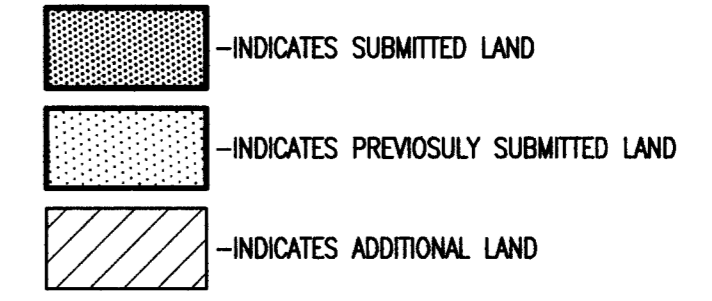
AREA TABLE				
PHASE	BLDG#	STATUS/RECORDATION	SQUARE FEET	ACRES
1	CORRECTED	N/A	INSTR. #210012737	266,236 6.112
2	2	INSTR. #200001502	13,027 0.299	
3	3	INSTR. #190014842	19,053 0.437	
4	4	INSTR. #190007409	17,652 0.405	
5	5	INSTR. #190001499	26,166 0.601	
6	6	INSTR. #180018358	24,875 0.571	
7	7	INSTR. #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	INSTR. #210006561	4,660 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	
37	37	INSTR. #210007709	4,976 0.114	
40	40	SUBSTANTIALLY COMPLETE	8,376 0.192	
41	41	INSTR. #210012970	11,557 0.265	
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	11,288 0.259	
56	56	INSTR. #210008803	28,294 0.649	
FUTURE PHASE 30			5,910 0.136	
ADDITIONAL LAND A-4			10,505 0.241	
**TOTAL: NEW PARCEL 29 (SEE REVISED AREA TABLE THIS SHEET)			844,923 19.396	



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.  
- 0.649 ACRES ADDED TO "NEW PARCEL 29" AS SHOWN ON "PLAT OF BOUNDARY LINE ADJUSTMENT BEING PARCELS 27 AND 28... AND A PORTION OF NEW PARCEL 29..." PREPARED BY AES CONSULTING ENGINEERS, DATED 01-30-20 AND RECORDED AS INSTRUMENT NO. 200006150.

**REVISED AREA TABLE (SEE LEGAL DESCRIPTION THIS SHEET)		
	SQUARE FEET	ACRES
NEW PARCEL 29 (INST. #160021147)	816,629	18.747
AREA ADDED TO NEW PARCEL 29 (INST. #200006150)	28,294	0.649
TOTAL AREA: NEW PARCEL 29	844,923	19.396

- NOTES:
- PHASE 40 BUILDING 40 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
    - PLAT BY AES CONSULTING ENGINEERS, DATED 01-30-20, INST. #200006150
    - PLAN OF DEVELOPMENT BY AES CONSULTING ENGINEERS, DATED 11-20-19 (AMENDMENT #3)



THIS SHEET: OVERALL SITE LAYOUT AND AREAS JCC Subdivision Agent Approval Not Required

**PHASE 40**  
**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: JUNE 29, 2021  
SCALE: 1"=100'  
SHEET 1 OF 5 THIS PHASE

Jo# 160921

5 Large Small Plat(s) Recorded herewith as # 210013875