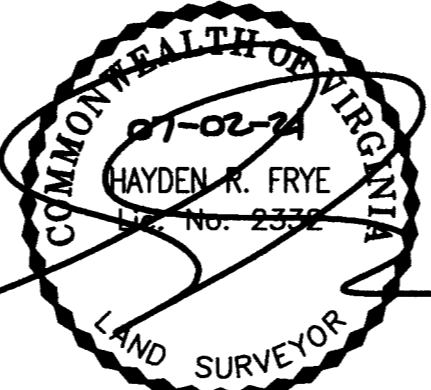


2100/3875

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)

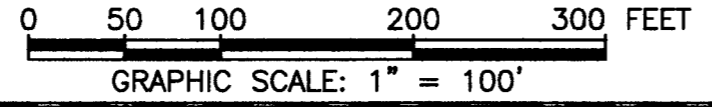
NOW OR FORMERLY  
Z-CHICKEN HOLDINGS, LLC  
PARCEL 24  
WILLIAMSBURG CROSSING  
GPIN: 4812200024  
(INST. #10005730)

NOW OR FORMERLY  
UNIVERSITY SQUARE ASSOCIATES  
PARCEL 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)

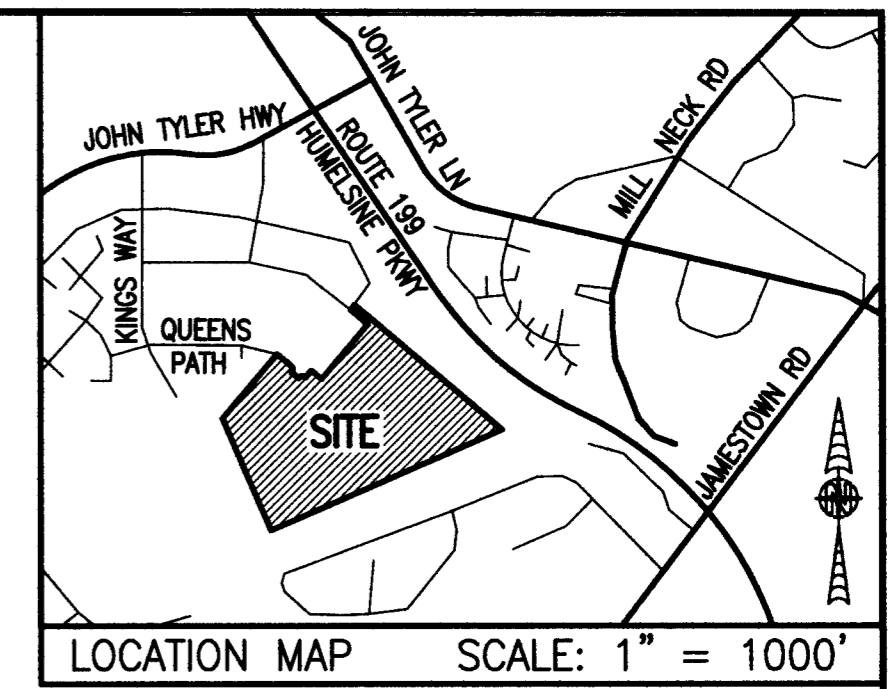
SHEET INDEX:  
SHEET 1 OF 2: OVERALL SITE LAYOUT AND AREAS  
SHEET 2 OF 2: PROPERTY DATA, EASEMENTS, CURVE AND LINE TABLE  
SHEET 3 OF 5: BUILDING DETAIL  
SHEET 4 OF 5: FOUNDATION PLAN AND SECTION  
SHEET 5 OF 5: FLOOR PLANS

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 A. Foley, Clerk

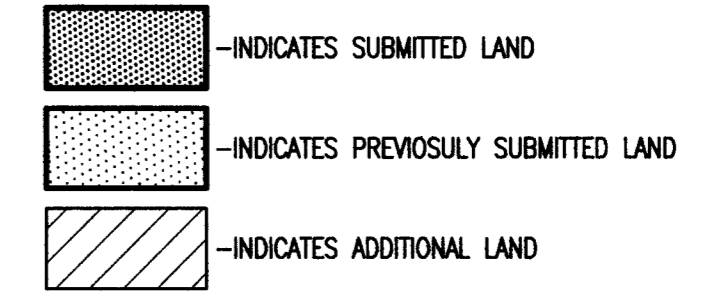
AREA TABLE				
PHASE	BLDG#	STATUS/RECORDATION	SQUARE FEET	ACRES
1	CORRECTED	N/A	INSTR. #210012737	266,236 6.112
2	2	INSTR. #200001502	13,027 0.299	
3	3	INSTR. #190014842	19,053 0.437	
4	4	INSTR. #190007409	17,652 0.405	
5	5	INSTR. #190001499	26,166 0.601	
6	6	INSTR. #180018358	24,875 0.571	
7	7	INSTR. #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

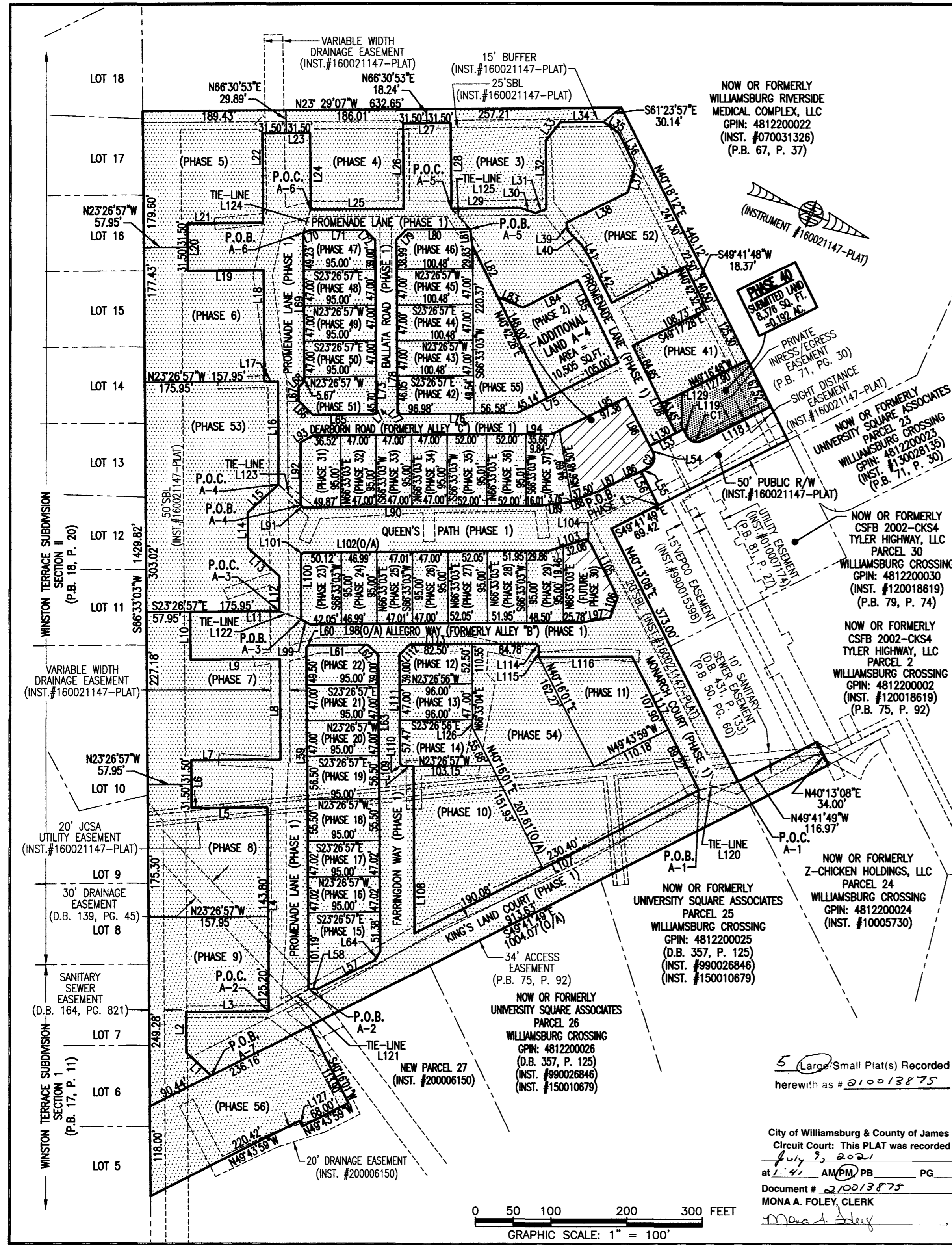
DATE: JUNE 29, 2021  
SCALE: 1"=100'  
SHEET 1 OF 5 THIS PHASE

Jo# 160921

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



210013875



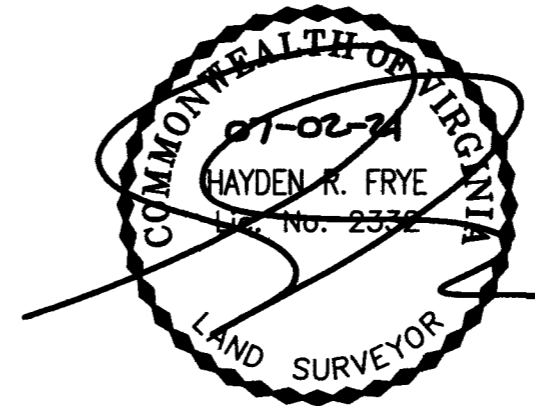
**LINE TABLE**

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	<del>S49°41'28"E</del>	<del>486.06'</del>	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	<del>N49°41'44"E</del>	<del>78.86'</del>	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	<del>N49°41'28"E</del>	<del>46.80'</del>	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	<del>S49°41'28"E</del>	<del>96.23'</del>	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	<del>N66°48'58"E</del>	<del>49.18'</del>	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	<del>N49°41'28"E</del>	<del>28.84'</del>	L72	N21°33'07"E	19.09'	L97	S33°14'07"E	36.03'	L122	N02°22'49"W	30.77'
L23	N23°26'57"E	63.00'	L48	<del>N49°41'28"E</del>	<del>49.88'</del>	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	<del>N49°41'28"E</del>	<del>103.66'</del>	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	<del>N49°41'28"E</del>	<del>27.62'</del>	L75	S49°17'28"E	150.14'	L100	S66°39'51"W	85.57'	L125	N23°57'14"E	36.67'

**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.



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

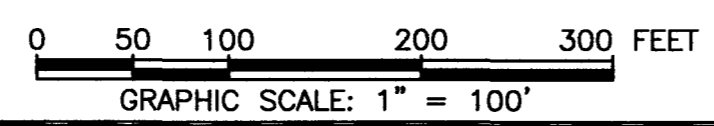
**PHASE 40**  
**CONDOMINIUM PLAT AND PLAN**  
 OF  
**THE PROMENADE**  
 AT  
**JOHN TYLER**  
 A CONDOMINIUM  
 JAMES CITY COUNTY, VIRGINIA

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 2 OF 5 THIS PHASE

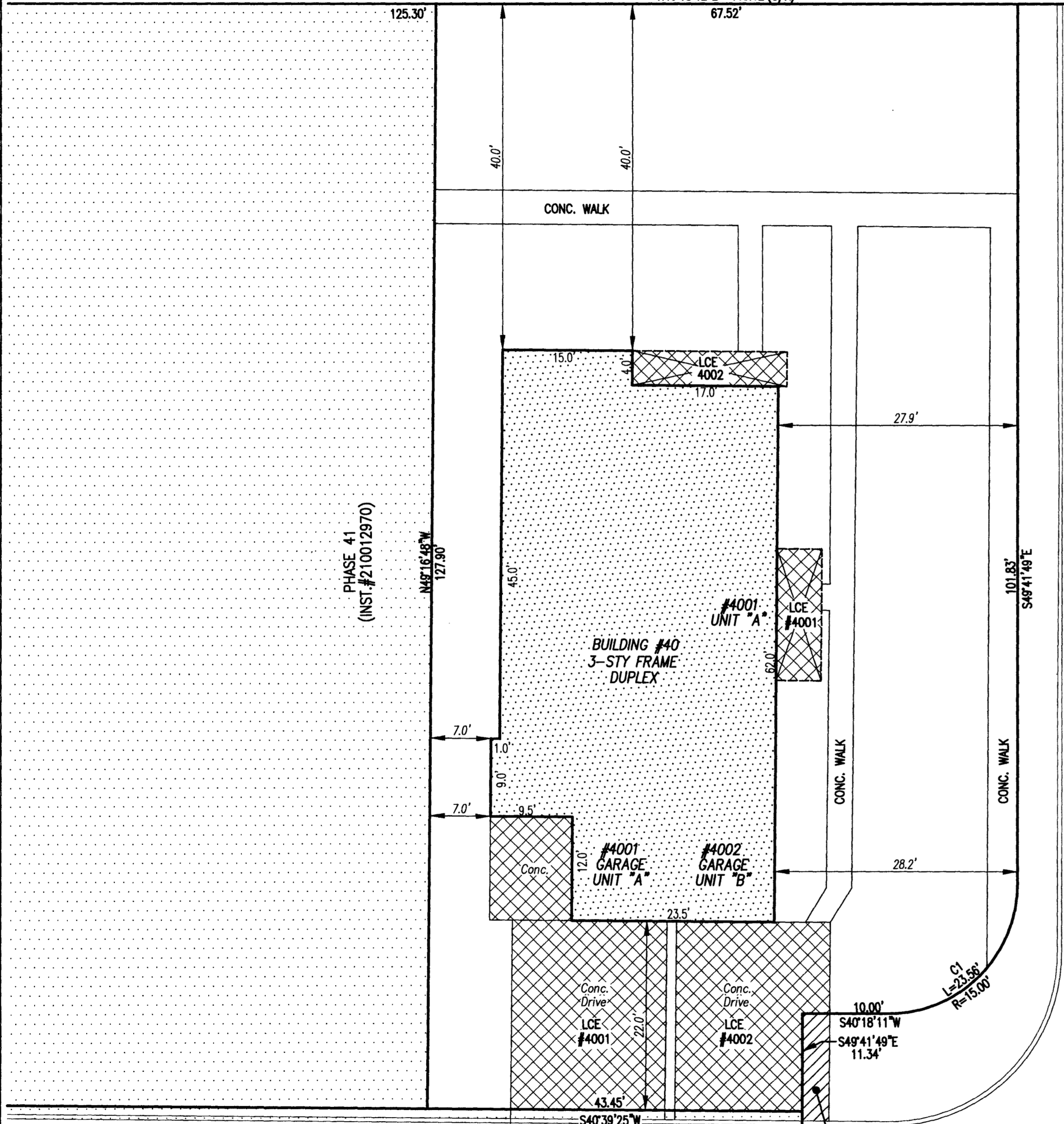
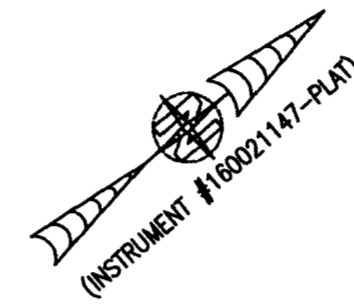
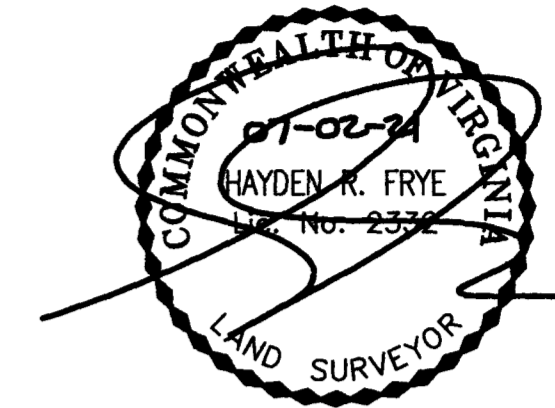
City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on  
 July 9, 2021  
 at 1:41 AM (PM) PB PG  
 Document # 210013875  
 MONA A. FOLEY, CLERK

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

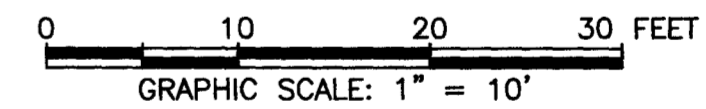


NOW OR FORMERLY  
WILLIAMSBURG RIVERSIDE  
MEDICAL COMPLEX, LLC  
GPIN: 4812200022  
(INST. #070031326)  
(P.B. 67, P. 37)  
N40°18'12"E 440.12'(O/A)

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



QUEENS (50' PUBLIC R/W) PATH  
(INST. #160021147-PLAT)

PROMENADE (PRIVATE) LANE  
(PHASE 1 CORRECTED INST. #210012737)  
(PREVIOUSLY SUBMITTED LAND)

THE PORTION OF THE DRIVEWAY LOCATED IN THE PUBLIC RIGHT-OF-WAY SHALL BE TREATED AS LIMITED COMMON ELEMENT (LCE) FOR PURPOSES OF THE ASSOCIATION'S RESPONSIBILITY TO MAINTAIN, REPAIR, REPLACE, AND FOR ANY OTHER REFERENCES TO LCE IN THE CONDOMINIUM INSTRUMENTS.

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

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
July 29, 2021  
at 8:41 AM/PM PB PG  
Document # 210013875  
MONA A. FOLEY, CLERK  
Mona A. Foley, Clerk

THIS SHEET: BUILDING DETAIL

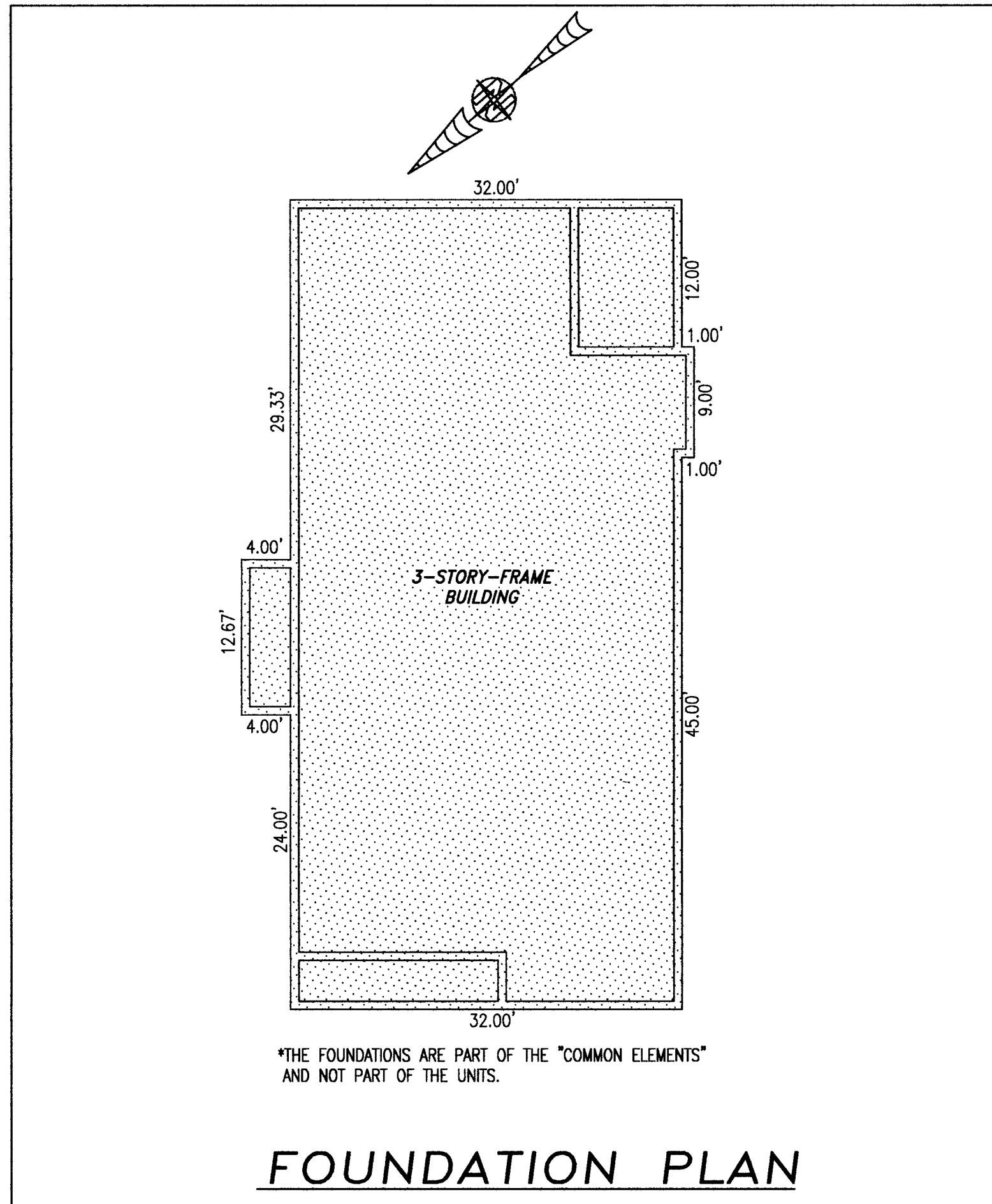
**PHASE 40**  
**CONDOMINIUM PLAT AND PLAN**  
OF  
**THE PROMENADE**  
AT  
**JOHN TYLER**  
A CONDOMINIUM  
JAMES CITY COUNTY, VIRGINIA

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

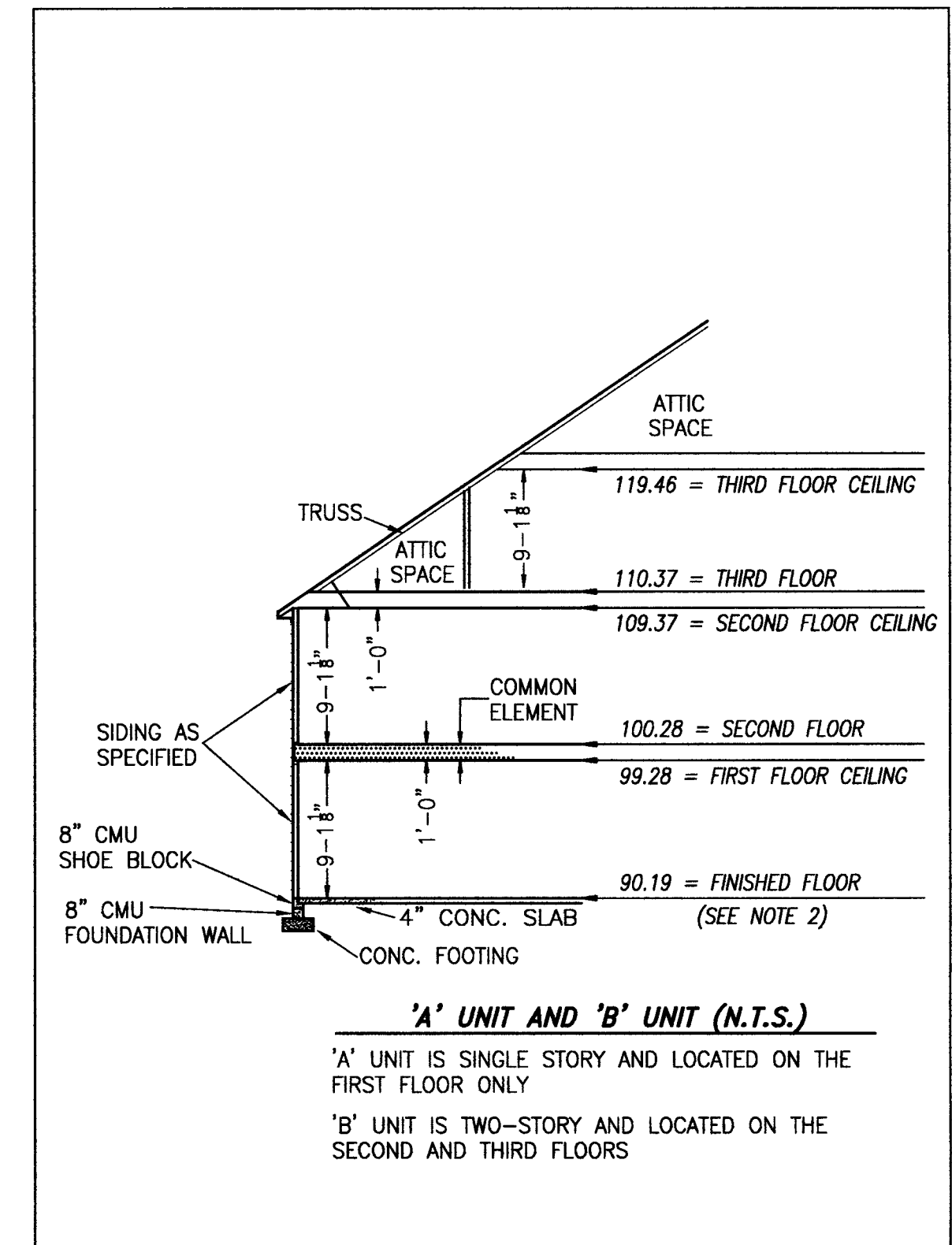
DATE: JUNE 29, 2021  
SCALE: 1"=10'  
SHEET 3 OF 5 THIS PHASE

# BUILDING 40 (DUPLEX)



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

-INDICATES COMMON ELEMENT



**'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

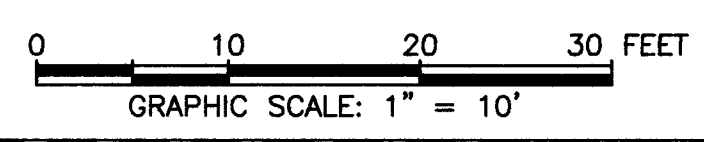
**TYPICAL BUILDING SECTION**  
 NOT TO SCALE (N.T.S.)

- 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 #40 (DUPLEX) THE PROMENADE AT JOHN TYLER BY HAYDEN FRYE AND ASSOCIATES. FIELD WORK WAS PERFORMED ON 05-21-21.

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 # 210013875

City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on  
 Jun 9, 2021  
 at 1:41 AM PM PB PG  
 Document # 210013875  
 MONA A. FOLEY, CLERK  
*Mona A. Foley*, Clerk



THIS SHEET: FOUNDATION PLAN AND SECTION

**PHASE 40**  
**CONDOMINIUM PLAT AND PLAN**  
 OF  
**THE PROMENADE**  
 AT  
**JOHN TYLER**  
 A CONDOMINIUM  
 JAMES CITY COUNTY, VIRGINIA

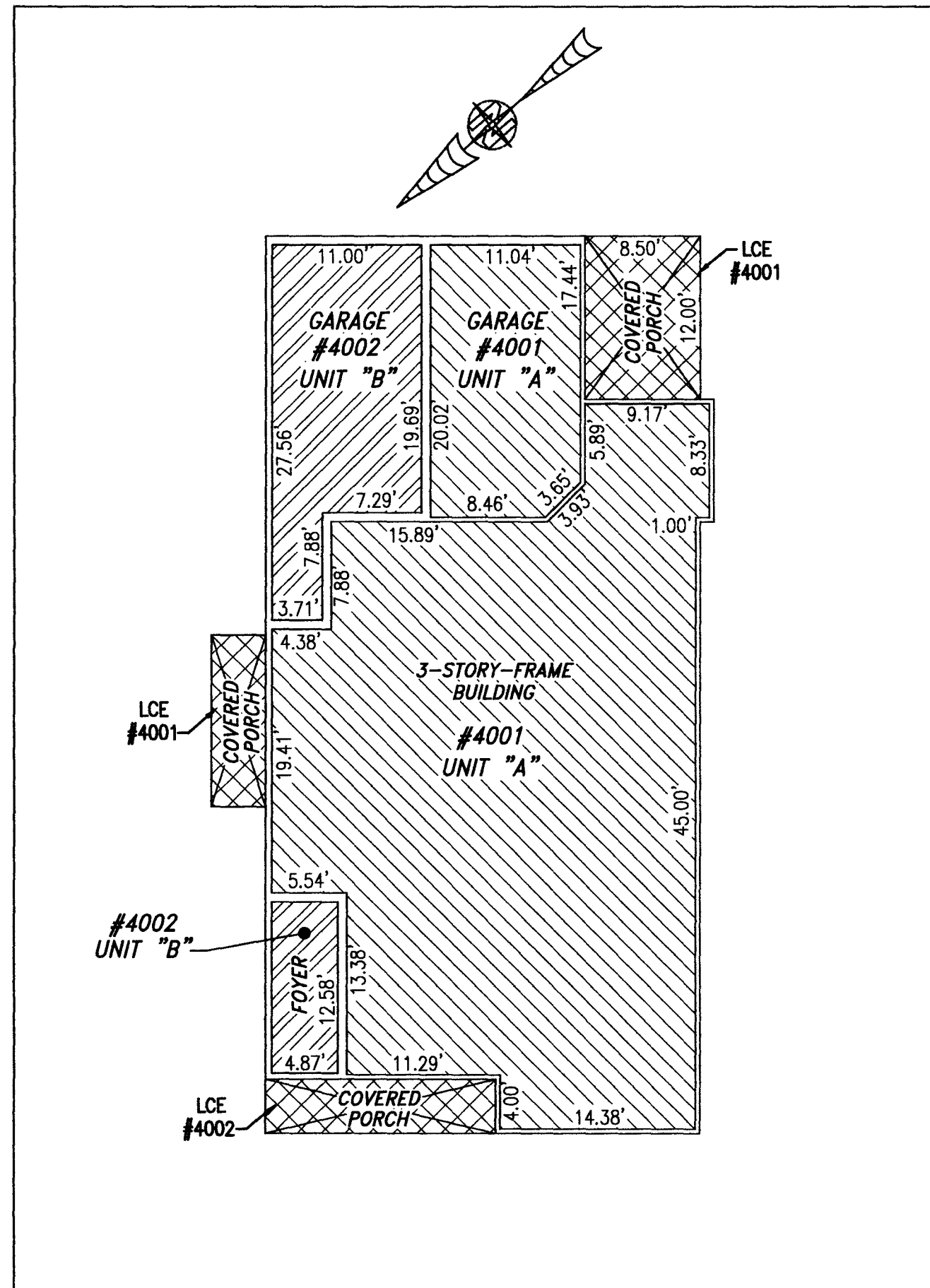
Jo# 160921

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

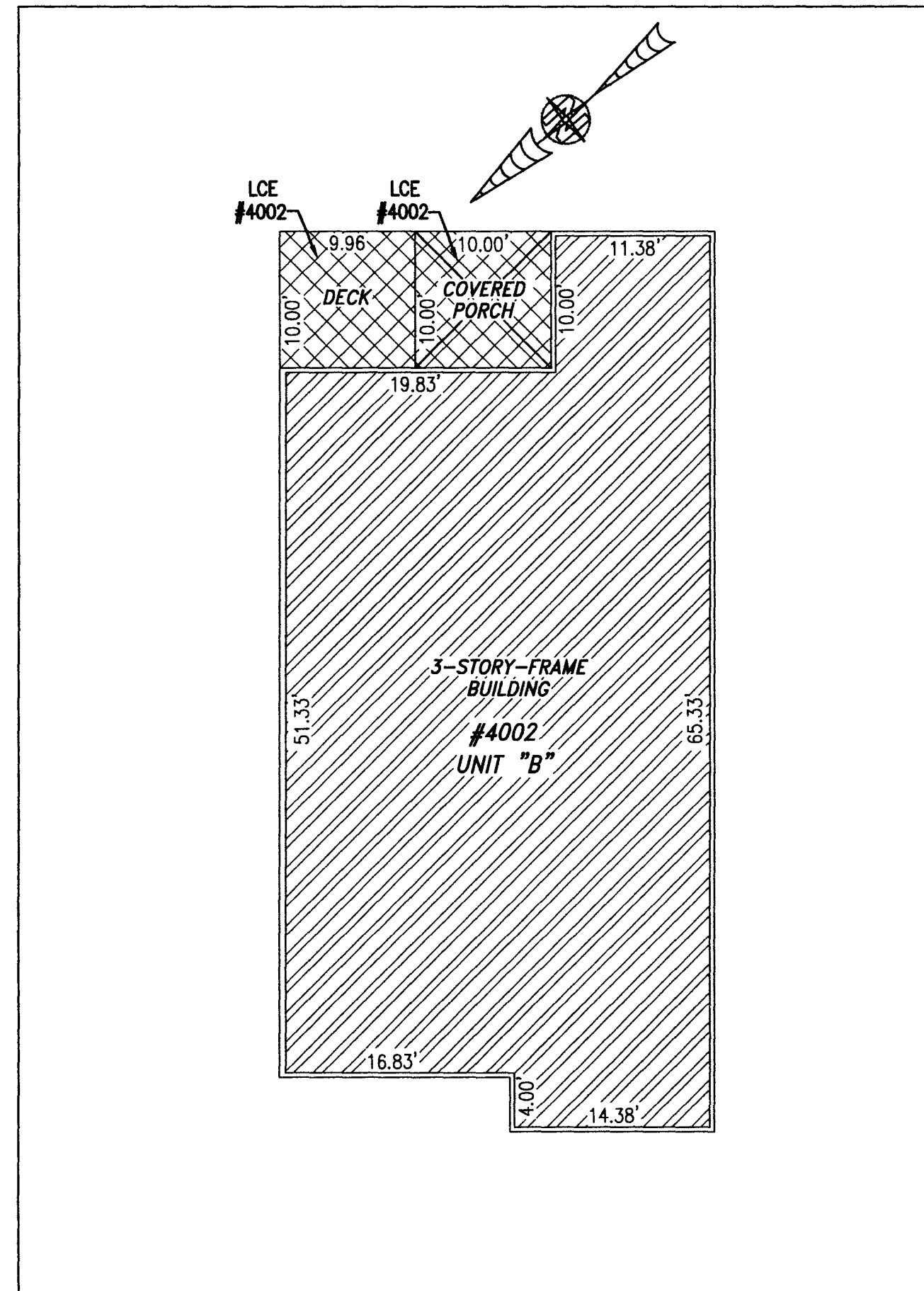
DATE: JUNE 29, 2021  
 SCALE: 1"=10'  
 SHEET 4 OF 5 THIS PHASE



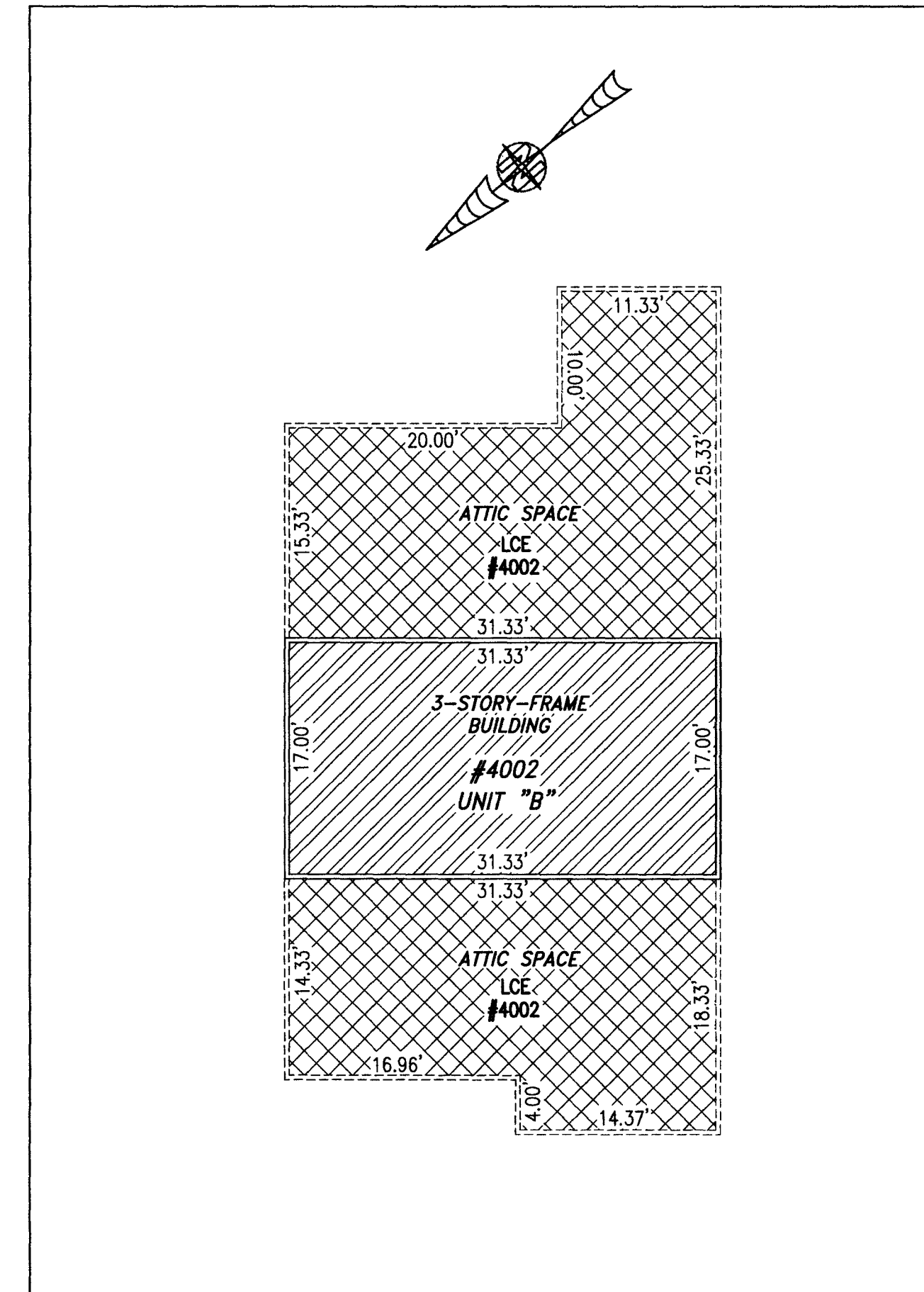
# BUILDING 40 (DUPLEX)



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

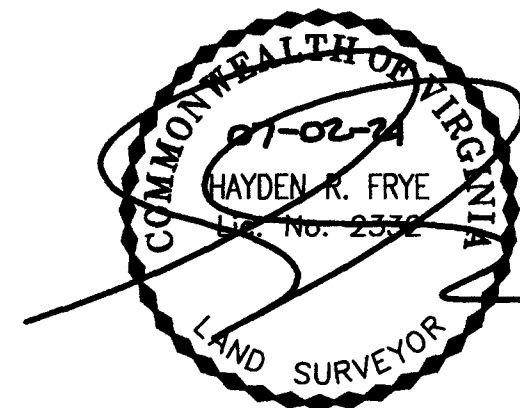
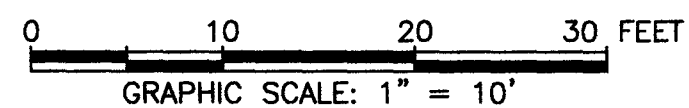
UNIT ID	UNIT DESCRIPTION	UNIT ADDRESS
A	-INDICATES AREA OF UNIT 4001	#4001 PROMENADE LANE
B	-INDICATES AREA OF UNIT 4002	#4002 PROMENADE LANE
	-INDICATES COMMON ELEMENT	
	-INDICATES LIMITED COMMON ELEMENT	

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.

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

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
July 9, 2021  
at 1:41 AM PM PG  
Document # 210013875  
MONA A. FOLEY, CLERK

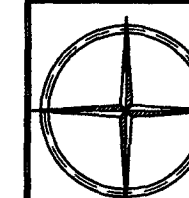
*Mona A. Foley*, Clerk



THIS SHEET: FLOOR PLANS

PHASE 40  
CONDOMINIUM PLAT AND PLAN  
OF  
**THE PROMENADE**  
AT  
**JOHN TYLER**  
A CONDOMINIUM  
JAMES CITY COUNTY, VIRGINIA

Jo# 160921



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SHEET 5 OF 5 THIS PHASE