

2100/6359

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 38
SUBMITTED LAND
6,145 SQ. FT.
=0.141 AC.

NOW OR FORMERLY UNIVERSITY SQUARE ASSOCIATES
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 UNIVERSITY SQUARE ASSOCIATES
PARCEL 25
WILLIAMSBURG CROSSING
GPIN: 4812200025
(D.B. 357, P. 125)
(INST. #990026846)
(INST. #150010679)

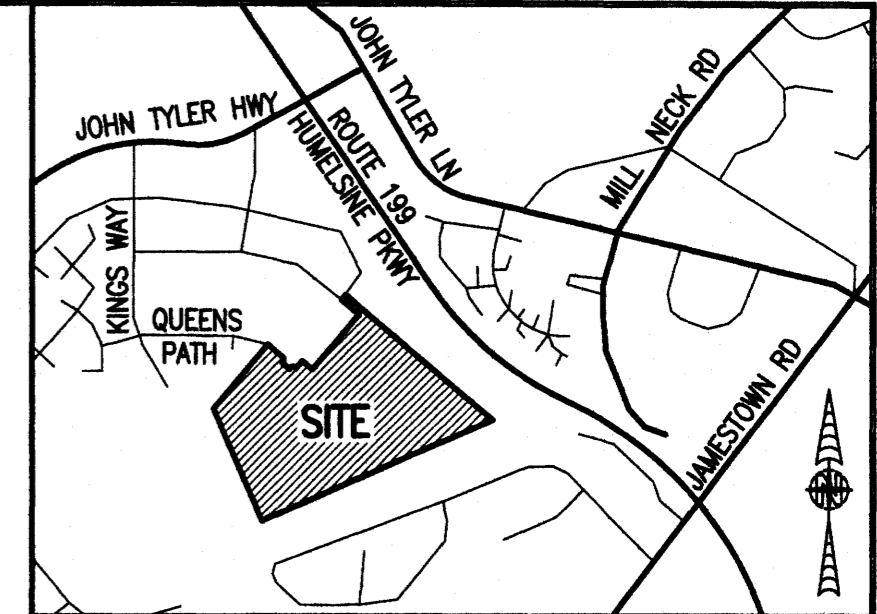
City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
August 10, 2021
at 9:50 AM/PM PB PG
Document # 210016359
MONA A. FOLEY, CLERK
Mona Foley, Clerk

SHEET INDEX:
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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
herein as # 210016359
GRAPHIC SCALE: 1" = 100'

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 |
| 38 | 38 | SUBSTANTIALLY COMPLETE | 6,145 | 0.141 |
| 39 | 39 | NOT YET RECORDED | 4,360 | 0.100 |
| 40 | 40 | INSTR.#210013875 | 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 | 11,268 | 0.259 |
| 56 | 56 | INSTR.#210008803 | 28,294 | 0.649 |
| FUTURE PHASE 30 | | | 5,910 | 0.136 |
| **TOTAL: NEW PARCEL 29 (SEE REVISED AREA TABLE THIS SHEET) | | | 844,923 | 19.396 |



LOCATION MAP SCALE: 1" = 1000'

LEGAL DESCRIPTION

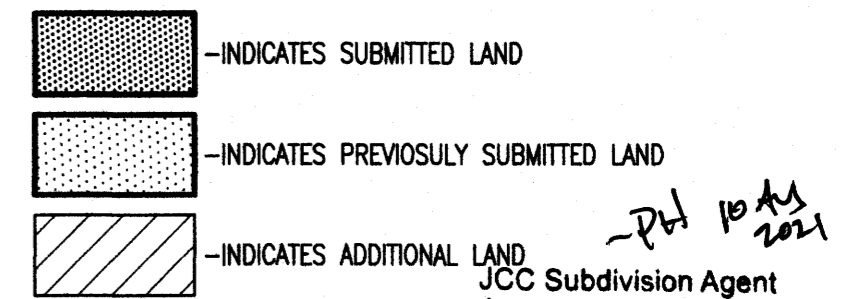
PROPERTY SHOWN HEREON BEING:
- "NEW PARCEL 29" CONTAINING 18.747 ACRES AS SHOWN ON "PLAT OF LOT LINE EXTINGUISHMENT BEING PARCELS 20 AND 29 OF WILLIAMSBURG CROSSING" PREPARED BY AES CONSULTING ENGINEERS, DATED 10-24-16 AND RECORDED AS INSTRUMENT NO. 160021147.
- 0.649 ACRES ADDED TO "NEW PARCEL 29" AS 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:

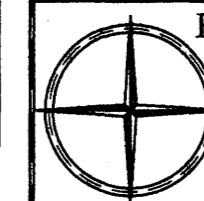
- 1. PHASE 38 BUILDING 38 IS SUBSTANTIALLY COMPLETE.
- 2. EASEMENTS AND BUILDING LINES SHOWN HEREON PER THE FOLLOWING:
 - ALTA SURVEY BY AES CONSULTING ENGINEERS, DATED 3-23-15
 - PLAT BY AES CONSULTING ENGINEERS, DATED 10-24-16, INST.#160021147
 - PLAN OF DEVELOPMENT BY AES CONSULTING ENGINEERS, DATED 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

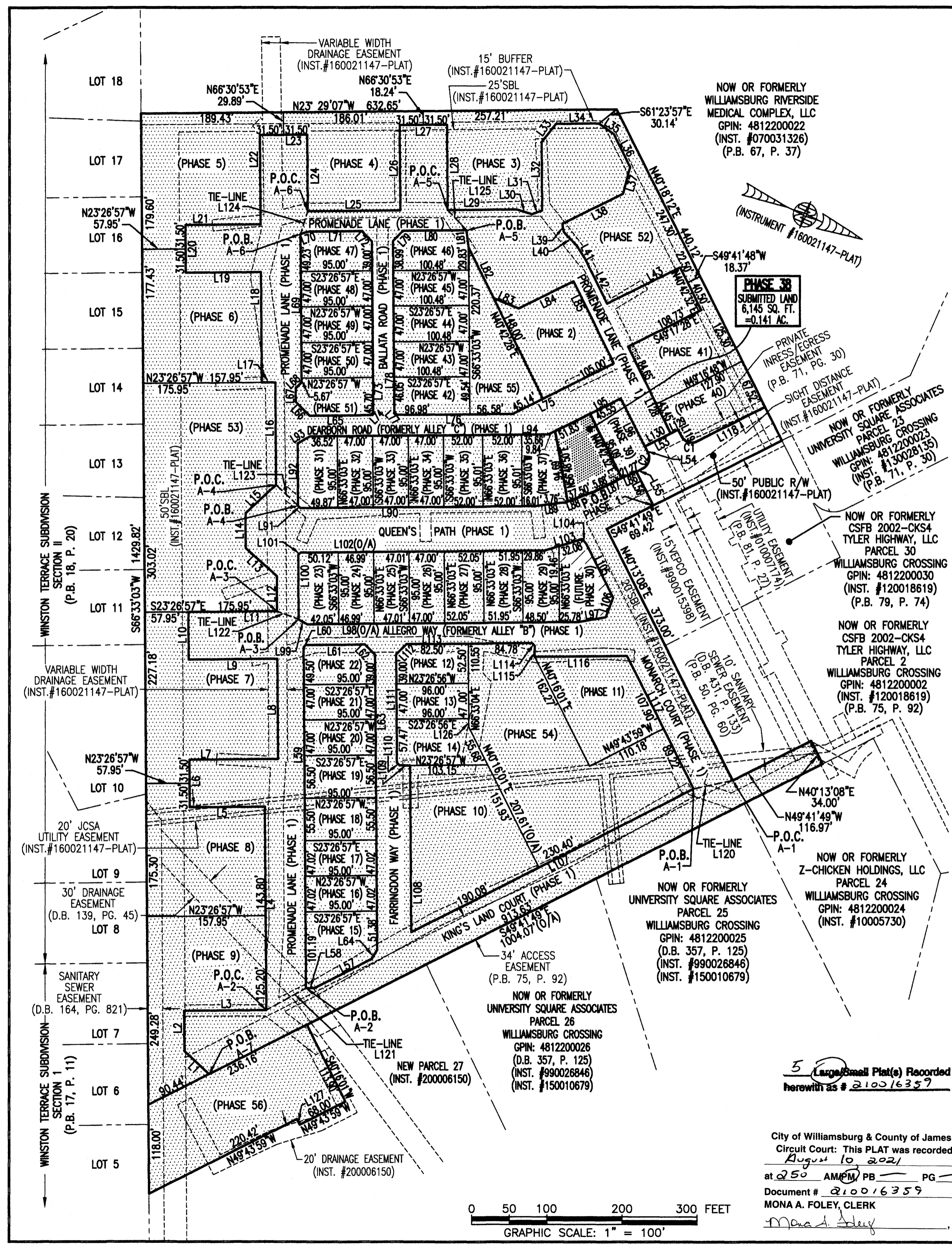
PHASE 38
CONDOMINIUM PLAT AND PLAN
OF
THE PROMENADE
AT
JOHN TYLER
A CONDOMINIUM
JAMES CITY COUNTY, VIRGINIA

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

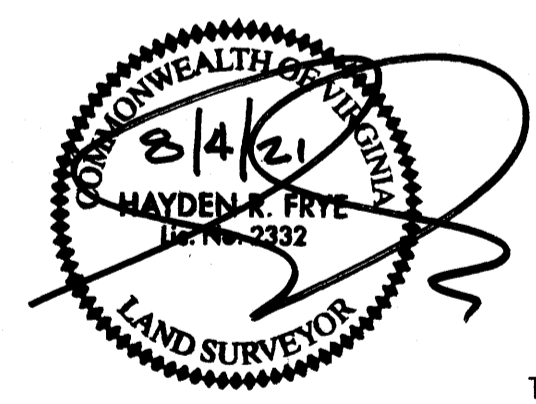
DATE: JULY 29, 2021
SCALE: 1"=100'
SHEET 1 OF 5 THIS PHASE



| 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°41'49"E | 400.66' | 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°44'18"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 | 45.86' | 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°41'49"E | 95.82' | L70 | N40°44'18"W | 11.00' | L95 | S49°17'28"E | 107.22' | L120 | S35°02'48"E | 53.18' |
| L21 | N23°26'57"W | 100.00' | L46 | N68°46'58"E | 40.40' | 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°36'25"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°16'02"W | 40.88' | 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 | N40°41'49"E | 403.56' | 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' |

| 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 38
CONDOMINIUM PLAT AND PLAN
 OF
THE PROMENADE
 AT
JOHN TYLER
 A CONDOMINIUM
 JAMES CITY COUNTY, VIRGINIA

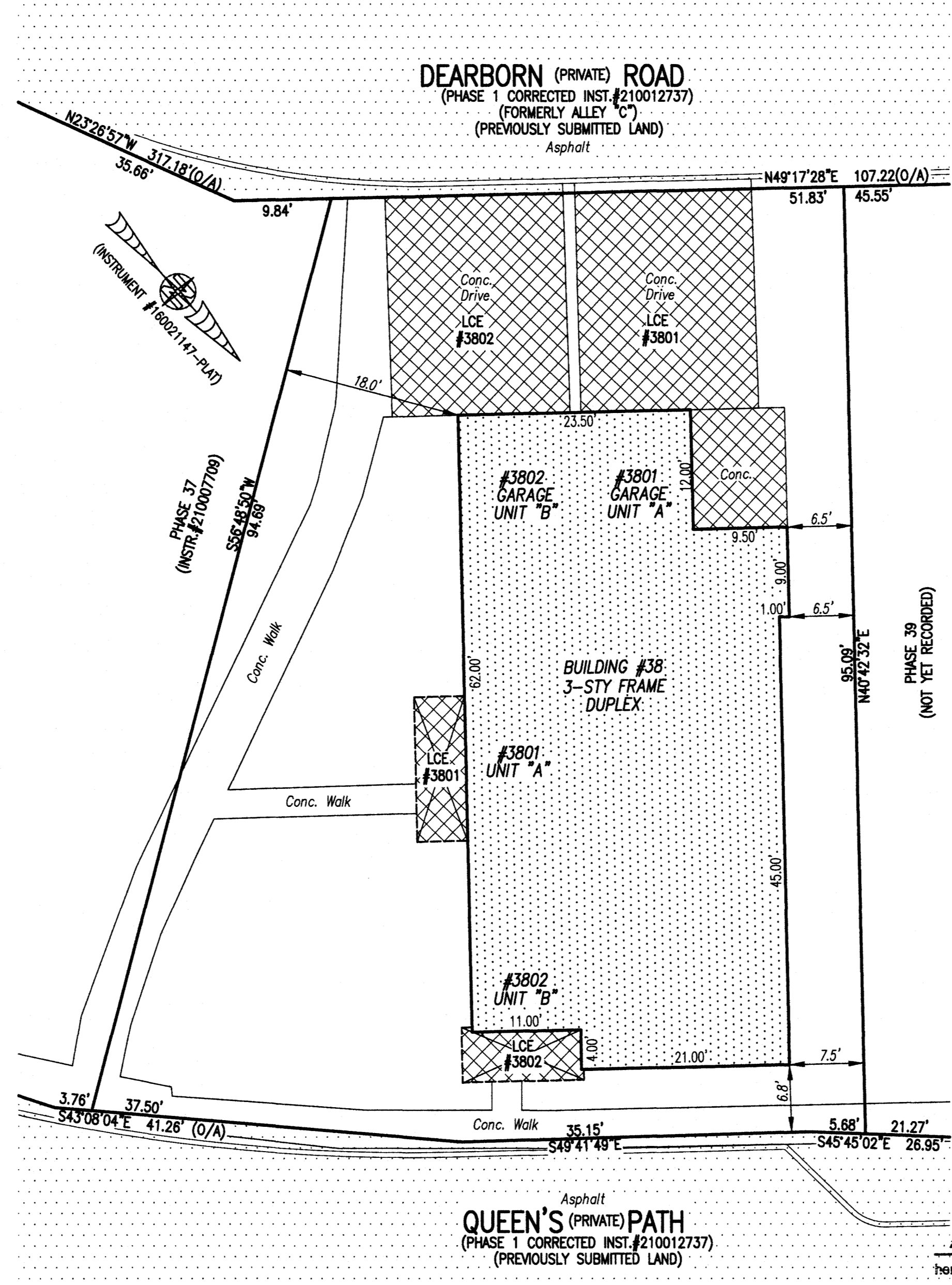
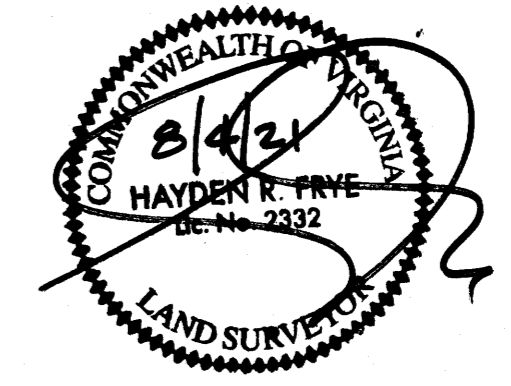
DATE: JULY 29, 2021
 SCALE: 1"=100'
 SHEET 2 OF 5 THIS PHASE

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

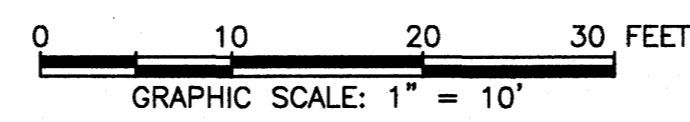
City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 August 10, 2021
 at 250 AMPM/PB PG
 Document # 210016359
 MONA A. FOLEY, CLERK

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

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 August 10, 2021 at 2:50 AM P.M. PG. Document # 210016359 MONA A. FOLEY, CLERK

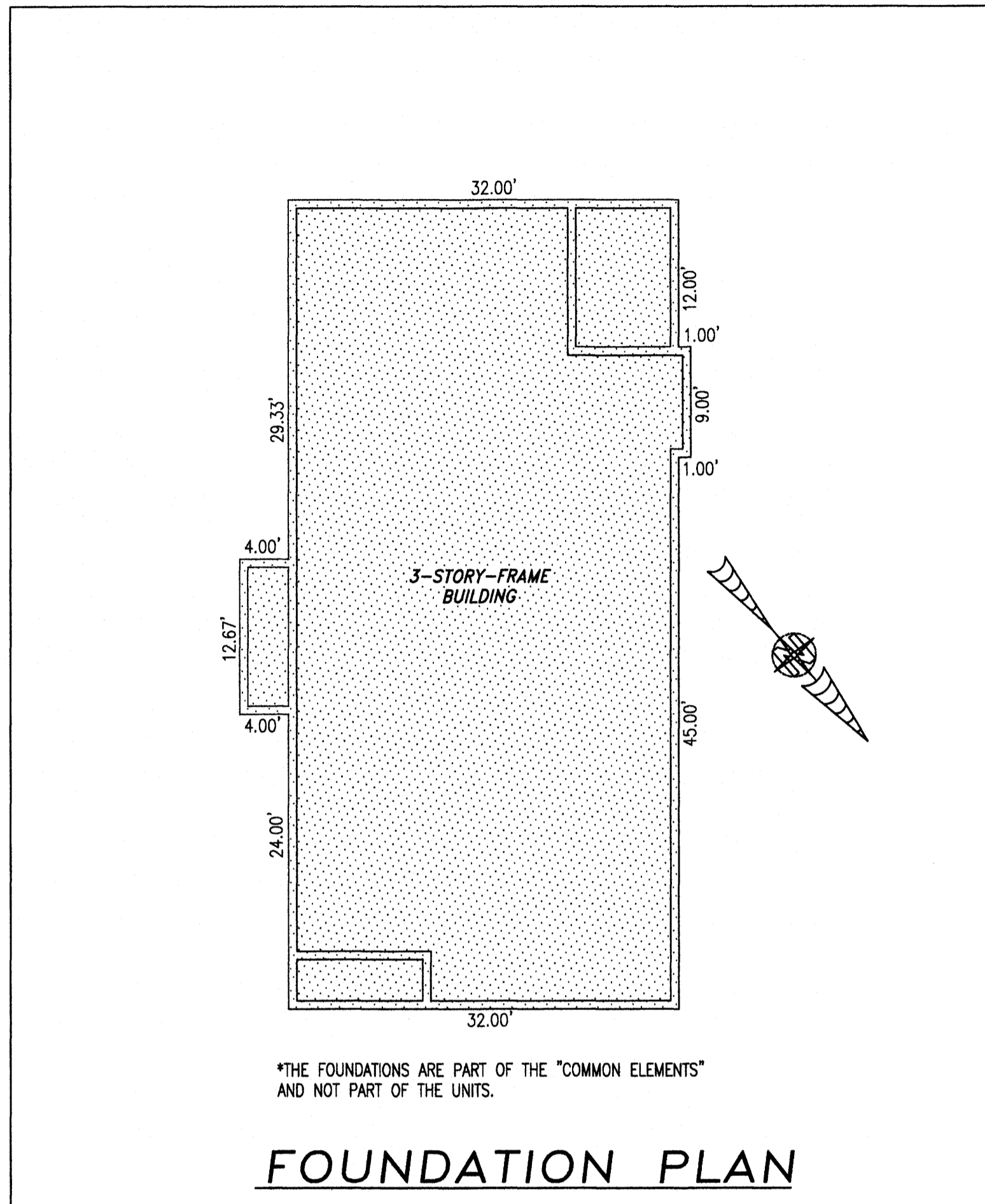
THIS SHEET: BUILDING DETAIL

PHASE 38
CONDOMINIUM PLAT AND PLAN
 OF
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 AT
JOHN TYLER
 A CONDOMINIUM
 JAMES CITY COUNTY, VIRGINIA

Hayden Frye and Associates, Inc.
Land Surveyors
 333 KELLAM ROAD, SUITE 200
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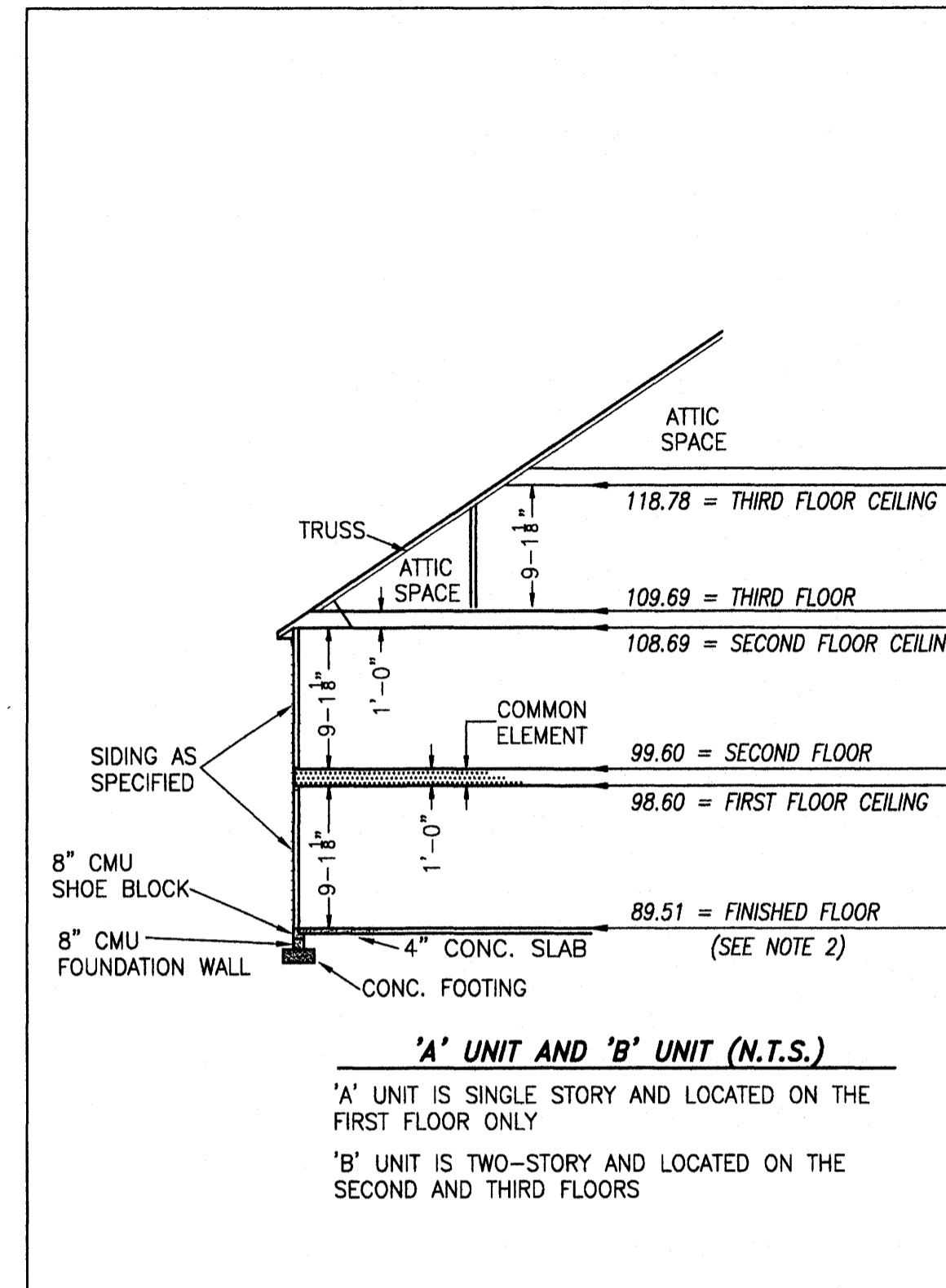
DATE: JULY 29, 2021
 SCALE: 1"=10'
 SHEET 3 OF 5 THIS PHASE

BUILDING 38 (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:

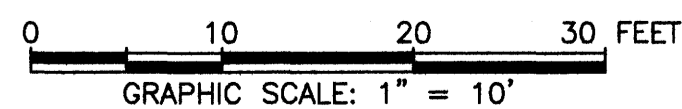
1. VERTICAL DATUM REFERENCE: NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29).
2. FINISHED FLOOR ELEVATION SHOWN WAS TAKEN FROM AS-BUILT SURVEY OF BUILDING #38 (DUPLEX) THE PROMENADE AT JOHN TYLER BY HAYDEN FRYE AND ASSOCIATES. FIELD WORK WAS PERFORMED ON 07-20-21.

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 # 210016359

City of Williamsburg & County of James City
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Mon A Foley, Clerk

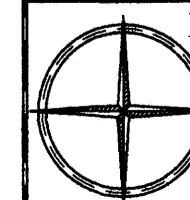


-INDICATES COMMON ELEMENT

THIS SHEET: FOUNDATION PLAN AND SECTION

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

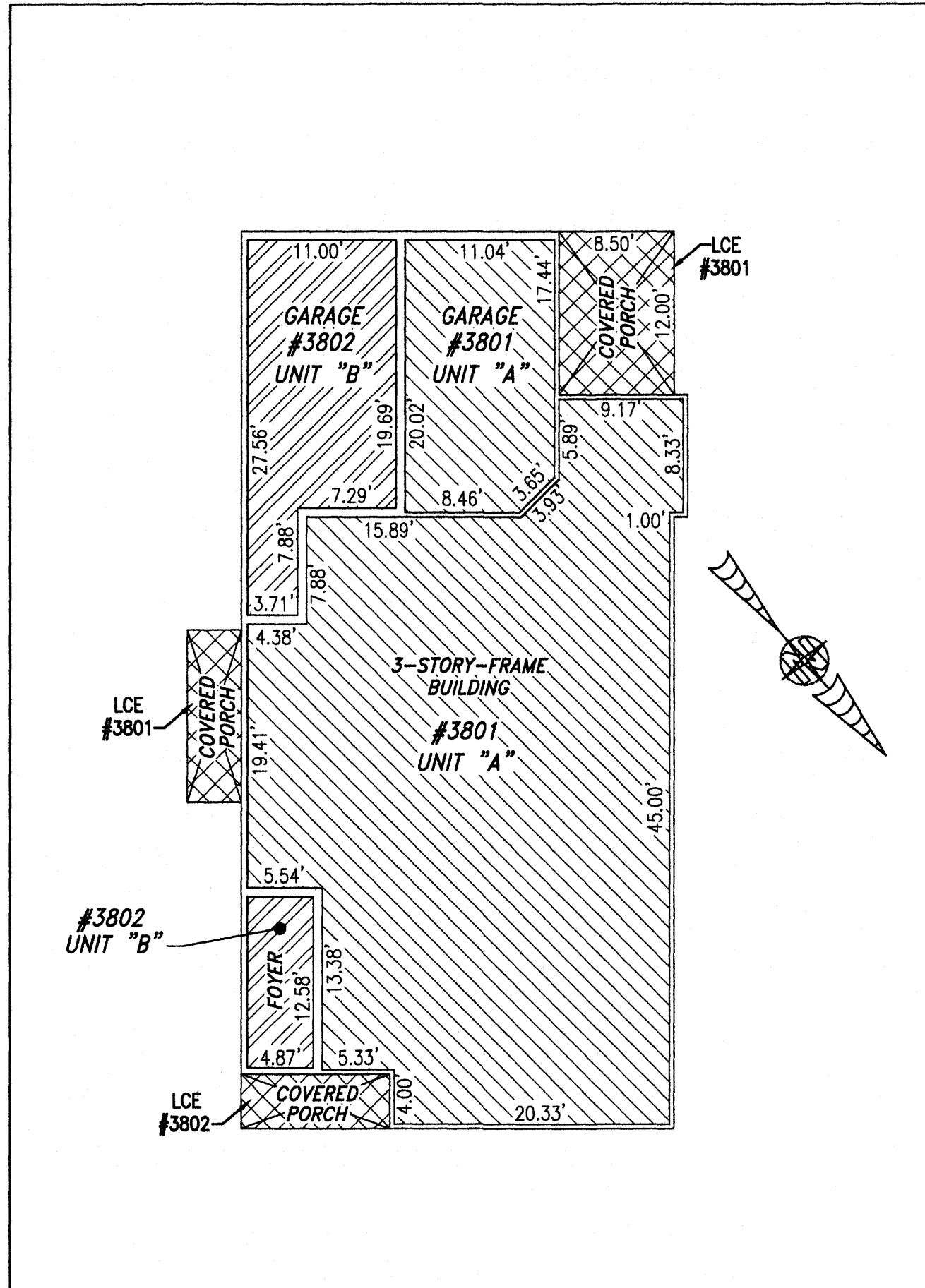
Job# 160921



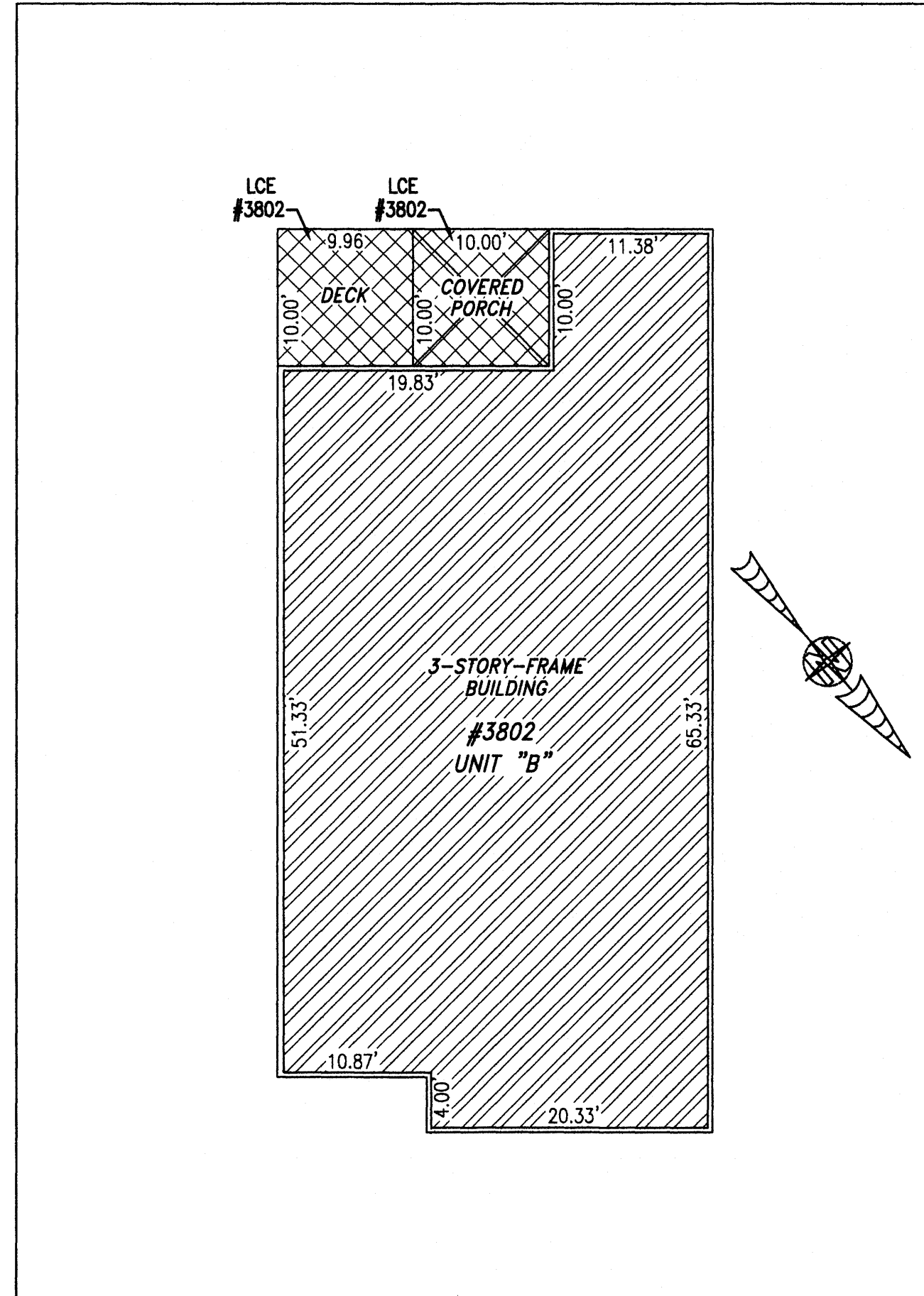
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333 KELLAM ROAD, SUITE 200
VIRGINIA BEACH, VA, 23462
PH: (757) 491-7228 FX: (757) 491-7229

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

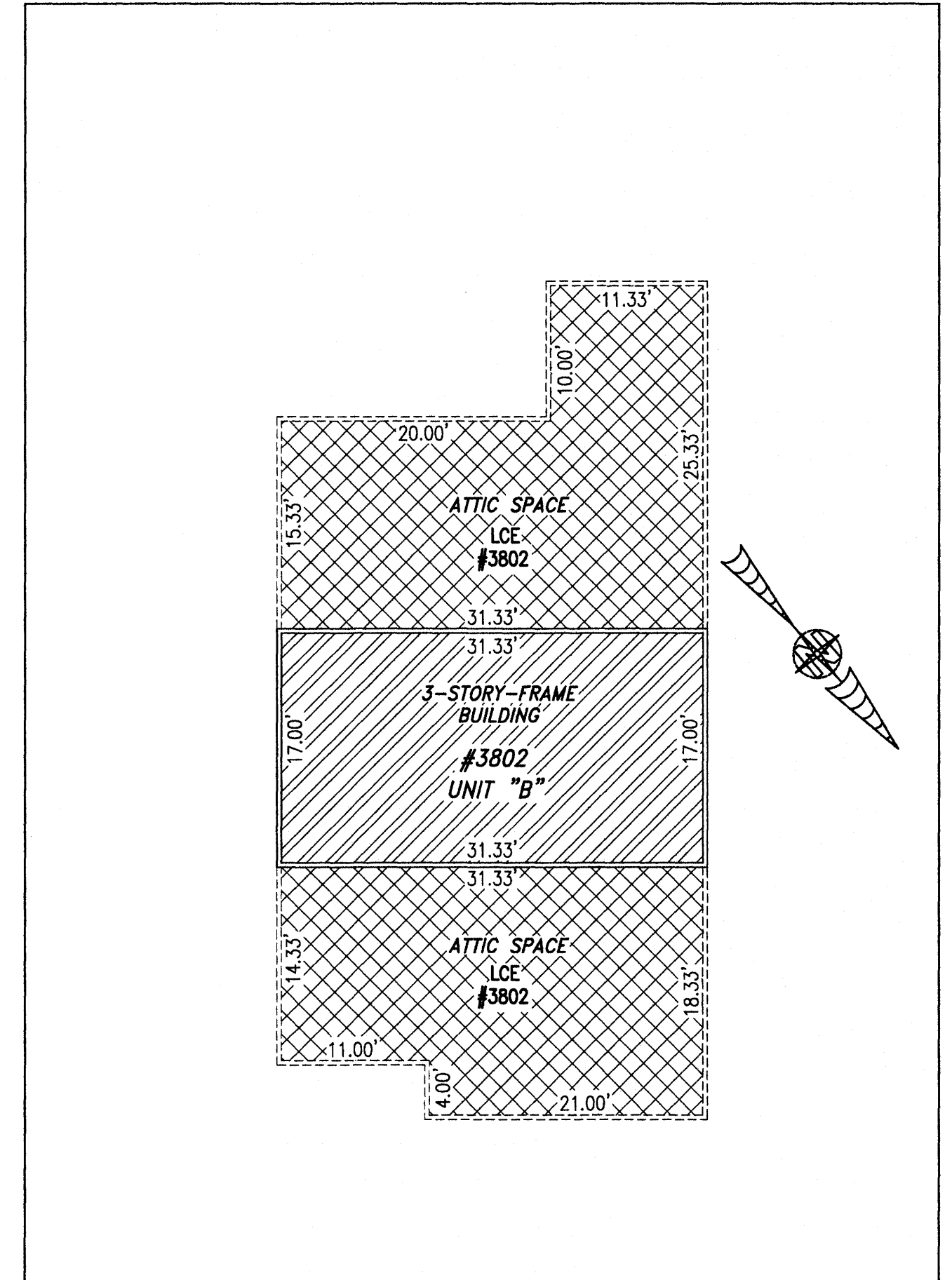
BUILDING 38 (DUPLEX)



FIRST FLOOR



SECOND FLOOR



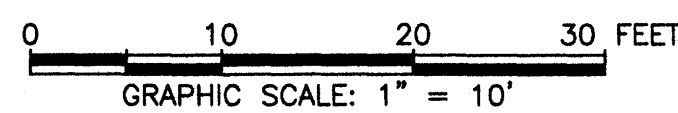
THIRD FLOOR

| UNIT ID | UNIT DESCRIPTION | UNIT ADDRESS |
|---------|-----------------------------------|-------------------|
| A | -INDICATES AREA OF UNIT 3801 | #3801 QUEENS PATH |
| B | -INDICATES AREA OF UNIT 3802 | #3802 QUEENS PATH |
| | -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
herein as # 210016359

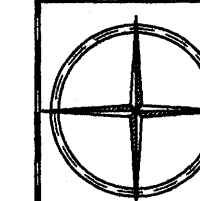
City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
August 10, 2021
at 2:50 AM/PM PB PG
Document # 210016359
MONA A. FOLEY, CLERK
Mona Foley, Clerk



THIS SHEET: FLOOR PLANS

PHASE 38
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: JULY 29, 2021
SCALE: 1"=10'
SHEET 5 OF 5 THIS PHASE