

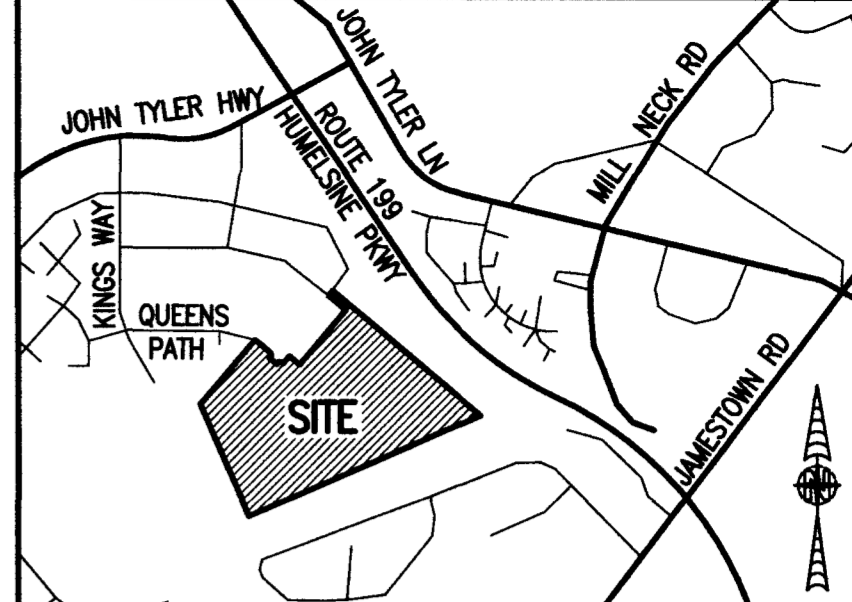
210018750

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	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	*	INSTR.#200008161	14,876	0.342
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	*	INSTR.#170021156	4,465	0.103
27	*	INSTR.#170021157	4,944	0.113
28	28	INSTR.#180001781	4,936	0.113
29	29	INSTR.#210006561	4,660	0.107
30	*	SUBSTANTIALLY COMPLETE	5,908	0.136
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	*	INSTR.#200017782	4,465	0.103
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	INSTR.#210016359	6,145	0.141
39	39	INSTR.#210015812	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	*	INSTR.#190011650	4,465	0.103
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
**TOTAL: NEW PARCEL 29 (SEE REVISED AREA TABLE THIS SHEET)			844,923	19.396



LOCATION MAP SCALE: 1" = 100'

**LEGAL DESCRIPTION**

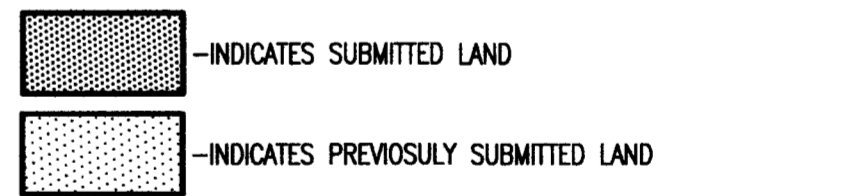
PROPERTY SHOWN HEREON BEING:

- "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 30 BUILDING 30 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)

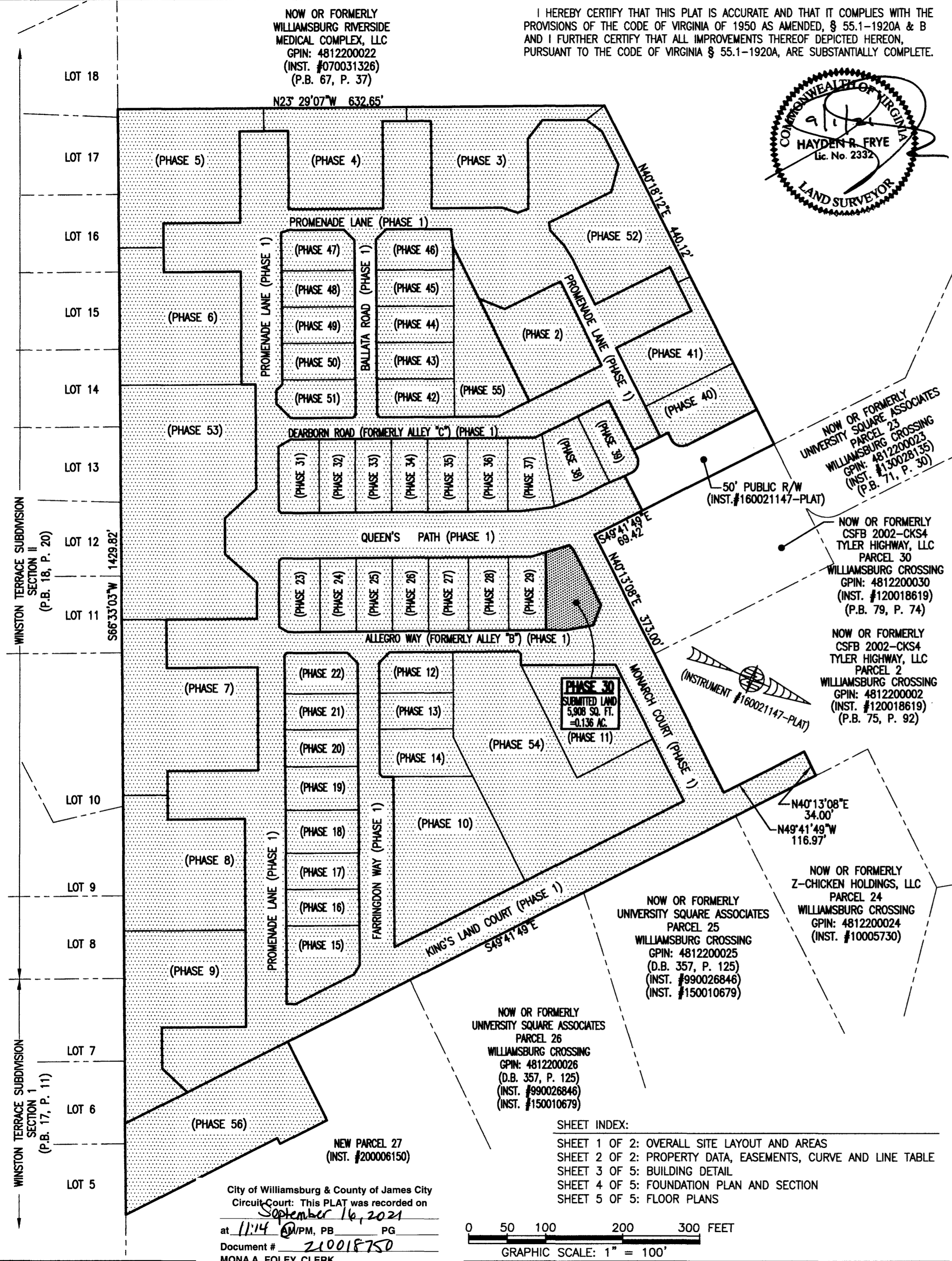


JCC Subdivision Agent Approval Not Required *PH 13/26/21*

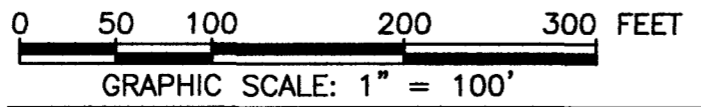
**PHASE 30  
CONDOMINIUM PLAT AND PLAN  
OF  
THE PROMENADE  
AT  
JOHN TYLER  
A CONDOMINIUM  
JAMES CITY COUNTY, VIRGINIA**

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: AUGUST 25, 2021  
SCALE: 1"=100'  
SHEET 1 OF 5 THIS PHASE



City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
*September 16, 2021*  
at 11:14 AM, PG  
Document # **210018750**  
MONA A. FOLEY, CLERK  
*Mona A. Foley*, Clerk



**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 # **210018750**



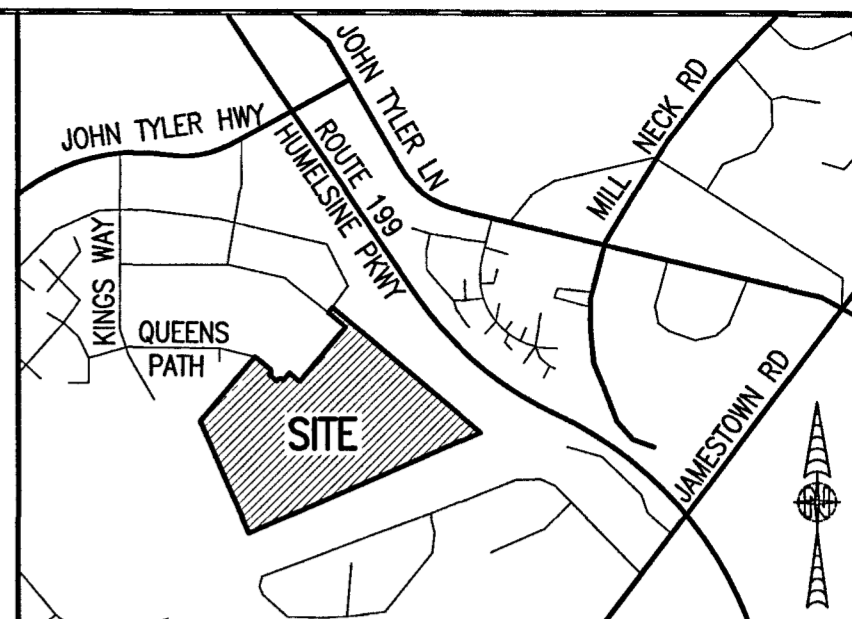
210018750

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	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	*	INSTR.#200008161	14,876	0.342
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	*	INSTR.#170021156	4,465	0.103
27	*	INSTR.#170021157	4,944	0.113
28	28	INSTR.#180001781	4,936	0.113
29	29	INSTR.#210006561	4,660	0.107
30	*	SUBSTANTIALLY COMPLETE	5,908	0.136
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	*	INSTR.#200017782	4,465	0.103
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	INSTR.#210016359	6,145	0.141
39	39	INSTR.#210015812	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	*	INSTR.#190011650	4,465	0.103
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
**TOTAL: NEW PARCEL 29 (SEE REVISED AREA TABLE THIS SHEET)			844,923	19.396



LOCATION MAP SCALE: 1" = 100'

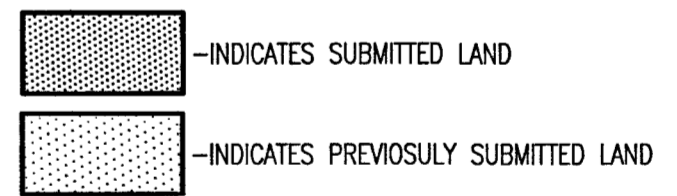
LEGAL DESCRIPTION

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 30 BUILDING 30 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)

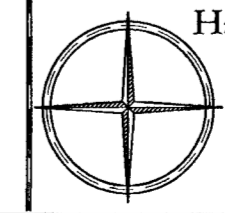


JCC Subdivision Agent Approval Not Required  
-DH  
13 SEP 2021

THIS SHEET: OVERALL SITE LAYOUT AND AREAS

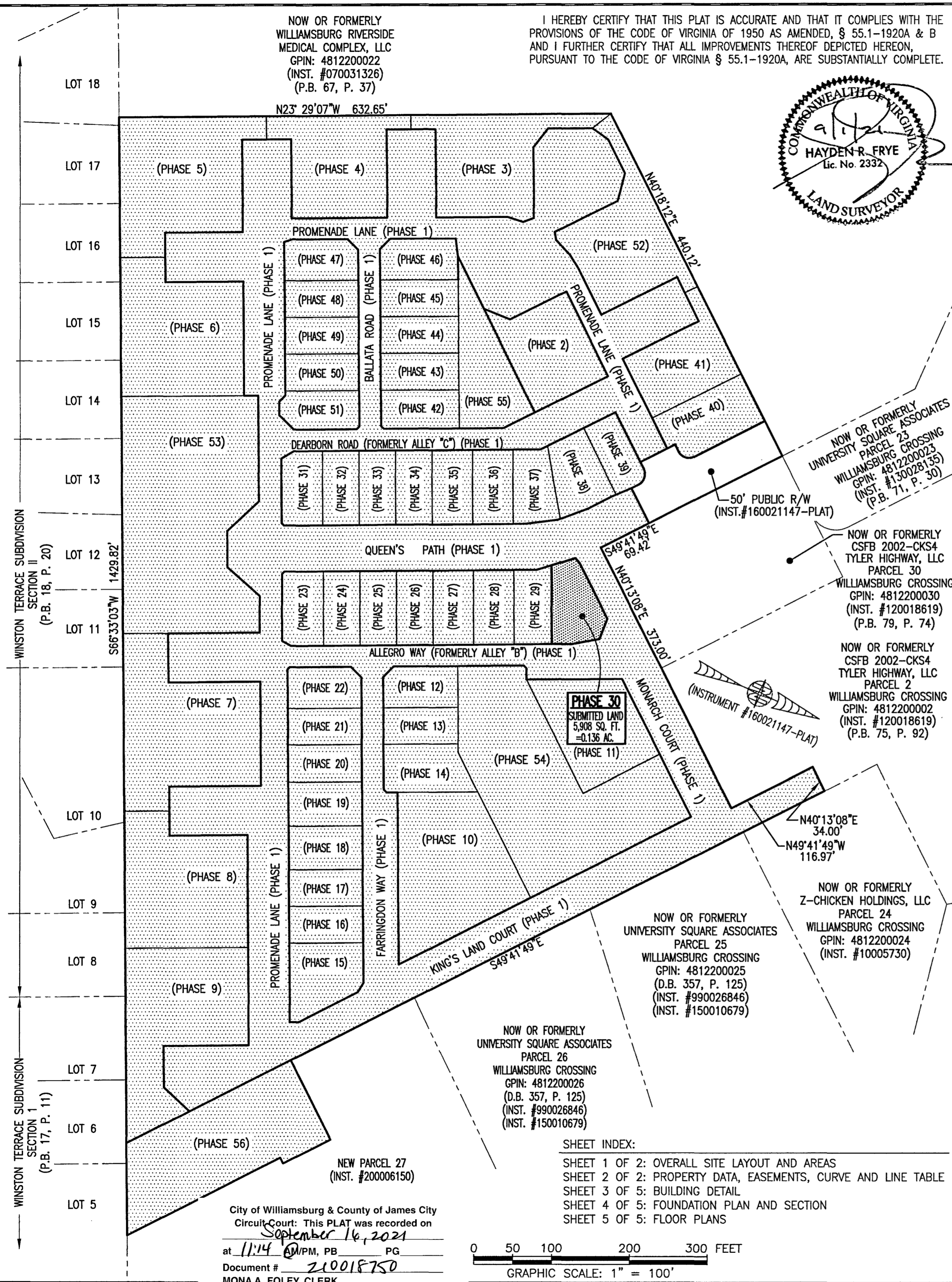
PHASE 30  
CONDOMINIUM PLAT AND PLAN  
OF  
THE PROMENADE  
AT  
JOHN TYLER  
A CONDOMINIUM  
JAMES CITY COUNTY, VIRGINIA

Job# 160921

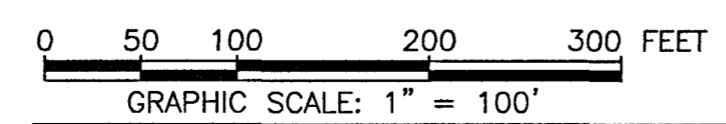


Hayden Frye and Associates, Inc.  
Land Surveyors  
333 KELLAM ROAD, SUITE 200  
VIRGINIA BEACH, VA, 23462  
PH: (757) 491-7228 FX: (757) 491-7229

DATE: AUGUST 25, 2021  
SCALE: 1"=100'  
SHEET 1 OF 5 THIS PHASE



City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
September 16, 2021  
at 11:14 AM, PB PG  
Document # 210018750  
MONA A. FOLEY, CLERK  
Mona A. Foley, Clerk

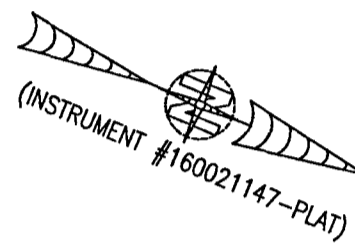
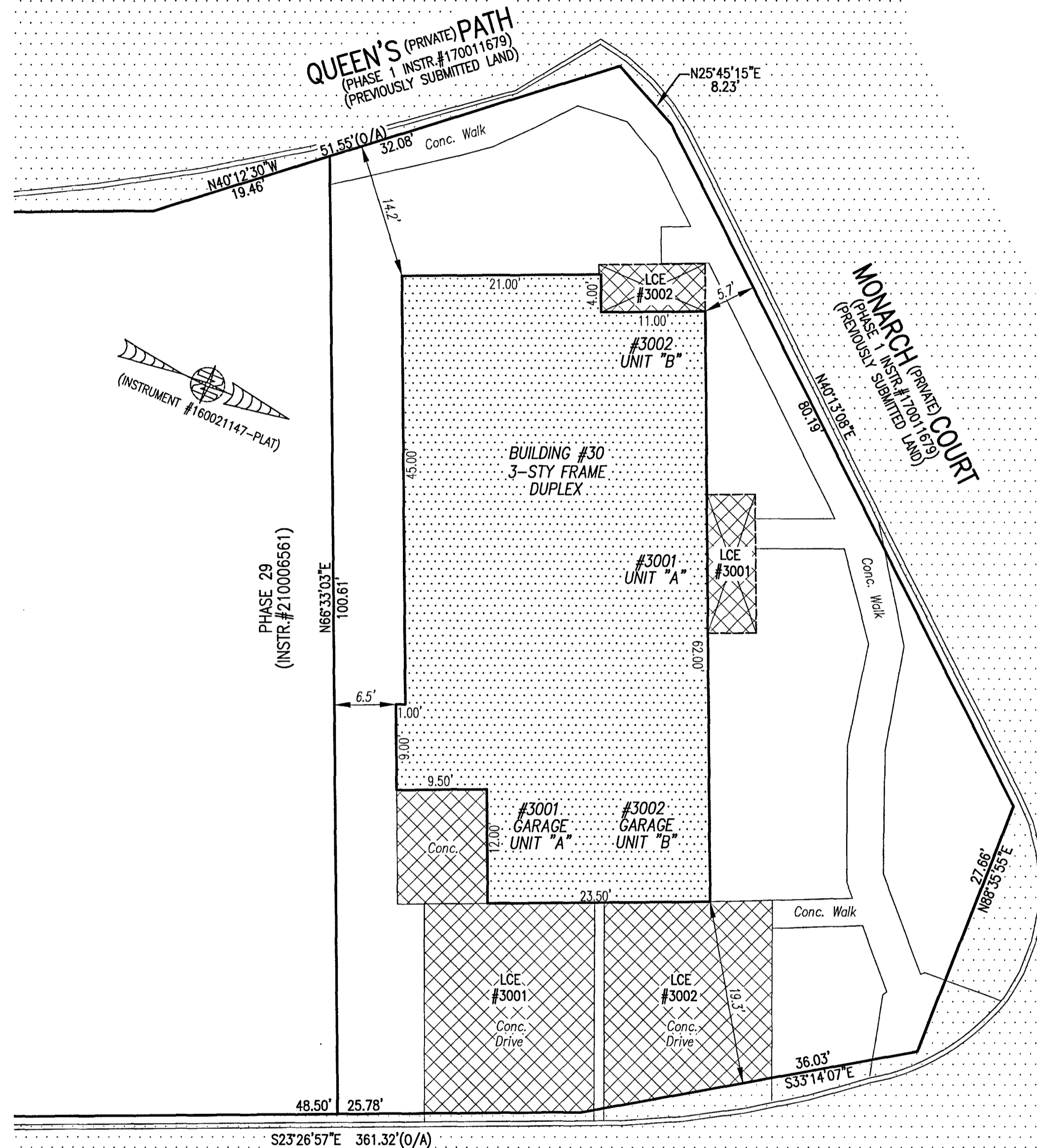
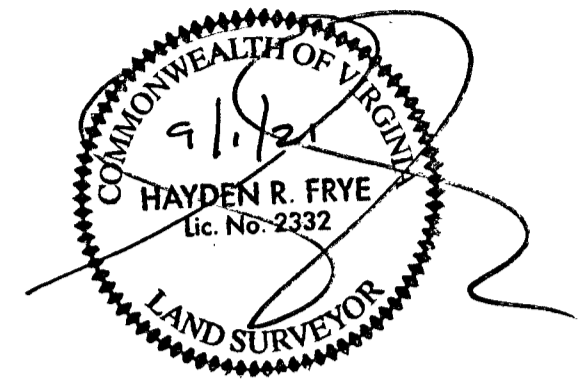


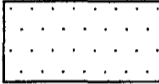
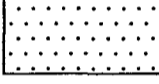


SHEET INDEX:  
SHEET 1 OF 2: OVERALL SITE LAYOUT AND AREAS  
SHEET 2 OF 2: PROPERTY DATA, EASEMENTS, CURVE AND LINE TABLE  
SHEET 3 OF 5: BUILDING DETAIL  
SHEET 4 OF 5: FOUNDATION PLAN AND SECTION  
SHEET 5 OF 5: FLOOR PLANS

5 Large Small Plat(s) Recorded herewith as # 210018750

210018750

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)

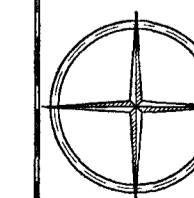
City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on  
September 16, 2021  
 at 11:14 AM PM, PB PG  
 Document # 210018750  
 MONA A. FOLEY, CLERK  
*Mona A. Foley*, Clerk

5 Large/Small Plat(s) Recorded  
 herewith as # 210018750

THIS SHEET: BUILDING DETAIL

**PHASE 30**  
**CONDOMINIUM PLAT AND PLAN**  
 OF  
**THE PROMENADE**  
 AT  
**JOHN TYLER**  
 A CONDOMINIUM  
 JAMES CITY COUNTY, VIRGINIA

Jo# 160921

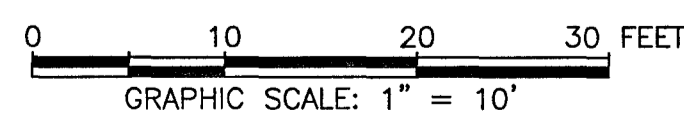


Hayden Frye and Associates, Inc.  
**Land Surveyors**  
 333 KELLAM ROAD, SUITE 200  
 VIRGINIA BEACH, VA., 23462  
 PH: (757) 491-7228 FX: (757) 491-7229

DATE: AUGUST 25, 2021

SCALE: 1"=10'

SHEET 3 OF 5 THIS PHASE



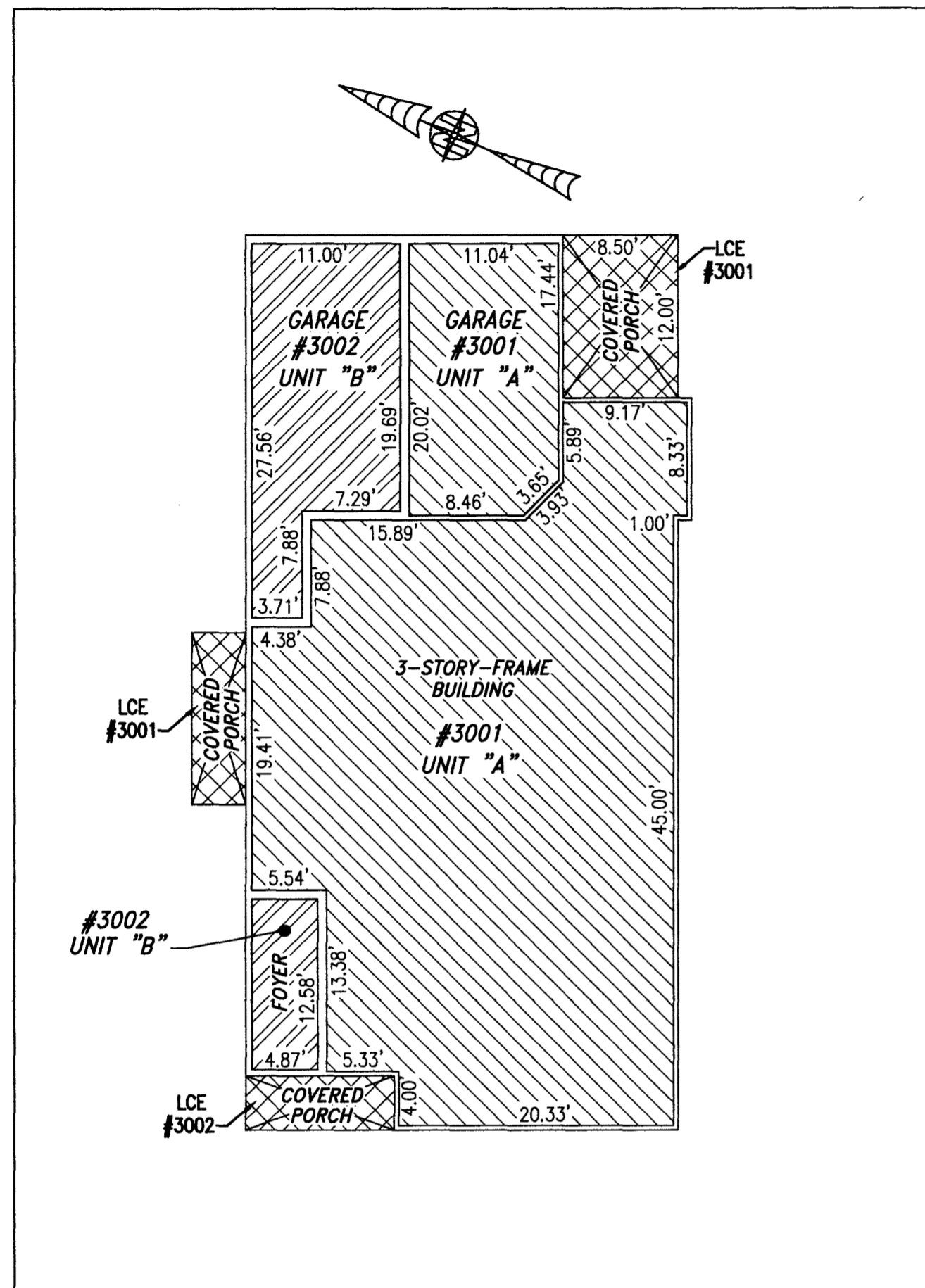
**ALLEGRO (PRIVATE) WAY**  
 (FORMERLY ALLEY B)  
 (PHASE 1 INSTR.#170011679)  
 (PREVIOUSLY SUBMITTED LAND)



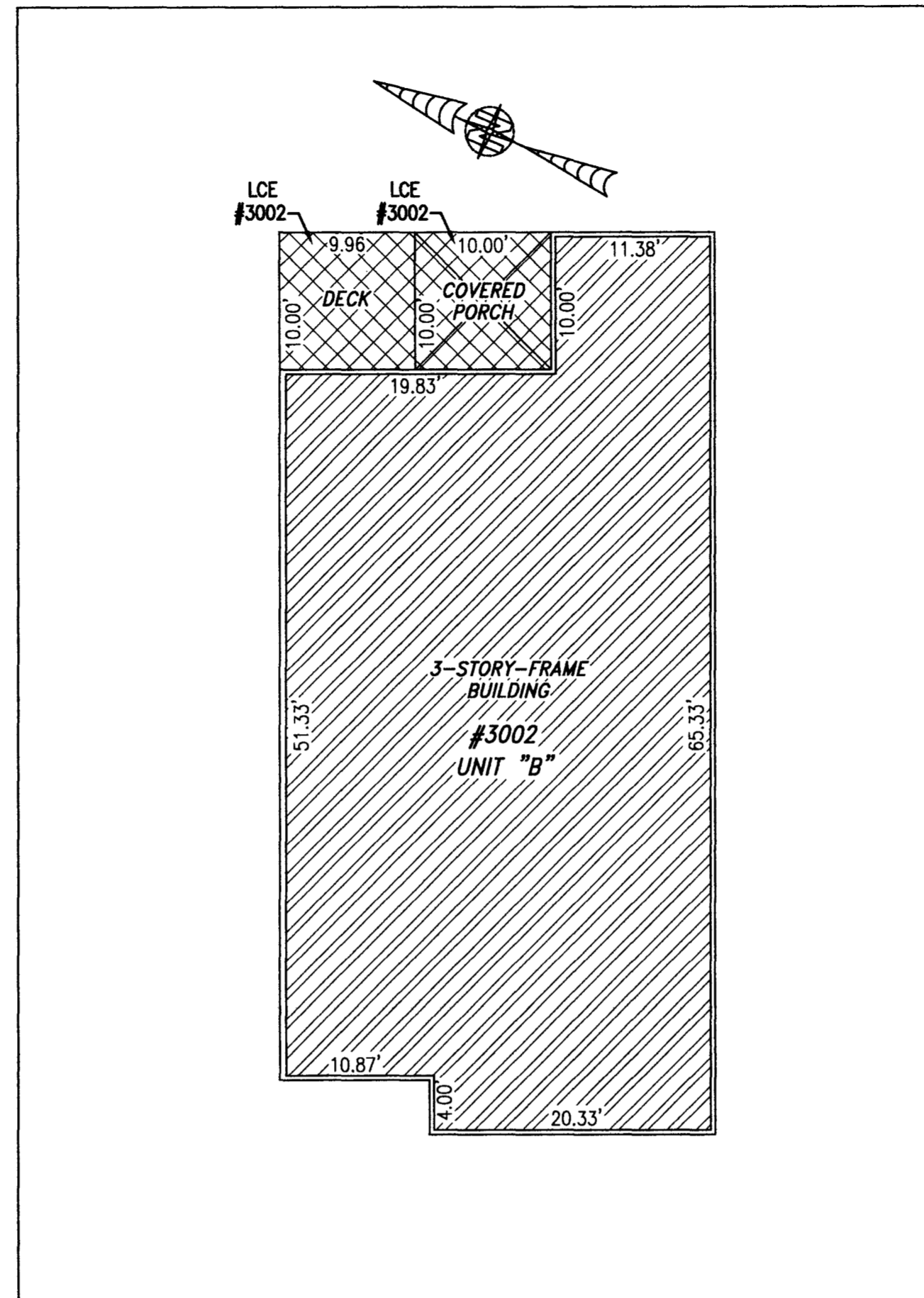


210018750

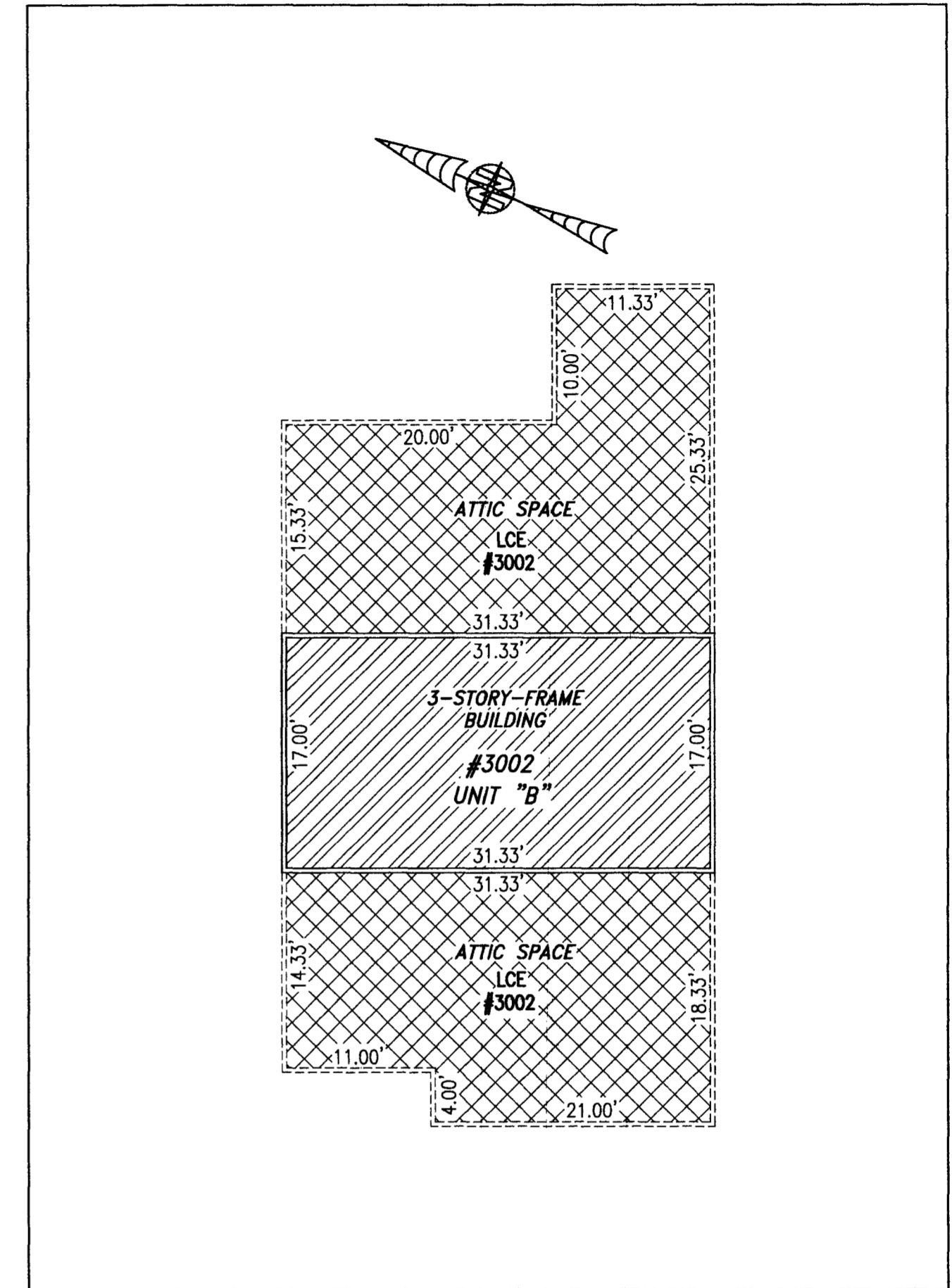
BUILDING 30 (DUPLEX)



FIRST FLOOR



SECOND FLOOR



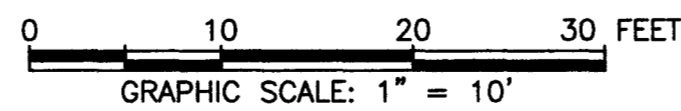
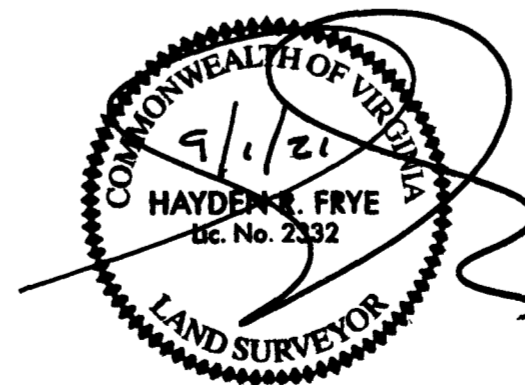
THIRD FLOOR

UNIT ID	UNIT DESCRIPTION	UNIT ADDRESS
A	-INDICATES AREA OF UNIT 3001	#3001 QUEENS PATH
B	-INDICATES AREA OF UNIT 3002	#3002 QUEENS PATH
	-INDICATES COMMON ELEMENT	
	-INDICATES LIMITED COMMON ELEMENT	

City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on  
 September 16, 2021  
 at 11:14 AM/PM, PG  
 Document # 210018750  
 MONA A. FOLEY, CLERK  
 Maria A. Foley, Clerk

5 Large/Small Plat(s) Recorded  
 herewith as # 210018750

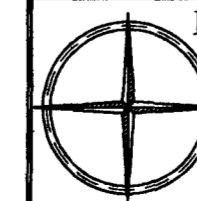
I HEREBY CERTIFY THAT THIS PLAT IS ACCURATE AND THAT IT  
 COMPLIES WITH THE PROVISIONS OF THE CODE OF VIRGINIA OF 1950  
 AS AMENDED, § 55.1-1920A & B AND I FURTHER CERTIFY THAT ALL  
 IMPROVEMENTS THEREOF DEPICTED HEREON, PURSUANT TO THE CODE  
 OF VIRGINIA § 55.1-1920B, ARE SUBSTANTIALLY COMPLETE.



THIS SHEET: FLOOR PLANS

PHASE 30  
 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: AUGUST 25, 2021  
 SCALE: 1"=10'  
 SHEET 5 OF 5 THIS PHASE