

Tax Map Nos. 4812500501, 4812500502, 4812500503,  
4812500504, 4812500505, 4812500506, 4812500507,  
4812500508, 4812500509, 4812500510

Prepared by and return to:  
Susan B. Tarley, Esq. VSB#28896  
Tarley Robinson, PLC  
4808 Courthouse Street, Suite 102  
Williamsburg, VA 23188

AMENDMENT TO CONDOMINIUM INSTRUMENTS OF  
PROMENADE AT JOHN TYLER, A CONDOMINIUM  
Phase 5 - Building 5

THIS AMENDMENT TO CONDOMINIUM INSTRUMENTS made this 24<sup>th</sup> day of January, 2019, by  
FRANCISCUS AT PROMENADE LLC, a Virginia limited liability company ( the “Declarant”);

WITNESSETH:

WHEREAS, by that certain Declaration of Condominium dated June 6, 2017 and recorded in the Clerk’s Office of the Circuit Court of the County of James City, Virginia as Instrument Number 170011679 (the “Declaration”), Declarant did subject certain property situate, lying and being in the County of James City, Virginia to condominium ownership pursuant to the Condominium Act of the Commonwealth of Virginia, Title 55, § 55-79.39 *et seq.*, Code of Virginia of 1950, as existing at that time, under the name of PROMENADE AT JOHN TYLER, A CONDOMINIUM (the “Condominium”); and

WHEREAS, the Declaration provides that Declarant can expand the Condominium by adding thereto all or a portion or portions of certain real property therein more particularly described (the “Additional Land”), all subject to the terms and provisions thereof, and to the Condominium Act of the Commonwealth of Virginia; and

WHEREAS, the Declarant wants and desires at this time to expand the Condominium by adding thereto a certain parcel of land which is a portion of the Additional Land, as more particularly described on Exhibit A, attached hereto, together with the improvements located thereon shown on the Condominium Plat and Plan entitled, “PHASE 5, CONDOMINIUM PLAT AND PLAN OF THE

1810

PROMENADE AT JOHN TYLER, A CONDOMINIUM, JAMES CITY COUNTY, VIRGINIA”  
dated January 24, 2019, made by Hayden Frye and Associates, Inc., Land Surveyors, (the “Plat”)  
consisting of 5 pages to be recorded herewith.

NOW, THEREFORE, pursuant to the rights reserved by Declarant, and in accordance with Article 6 of the Declaration, as the same may be amended from time to time, and § 55-79.63 of the Code of Virginia of 1950, as the same exists at the time of the recordation of this Amendment in the aforesaid Clerk’s Office, Declarant, the owner in fee simple of the property described in Exhibit A, does hereby amend the Condominium Instruments to expand the Condominium by adding to the Condominium that certain real property lying, situate and being in the County of James City, Virginia, more particularly described on Exhibit A, together with the improvements thereon, all as more particularly set forth below.

1. THE LAND SUBMITTED TO THE CONDOMINIUM. The real property described on Exhibit A, together with the improvements thereon as more particularly shown on the Plat is hereby submitted to condominium ownership as a part of Promenade at John Tyler, a Condominium. The relative location of the buildings, Units and Common Elements which are hereby submitted to the Condominium and the Limited Common Elements, if any, assigned to the Units are more particularly shown on the Plat. The Units hereby submitted to the Condominium are more particularly designated, described and depicted on said Plat.

2. UNIT BOUNDARIES. The Unit Boundaries for the ten (10) Units added by this Amendment to Condominium Instruments shall be the same as the Unit Boundaries established by Article 4 of the Declaration and as shown on the Plat.

2010

3. REALLOCATION OF UNDIVIDED INTEREST IN COMMON ELEMENTS AND REALLOCATION OF VOTES. Pursuant to §55-79.56(b) of the Code of Virginia of 1950, the interests in the Common Elements of the Condominium are hereby reallocated to each and every Unit, including Units previously submitted and those hereby submitted, and pursuant to § 55-79.73(D) of the Code of Virginia of 1950, liability for Common Expenses and votes in the Promenade at John Tyler Condominium Association, Inc. are similarly hereby reallocated to each and every Unit as follows: Each Unit Owner shall own, as an appurtenance to his or her unit, an equal undivided interest in the Common Elements. Each Unit Owner shall be entitled to cast one (1) vote for each Unit owned at any meeting of Promenade at John Tyler Condominium Association, Inc. in accordance with the terms and provisions of the Bylaws of Promenade at John Tyler Condominium Association, Inc.

4. CERTIFICATION OF PLANS. On the face of the Plat is the certification of a registered architect, surveyor or engineer as to the accuracy of the Plat and compliance with the provisions of § 55-79.58 of the Code of Virginia of 1950, and the certification that all units or portions depicted thereon, submitted to condominium ownership have been substantially completed.

5. CONFIRMATION OF CONDOMINIUM INSTRUMENTS. Except as modified by this Amendment, all terms and provisions of the Condominium Instruments are hereby expressly ratified and confirmed, and shall remain in full force and effect and shall be applicable to the Condominium Units and Common Elements created hereby.

IN WITNESS WHEREOF, Declarant has caused this Amendment to be executed this 1<sup>st</sup> day of February, 2019.

FRANCISCUS AT PROMENADE LLC  
A Virginia limited liability company

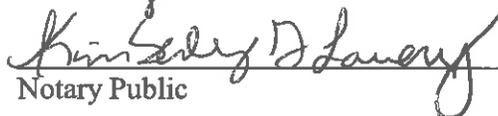
By: FRANCISCUS HOMES, INC.  
A Virginia corporation, Manager

By:   
Russell Clark, Vice President

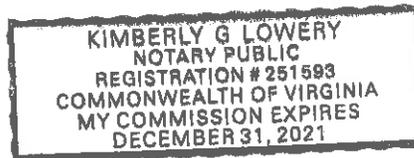
COMMONWEALTH OF VIRGINIA  
CITY/COUNTY of James City, to wit:

I, Kimberly G Lowery, a Notary Public in and for the City/County and State aforesaid, do hereby certify that Russell Clark, Vice President of Franciscus Homes, Inc., a Virginia corporation, Manager of Franciscus at Promenade LLC, a Virginia limited liability company, whose name as such is signed to the foregoing document has acknowledged the same before me in my City/County and State aforesaid.

Given under my hand this 1<sup>st</sup> day of February, 2019.

  
Notary Public

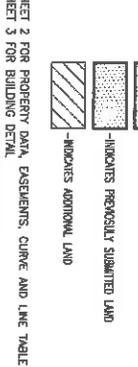
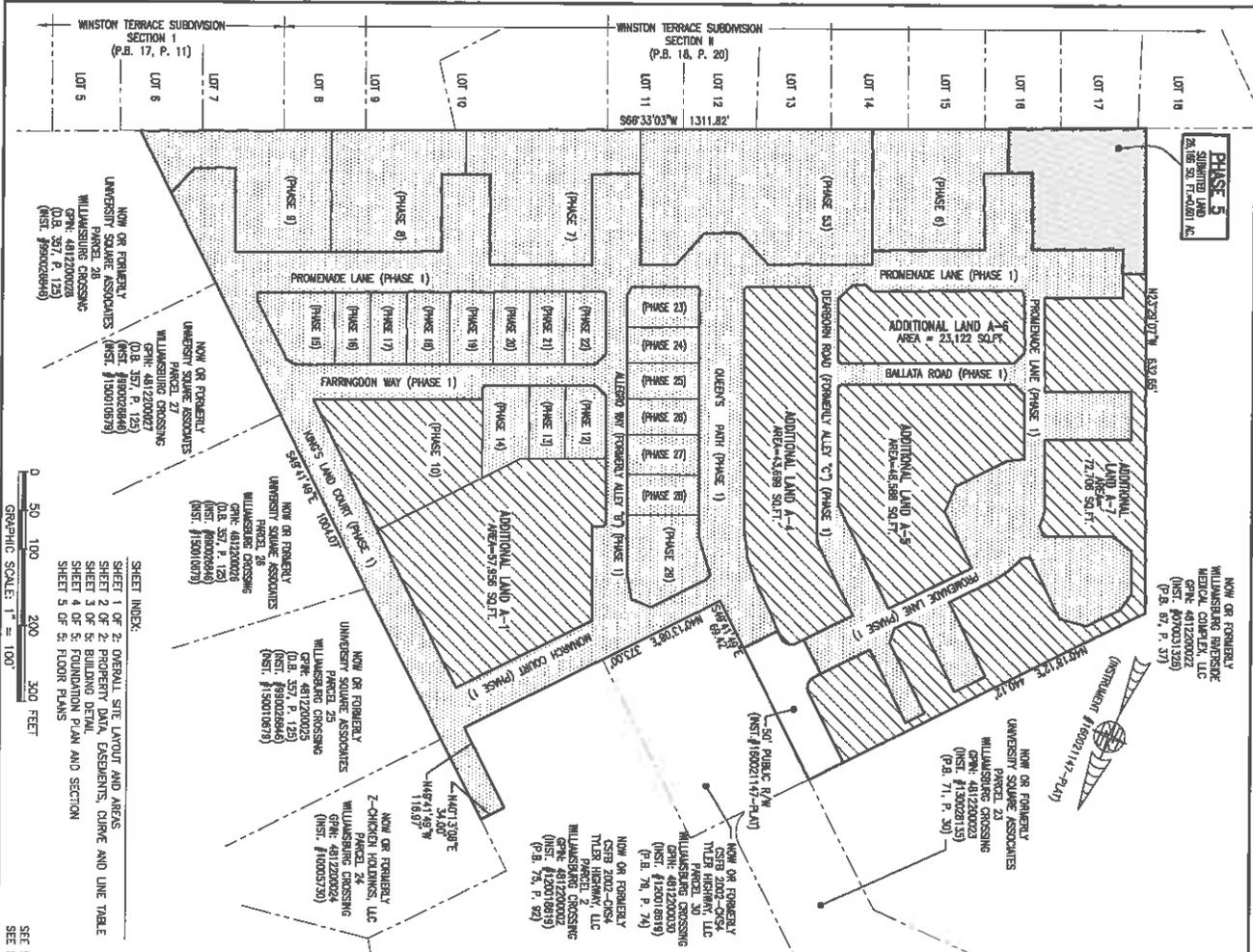
My commission expires: 2/31/21



5 Large/Small Plat(s) Recorded  
herewith as # 190001499

INSTRUMENT 190001499  
RECORDED IN THE CLERK'S OFFICE OF  
WMSBG/JAMES CITY CIRCUIT ON  
FEBRUARY 1, 2019 AT 01:52 PM  
MONA A. FOLEY, CLERK  
RECORDED BY: EEO

4910

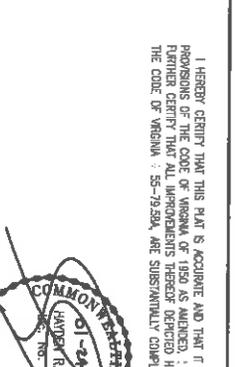


**SHEET INDEX:**  
 SHEET 1 OF 5: OVERALL SITE LAYOUT AND AREAS  
 SHEET 2 OF 5: PROPERTY DATA, EASEMENTS, CURVE AND LINE TABLE  
 SHEET 3 OF 5: BUILDING DETAIL  
 SHEET 4 OF 5: FOUNDATION PLAN AND SECTION  
 SHEET 5 OF 5: FLOOR PLANS

PHASE	BUILDING	STATUS/REGISTRATION	SQUARE FEET	ACRES
1	N/A	NSR #17001879	208,488	6.163
5	3	SUBSTANTIALLY COMPLETE	26,198	0.891
5	5	NSR #18001838	24,875	0.827
7	7	NSR #18001483	20,822	0.682
8	8	NSR #18001039	24,528	0.543
9	9	NSR #18000394	23,078	0.566
10	10	NSR #17002466	28,008	0.982
12	12	NSR #17001847	4,948	0.114
13	13	NSR #180010007	4,312	0.104
14	14	NSR #180008978	6,482	0.189
15	15	NOT YET RECORDED	7,841	0.180
16	16	NOT YET RECORDED	4,487	0.103
17	17	NOT YET RECORDED	4,487	0.103
18	18	NSR #180019704	3,273	0.121
19	19	NSR #180019765	3,587	0.123
20	20	NSR #180018210	4,465	0.103
21	21	NSR #180018208	4,482	0.103
22	22	NSR #180018206	5,014	0.113
23	23	NSR #180018208	4,494	0.102
24	24	NSR #180008480	4,494	0.102
25	25	NSR #180001795	4,465	0.103
26	26	NSR #170021156	4,465	0.102
27	27	NSR #170021157	4,844	0.114
28	28	NSR #180001781	4,338	0.113
29	29	NOT YET RECORDED	10,389	0.243
33	N/A	NSR #180018682	48,886	1.145
REMAINS OF ADDITIONAL LAND A-4			43,889	1.003
REMAINS OF ADDITIONAL LAND A-5			46,388	1.115
REMAINS OF ADDITIONAL LAND A-6			23,122	0.531
TOTAL, NEW PHASE 28			72,236	1.669
TOTAL, NEW PHASE 29			816,829	18.747

**AREA TABLE**

1. HERBY CERTIFY THAT THIS PLAN IS ACCURATE AND THAT IT COMPLIES WITH THE PROVISIONS OF THE CODE OF VIRGINIA, §§ 55-78.294, 55-78.295 AND 55-78.296 AND THE CODE OF VIRGINIA, §§ 55-78.294, ARE SUBSTANTIALLY COMPLETE.



**LEGEND:**  
 -INDICATES SUBMITTED LAND  
 -INDICATES PREVIOUSLY SUBMITTED LAND  
 -INDICATES ADDITIONAL LAND

**LEGAL DESCRIPTION:**  
 PROPERTY SHOWN HEREON BEING "NEW PHASE 28" CONTAINING 16,747 ACRES AS SHOWN ON "PART OF LOT LINE ENTHUSIASTIC BEING PARCELS 28 AND 29 OF WILLAMSBURG CROSSING" PREPARED BY ACS CONSULTING ENGINEERS, DATED 10-24-16 AND RECORDED AS INSTRUMENT NO. 180021147.

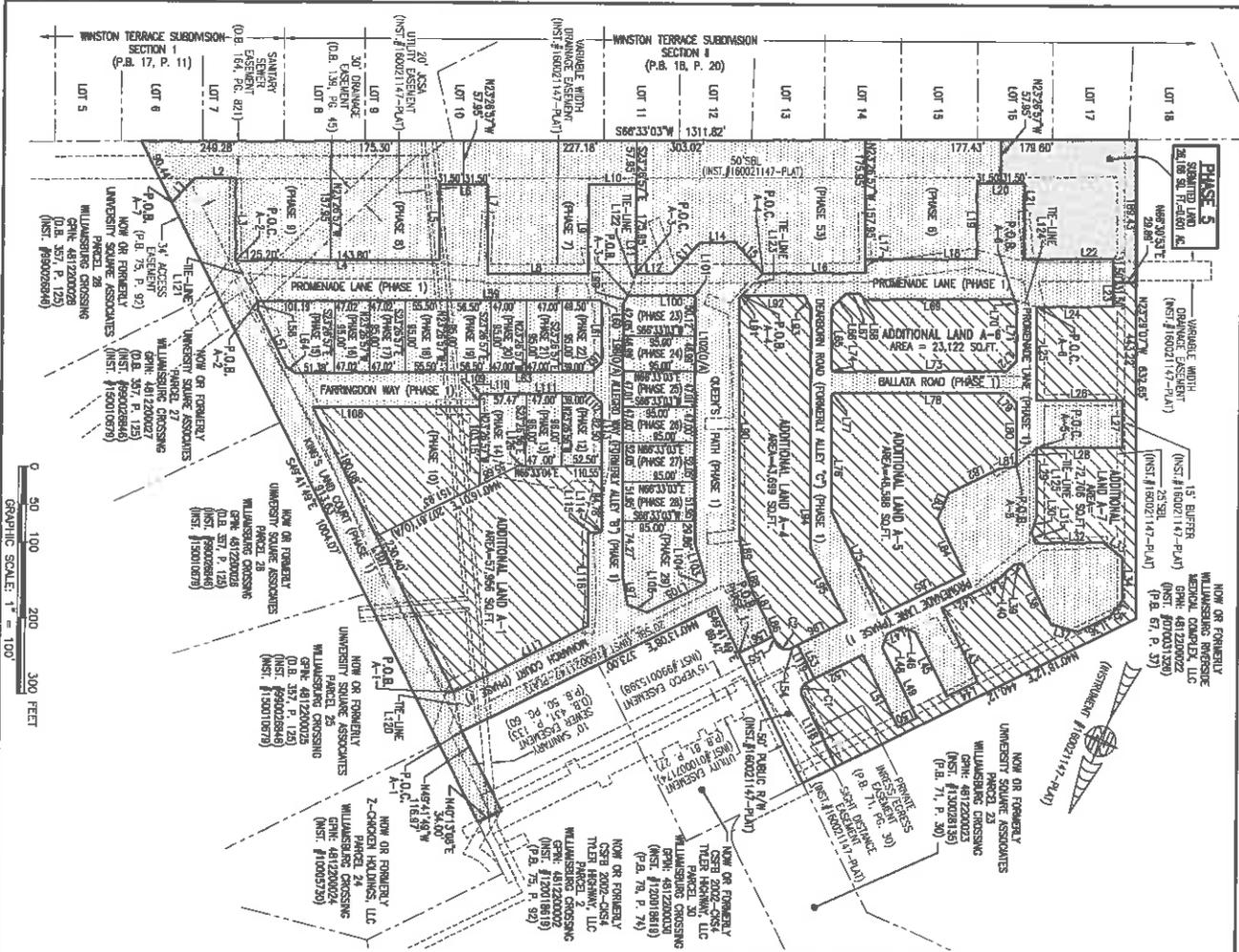
**NOTES:**  
 1. PHASE 5 BUILDING 5 IS SUBSTANTIALLY COMPLETE.  
 2. EASEMENTS AND BUILDING LINES SHOWN HEREON PER THE FOLLOWING: BY ACS CONSULTING ENGINEERS, DATED 5-23-15  
 - PLAT BY ACS CONSULTING ENGINEERS, DATED 10-24-16, INSTRUMENT NO. 180021147  
 - PLAN OF DEVELOPMENT BY ACS CONSULTING ENGINEERS, DATED 9-8-16



**PHASE 5**  
 CONDOMINIUM PLAT AND PLAN  
 OF  
**THE PROMENADE**  
 AT  
**JOHN TYLER**  
 A CONDOMINIUM  
 IN  
 JAMES CITY COUNTY, VIRGINIA

Hayden Frye and Associates, Inc.  
 Land Surveyors  
 10111 WILSON ROAD, SUITE 200  
 FARMERSVILLE, VIRGINIA 23042  
 DATE: JANUARY 24, 2018  
 SCALE: 1" = 100'  
 SHEET 1 OF 5 THIS PHASE

Scallo



NO. BEARING	DISTANCE	NO. BEARING	DISTANCE	NO. BEARING	DISTANCE	NO. BEARING	DISTANCE	
L1	S80°13'W	44.97'	L26	S85°33'03"W	113.01'	L51	S67°12'20"E	106.66'
L2	S85°33'03"W	53.15'	L27	N23°57'57"E	63.00'	L52	N67°18'11"E	70.66'
L3	N23°57'57"E	109.47'	L28	N67°13'03"E	113.01'	L53	S49°41'46"E	30.00'
L4	S85°33'03"W	289.00'	L29	N23°48'48"E	91.00'	L54	N67°18'11"E	10.00'
L5	S23°57'57"E	100.00'	L30	N45°16'58"W	20.65'	L55	S49°41'46"E	10.00'
L6	S85°33'03"W	63.00'	L31	N45°16'58"W	14.72'	L56	N67°18'11"E	30.00'
L7	N23°57'57"E	118.00'	L32	S85°33'03"W	90.51'	L57	S49°41'46"E	64.74'
L8	S23°57'57"E	132.88'	L33	N73°30'33"W	30.87'	L58	S24°33'07"E	11.47'
L9	S23°57'57"E	116.00'	L34	N23°57'57"E	57.00'	L59	S67°13'03"W	49.13'
L10	S85°33'03"W	63.00'	L35	N13°03'50"E	24.58'	L60	N67°25'57"W	4.24'
L11	N23°57'57"E	118.00'	L36	N45°14'49"E	49.00'	L61	N23°57'57"W	78.50'
L12	S85°33'03"W	48.57'	L37	N67°18'11"E	35.41'	L62	N23°57'57"E	18.69'
L13	S18°43'43"W	55.33'	L38	S49°41'46"E	90.11'	L63	N67°13'03"E	39.63'
L14	S85°33'03"W	46.57'	L39	N53°03'07"E	10.61'	L64	S91°24'23"E	14.28'
L15	N67°18'11"E	55.33'	L40	N23°57'57"E	75.64'	L65	S23°57'57"E	81.00'
L16	S85°33'03"W	133.88'	L41	N43°57'20"E	20.28'	L66	S23°57'57"E	28.16'
L17	S23°57'57"E	18.00'	L42	N44°43'57"E	65.82'	L67	S85°33'03"W	17.30'
L18	S85°33'03"W	143.55'	L43	N46°17'28"W	10.27'	L68	N67°25'57"W	11.31'
L19	S23°57'57"E	100.00'	L44	N44°43'57"E	43.00'	L69	S85°33'03"W	185.50'
L20	S85°33'03"W	63.00'	L45	S49°41'46"E	93.23'	L70	N44°43'57"W	11.00'
L21	S85°33'03"W	100.00'	L46	N67°18'11"E	15.10'	L71	N23°57'57"E	71.00'
L22	S85°33'03"W	118.31'	L47	N43°57'20"E	20.64'	L72	N23°57'57"E	19.09'
L23	N23°57'57"E	63.00'	L48	N45°16'58"W	18.08'	L73	N67°13'03"E	225.20'
L24	N23°57'57"E	101.24'	L49	N46°17'28"W	103.90'	L74	S71°09'13"E	5.90'
L25	N23°57'57"E	123.00'	L50	N44°43'57"E	27.22'	L75	S49°41'46"E	150.14'

NO. BEARING	DISTANCE	NO. BEARING	DISTANCE	NO. BEARING	DISTANCE	NO. BEARING	DISTANCE	
L51	S67°12'20"E	106.66'	L76	S23°57'57"E	153.59'	L101	N67°13'03"W	4.24'
L52	N67°18'11"E	70.66'	L77	S13°13'03"W	4.85'	L102	N23°57'57"E	34.98'
L53	S49°41'46"E	30.00'	L78	S85°33'03"W	28.04'	L103	N46°12'30"W	51.55'
L54	N67°18'11"E	10.00'	L79	N67°18'11"E	19.08'	L104	N23°57'57"E	8.23'
L55	S49°41'46"E	10.00'	L80	N45°16'58"W	84.34'	L105	N46°13'03"E	80.18'
L56	N67°18'11"E	30.00'	L81	N67°13'03"E	22.65'	L106	N67°13'03"E	27.66'
L57	S49°41'46"E	64.74'	L82	N46°42'32"E	75.00'	L107	S49°43'59"E	420.46'
L58	S24°33'07"E	11.47'	L83	N46°17'28"W	33.64'	L108	N67°13'03"W	220.39'
L59	S67°13'03"W	49.13'	L84	N67°25'57"W	81.13'	L109	S23°57'57"E	14.00'
L60	N67°25'57"W	4.24'	L85	N46°42'32"E	121.00'	L110	S23°57'57"E	14.00'
L61	N23°57'57"W	78.50'	L86	S49°42'32"E	26.95'	L111	S67°13'03"W	143.47'
L62	N23°57'57"E	18.69'	L87	S49°41'46"E	35.15'	L112	N67°13'03"W	10.00'
L63	N67°13'03"E	39.63'	L88	S49°41'46"E	35.15'	L113	N67°13'03"W	10.00'
L64	S91°24'23"E	14.28'	L89	S49°41'46"E	41.28'	L114	N23°57'57"E	197.29'
L65	S23°57'57"E	81.00'	L90	S30°03'47"E	41.28'	L115	N67°13'03"E	14.50'
L66	S23°57'57"E	28.16'	L91	S71°09'13"E	4.24'	L116	N23°57'57"E	122.79'
L67	S85°33'03"W	17.30'	L92	S85°33'03"W	82.66'	L117	N46°13'03"E	197.12'
L68	N67°25'57"W	11.31'	L93	N53°03'07"E	10.61'	L118	S49°41'46"E	101.83'
L69	S85°33'03"W	185.50'	L94	N23°57'57"W	371.18'	L119	S49°41'46"E	10.00'
L70	N44°43'57"W	11.00'	L95	N46°17'28"E	107.22'	L120	S30°03'47"E	41.28'
L71	N23°57'57"E	71.00'	L96	N46°17'28"E	107.22'	L121	N53°03'46"W	80.38'
L72	N23°57'57"E	19.09'	L97	S31°10'27"E	36.03'	L122	N67°25'57"W	30.77'
L73	N67°13'03"E	225.20'	L98	S23°57'57"E	126.12'	L123	N23°57'57"E	40.28'
L74	S71°09'13"E	5.90'	L99	S82°20'20"W	12.95'	L124	N67°13'03"E	31.86'
L75	S49°41'46"E	150.14'	L100	S85°33'03"W	83.57'	L125	N23°57'57"E	36.87'
L76	S23°57'57"E	153.59'				L126	N67°13'03"E	11.06'

HEREBY CERTIFY THAT THIS PLAN IS ACCURATE AND THAT IT COMPLES WITH THE PROVISIONS OF THE CODE OF VIRGINIA OF 1980 AS AMENDED, 55-78.59 AND 1 PARTNER CERTIFY THAT ALL IMPROVEMENTS THEREOF DEPICTED HEREON, PURSUANT TO THE CODE OF VIRGINIA 55-78.59A, ARE SUBSTANTIALLY COMPLETE.

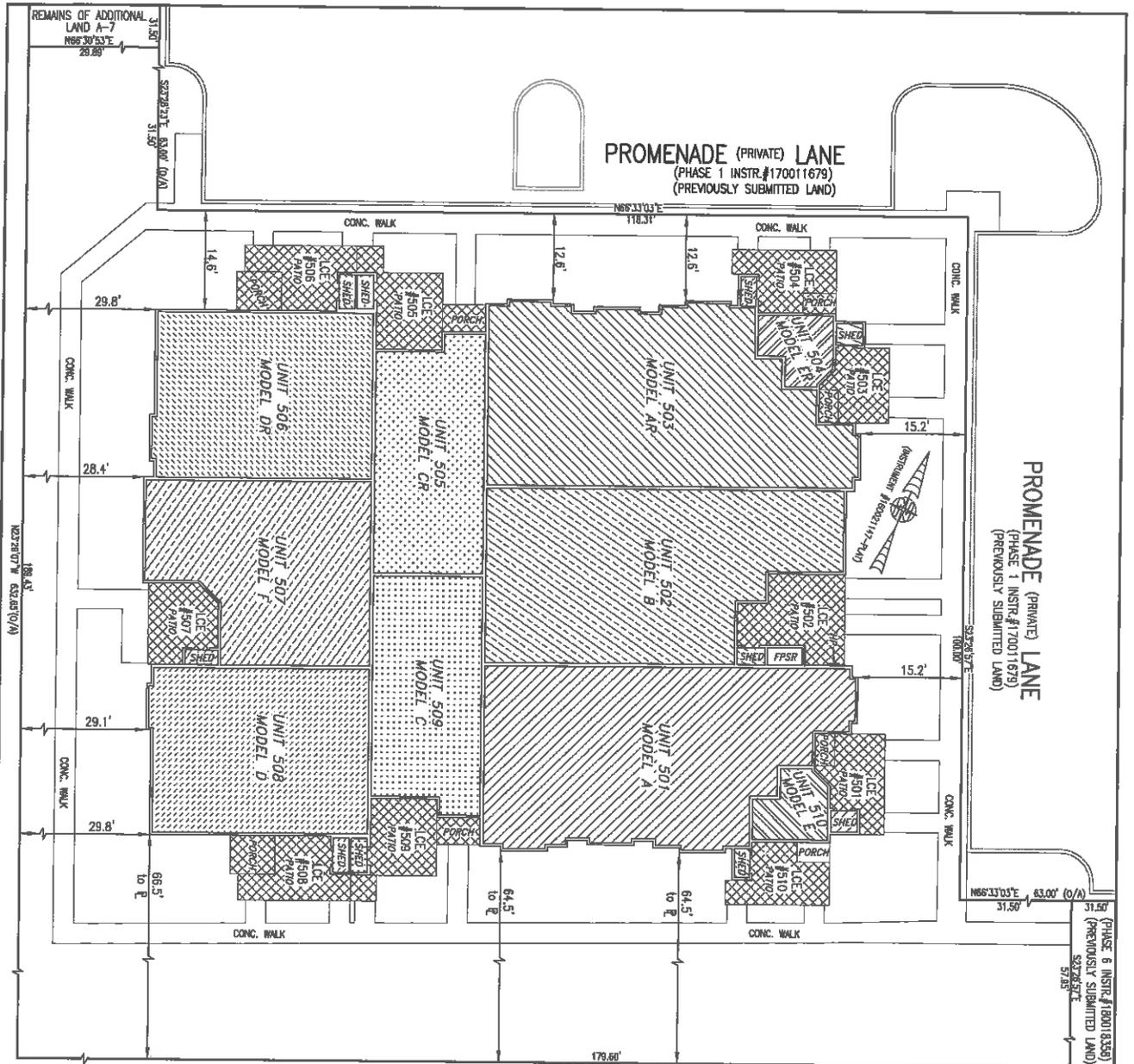
COMMONWEALTH OF VIRGINIA  
 LAND SURVEYOR  
 HANCOCK R. FRIE  
 101-544

THIS SHEET, PROPERTY DATA, EASEMENTS, CURVE AND LINE TABLE  
**PHASE 5**  
**CONDOMINIUM PLAT AND PLAN**  
**OF**  
**THE PROMENADE**  
**AT**  
**JOHN TYLER**  
 A CONDOMINIUM  
 JAMES CITY COUNTY, VIRGINIA

Hayden Pope and Associates, Inc.  
 Land Surveyors  
 3333 HUNTER ROAD, SUITE 200  
 RICHMOND, VIRGINIA 23220  
 DATE: JANUARY 24, 2018  
 SCALE: 1"=100'

SHEET 2 OF 5 THIS PHASE



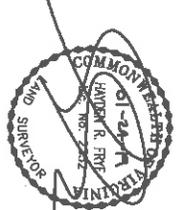


PROMENADE (PRIVATE) LANE  
(PHASE 1 INSTR. #170011679)  
(PREVIOUSLY SUBMITTED LAND)

PROMENADE (PRIVATE) LANE  
(PHASE 1 INSTR. #170011679)  
(PREVIOUSLY SUBMITTED LAND)

(PHASE 6 INSTR. #100018356)  
(PREVIOUSLY SUBMITTED LAND)  
57.63'

I HEREBY CERTIFY THAT THIS PLAN IS ACCURATE AND THAT IT COMPLES WITH THE PROVISIONS OF THE CODE OF VIRGINIA OF 1950 AS AMENDED, ; 55-79.58 AND I FURTHER CERTIFY THAT ALL IMPROVEMENTS THEREON DEPICTED HERON, PURSUANT TO THE CODE OF VIRGINIA ; 55-79.58A, ARE SUBSTANTIALLY COMPLETE.



UNIT ID	UNIT DESCRIPTION	UNIT ADDRESS	PARKING SPACE
A	-INDICATES AREA OF UNIT 501	#501 PROMENADE LANE	74
B	-INDICATES AREA OF UNIT 502	#502 PROMENADE LANE	73
AR	-INDICATES AREA OF UNIT 503	#503 PROMENADE LANE	70
BR	-INDICATES AREA OF UNIT 504	#504 PROMENADE LANE	66
CR	-INDICATES AREA OF UNIT 505	#505 PROMENADE LANE	61
DR	-INDICATES AREA OF UNIT 506	#506 PROMENADE LANE	60
F	-INDICATES AREA OF UNIT 507	#507 PROMENADE LANE	59
D	-INDICATES AREA OF UNIT 508	#508 PROMENADE LANE	58
C	-INDICATES AREA OF UNIT 509	#509 PROMENADE LANE	75
E	-INDICATES AREA OF UNIT 510	#510 PROMENADE LANE	75
HP	HOUSE PANEL, (ELECTRIC)	#511 PROMENADE LANE	N/A
FPSR	FIRE PROTECTION SPRINKLER ROOM	#512 PROMENADE LANE	N/A
	-INDICATES COMMON ELEMENT (EXCLUDING AREAS OUTSIDE OF SUBMITTED LAND)		
	-INDICATES LIMITED COMMON ELEMENT (LCE) ASSIGNED TO A UNIT. # UNIT ASSIGNED		

\*NOTE: PARKING SPACES NOT CONSTRUCTED AT TIME OF SURVEY.

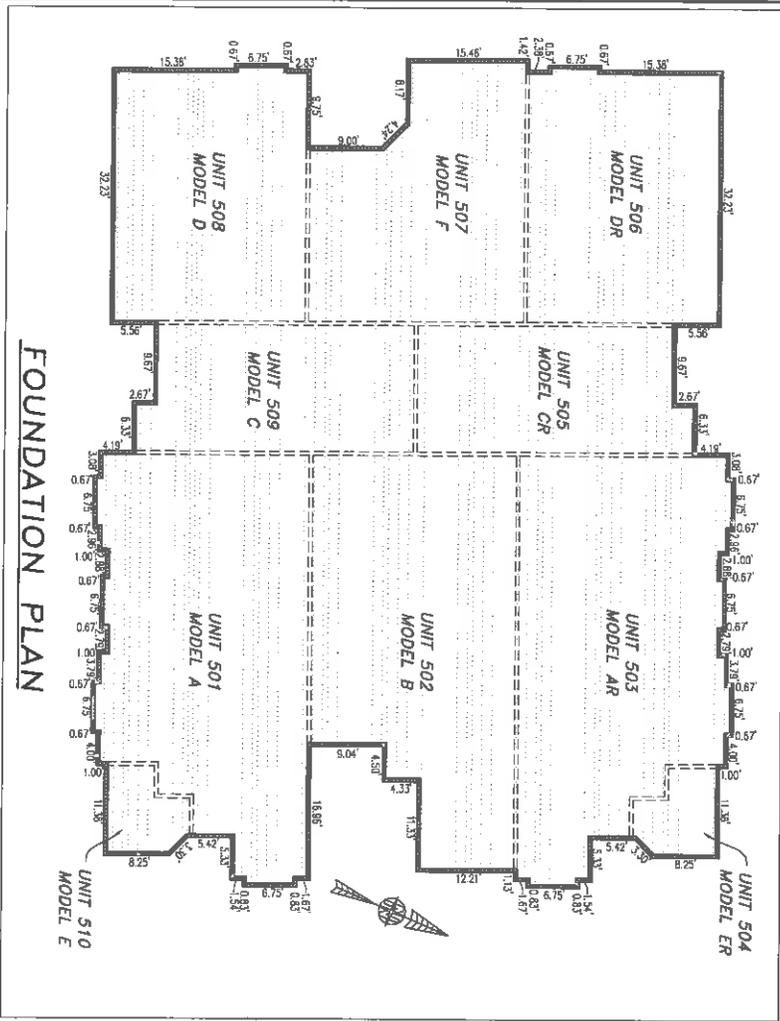
GRAPHIC SCALE: 1" = 10'

THIS SHEET: BUILDING DETAIL

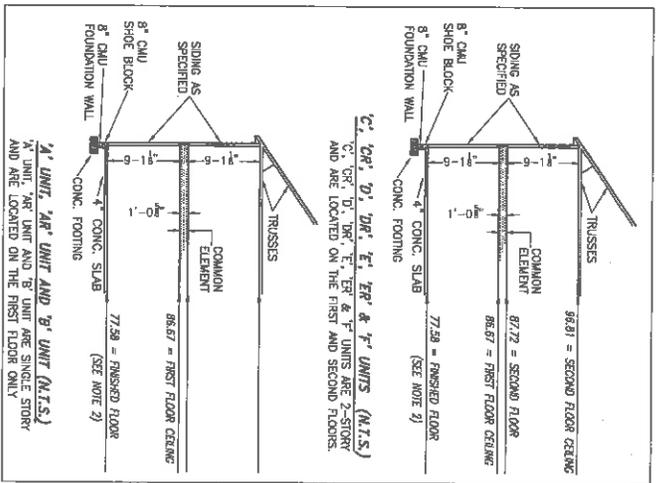
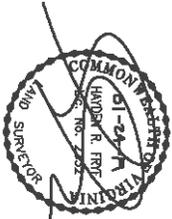
PHASE 5  
CONDOMINIUM PLAT AND PLAN  
OF  
THE PROMENADE  
AT  
JOHN TYLER  
A CONDOMINIUM  
JAMES CITY COUNTY, VIRGINIA

Hydrex Engineering and Associates, Inc.  
Land Surveyors  
3333 KENNESAW AVENUE, SUITE 200  
ROANOKE, VA 24012  
DATE: JANUARY 24, 2019  
SCALE: 1"=10'  
SHEET 3 OF 5 THIS PHASE

# BUILDING 5 (10-PLEX)



HEREBY CERTIFY THAT THIS PLAN IS ACCURATE AND THAT IT COMPLES WITH THE PROVISIONS OF THE CODE OF VIRGINIA OF 1950 AS AMENDED, 55-78.56 AND 1 PARTNER CERTAIN THAT ALL UNITS THEREOF DEPICTED HEREON, PURSUANT TO THE CODE OF VIRGINIA 55-78.56B, ARE SUBSTANTIALLY COMPLETE.



THIS SHEET: FOUNDATION PLAN AND SECTION

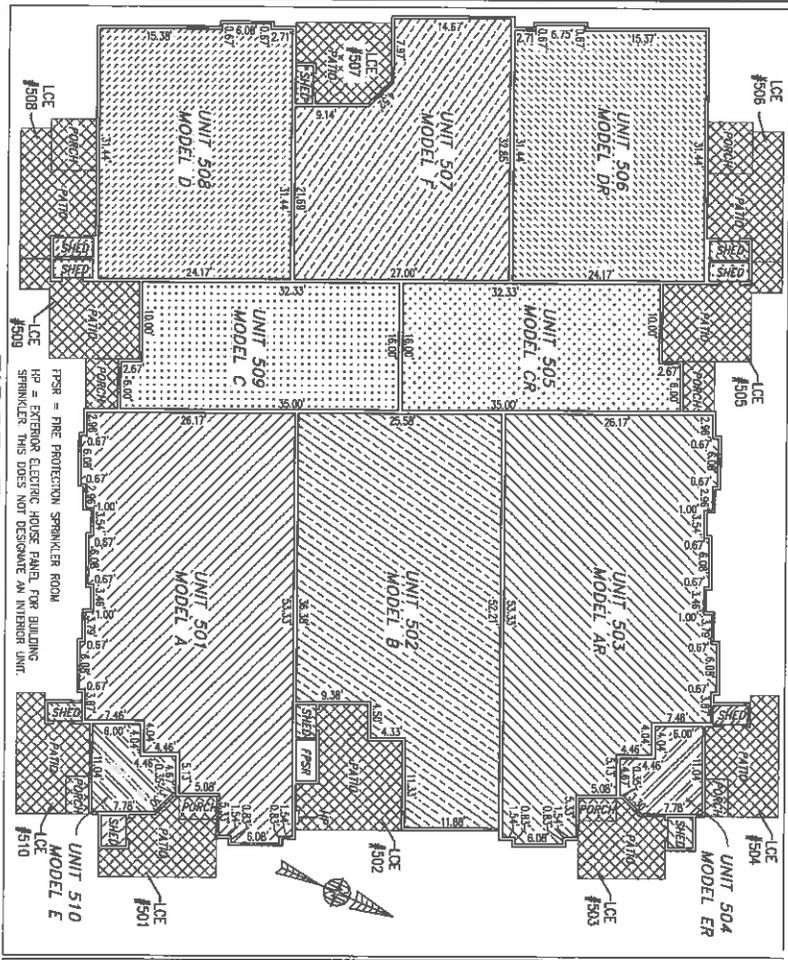
PHASE 5  
CONDOMINIUM PLAT AND PLAN  
OF  
THE PROMENADE  
AT  
JOHN TYLER  
A CONDOMINIUM  
JAMES CITY COUNTY, VIRGINIA

Hyden Frye and Associates, Inc.  
Land Surveyors  
1000 W. MAIN ST.  
VIRGINIA BEACH, VA 23464  
PH: (757) 491-2282 FAX: (757) 491-2729

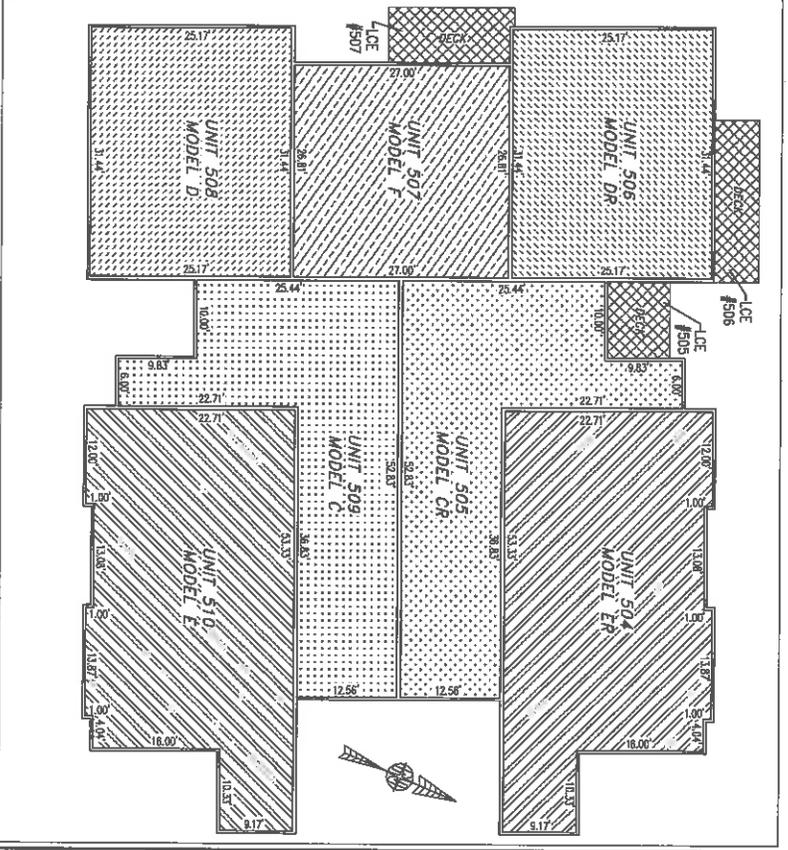
DATE: JANUARY 24, 2019  
SCALE: 1"=10'  
SHEET 4 OF 5 THIS PHASE

8A10

# BUILDING 5 (10-PLEX)



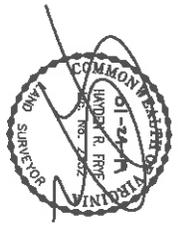
## FIRST FLOOR



## SECOND FLOOR

UNIT ID	UNIT DESCRIPTION	UNIT ADDRESS	PARKING SPACE
A	INDICATES AREA OF UNIT 501	#501 PROMENADE LANE	74
B	INDICATES AREA OF UNIT 502	#502 PROMENADE LANE	73
AR	INDICATES AREA OF UNIT 503	#503 PROMENADE LANE	70
ER	INDICATES AREA OF UNIT 504	#504 PROMENADE LANE	66
CR	INDICATES AREA OF UNIT 505	#505 PROMENADE LANE	61
DR	INDICATES AREA OF UNIT 506	#506 PROMENADE LANE	80
F	INDICATES AREA OF UNIT 507	#507 PROMENADE LANE	39
D	INDICATES AREA OF UNIT 508	#508 PROMENADE LANE	38
E	INDICATES AREA OF UNIT 509	#509 PROMENADE LANE	76
HP	INDICATES AREA OF UNIT 510	#510 PROMENADE LANE	75
FRSR	FIRE PROTECTION SPRINKLER ROOM	#511 PROMENADE LANE	N/A
	FIRE PROTECTION SPRINKLER ROOM	#512 PROMENADE LANE	N/A
	INDICATES COMMON ELEMENT (EXCLUDING AREAS OUTSIDE OF SUBMITTED PLAN)		
	INDICATES LIMITED COMMON ELEMENT (LCE) ASSIGNED TO A UNIT. # UNIT ASSIGNED		

I HEREBY CERTIFY THAT THIS PLAN IS ACCURATE AND THAT IT COMPLES WITH THE PROVISIONS OF THE CODE OF VIRGINIA OF 1950 AS AMENDED, 55-79.58 AND I FURTHER CERTIFY THAT ALL UNITS THEREOF DERIVED HERON, PURSUANT TO THE CODE OF VIRGINIA 55-79.58B, ARE SUBSTANTIALLY COMPLETE.



THIS SHEET: FLOOR PLANS

PHASE 5  
CONDOMINIUM PLAT AND PLAN  
OF  
**THE PROMENADE**  
AT  
**JOHN TYLER**  
A CONDOMINIUM  
JAMES CITY COUNTY, VIRGINIA

Hayden Frye and Associates, Inc.  
Land Surveyors  
303 N. MAIN STREET, SUITE 200  
PH: (813) 228-5300 FAX: (813) 228-5300

DATE: JANUARY 24, 2019  
SCALE: 1"=10'  
SHEET 5 OF 5 THIS PHASE

9210

EXHIBIT A

Phase 5 - Building 5

All that certain lot, piece or parcel of land, lying, situate and being in the James City County, Virginia, together with the improvements thereon and appurtenances thereunto belonging, which is shown and depicted as "PHASE FIVE, AREA = 26,166 SQUARE FEET = 0.601 ACRES" on that certain plat entitled "PHASE 5, CONDOMINIUM PLAT AND PLAN OF THE PROMENADE AT JOHN TYLER, A CONDOMINIUM, JAMES CITY COUNTY", dated January 24, 2019, made by Hayden Frye and Associates, Inc., Land Surveyors, which plat is attached hereto and is to be recorded contemporaneously herewith, reference being made thereto for a more particular description of said property.

10q10