

Tax Map Nos. 4812501001, 4812501002, 4812501003,  
4812501004, 4812501005, 4812501006, 4812501007,  
4812501008, 4812501009, 4812501010

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 10 - Building 10

THIS AMENDMENT TO CONDOMINIUM INSTRUMENTS made this 7<sup>th</sup> day of December, 2017,  
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 10, CONDOMINIUM PLAT AND PLAN OF

12/10

THE PROMENADE AT JOHN TYLER, A CONDOMINIUM, JAMES CITY COUNTY, VIRGINIA” dated November 28, 2017, 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.

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

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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 7<sup>th</sup> day of December, 2017.

FRANCISCUS AT PROMENADE LLC  
A Virginia limited liability company

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

By: Gary L. Werner  
Gary L. Werner, 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 Gary L. Werner, 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 bearing date on the 7<sup>th</sup> day of December, 2017 has acknowledged the same before me in my City/County and State aforesaid.

Given under my hand this 7<sup>th</sup> day of December, 2017.

Kimberly G. Lowery  
Notary Public

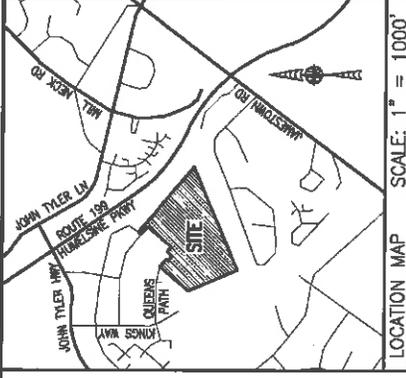
My commission expires: 12-31-17



**PLAT ATTACHED**

4a10

I HEREBY CERTIFY THAT THIS PLAN IS ACCURATE AND THAT IT COMPLIES WITH THE PROVISIONS OF THE CODE OF VIRGINIA OF 1950 AS AMENDED, 55-79.5B AND I FURTHER CERTIFY THAT ALL IMPROVEMENTS THEREOF DEPICTED HEREON, PURSUANT TO THE CODE OF VIRGINIA 55-79.58A, ARE NOT YET COMPLETE.



**LOCATION MAP SCALE: 1" = 1000'**

**LEGAL DESCRIPTION**

PROPERTY SHOWN HEREON BEING "NEW PARCEL 28" CONTAINING 18.747 ACRES AS SHOWN ON "PLAN OF LOT LINE EXTINGUISHMENT BEING PARCELS 20 AND 28 OF "WILKINSBURG CROSSING" PREPARED BY AES CONSULTING ENGINEERS, DATED 10-24-16 AND RECORDED AS INSTRUMENT NO. 160021147.

**NOTES:**

1. PHASE 10 BUILDING 10 IS SUBSTANTIALLY COMPLETE.
2. EASEMENTS AND BUILDING LINES SHOWN HEREON PER THE FOLLOWING:
  - ALTA SURVEY BY AES CONSULTING ENGINEERS, DATED 10-24-16.
  - PLAN OF DEVELOPMENT BY AES CONSULTING ENGINEERS, DATED 10-24-16.
  - PLAN OF DEVELOPMENT BY AES CONSULTING ENGINEERS, DATED 9-9-16.

**AREA TABLE**

PHASE	BUILD#	STATUS/RECORDATION	SQUARE FEET	ACRES
1	N/A	INSTR. #170011679	269,468	6.153
10	10	SUBSTANTIALLY COMPLETE	25,806	0.592
26	26	INSTR. #170021156	6,465	0.102
27	27	INSTR. #170021157	4,944	0.113
29	29	NOT YET RECORDED	10,559	0.243
		REMAINS OF ADDITIONAL LAND A-1	73,679	1.697
		ADDITIONAL LAND A-2	41,237	0.947
		REMAINS OF ADDITIONAL LAND A-3	18,600	0.433
		ADDITIONAL LAND A-4	43,698	1.003
		ADDITIONAL LAND A-5	46,300	1.115
		ADDITIONAL LAND A-6	23,122	0.531
		ADDITIONAL LAND A-7	292,972	6.807
		TOTAL: NEW PARCEL 29	816,629	18.747

**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

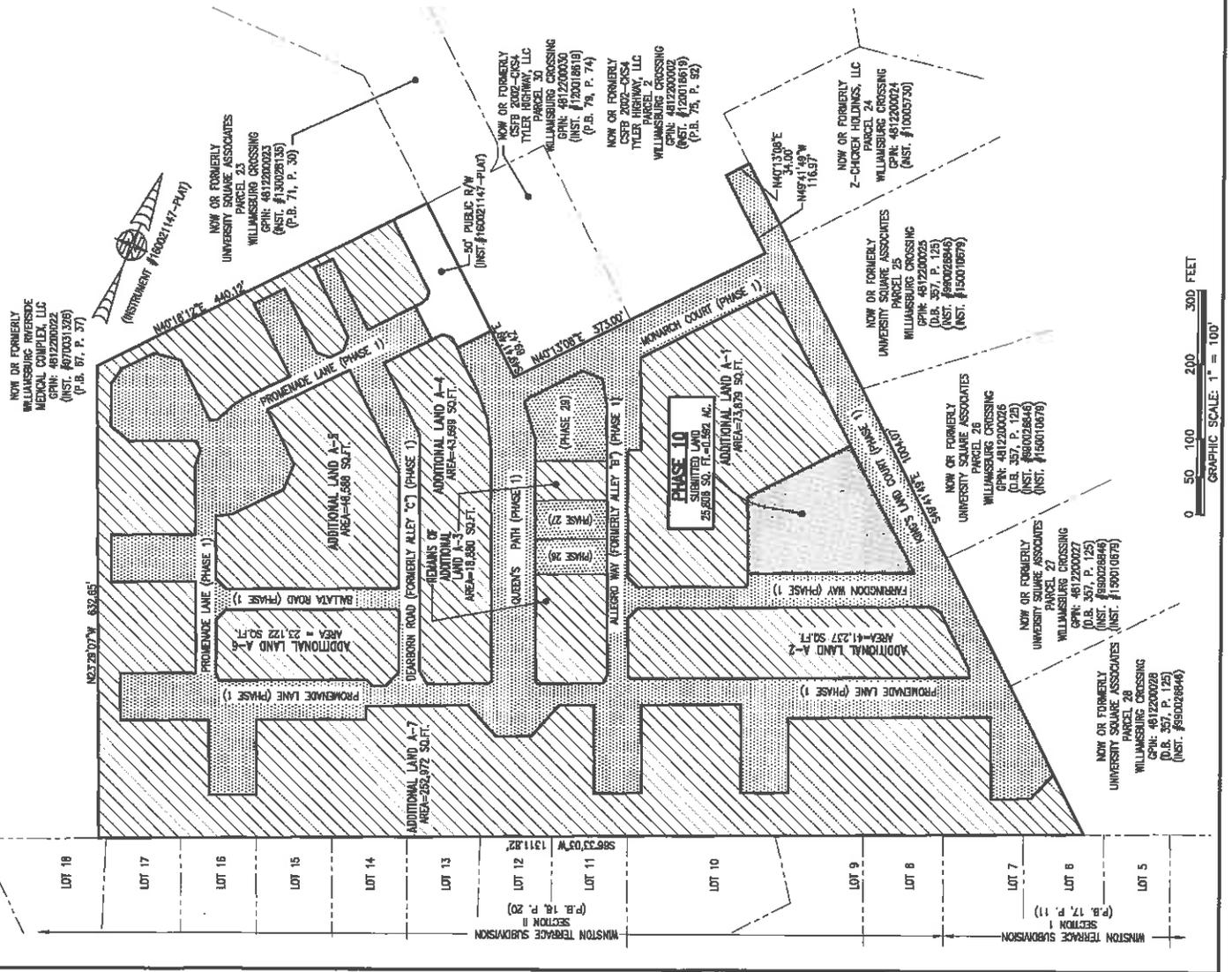
THIS SHEET: OVERALL SITE LAYOUT AND AREAS

**PHASE 10**  
**CONDOMINIUM PLAT AND PLAN**  
 OF  
**THE PROMENADE**  
 AT  
**JOHN TYLER**  
 A CONDOMINIUM  
 JAMES CITY COUNTY, VIRGINIA

Haydon I-rye and Associates, Inc.  
 Land Surveyors  
 30 KELLAM ROAD, SUITE 209  
 VIRGINIA BEACH, VA 23462  
 TEL: 757-636-2700 FAX: 757-636-2679



DATE: NOVEMBER 28, 2017  
 SCALE: 1"=100'  
 SHEET 1 OF 5 THIS PHASE



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**LINE TABLE**

NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE
L1	S20°01'13"W	44.07'	L26	S86°33'03"W	113.01'	L51	S49°17'28"	100.66'
L2	S86°33'03"W	53.15'	L27	N23°26'57"W	63.00'	L52	N40°18'11"E	70.86'
L3	N23°26'57"W	108.47'	L28	N66°53'03"E	113.01'	L53	S49°17'28"	80.00'
L4	S66°53'03"E	286.00'	L29	N23°26'57"W	91.87'	L54	N49°18'11"E	10.00'
L5	S23°26'57"E	160.00'	L30	N04°56'59"W	20.85'	L55	S49°17'28"	10.00'
L6	S86°33'03"W	63.00'	L31	N43°09'16"W	14.72'	L56	N40°18'11"E	50.00'
L7	N23°26'57"E	116.00'	L32	S20°01'13"W	30.87'	L57	S49°17'28"	75.00'
L8	S66°53'03"E	132.86'	L33	N74°30'33"W	37.00'	L58	S23°26'57"E	11.47'
L9	S23°26'57"E	116.00'	L34	N23°26'57"W	57.00'	L59	S86°33'03"W	460.73'
L10	S66°53'03"E	83.00'	L35	N13°08'54"E	24.93'	L60	N62°28'57"W	4.24'
L11	N23°26'57"E	116.00'	L36	N49°18'11"E	40.00'	L61	N23°26'57"W	78.00'
L12	S66°53'03"E	46.52'	L37	N41°38'38"E	38.41'	L62	N21°33'03"E	19.09'
L13	S18°43'43"W	55.33'	L38	S49°17'28"	10.00'	L63	N66°53'03"E	300.42'
L14	S66°53'03"W	48.92'	L39	N43°09'16"W	10.51'	L64	S23°26'57"E	41.26'
L15	N66°53'03"W	55.33'	L40	N23°26'57"E	25.94'	L65	S86°33'03"W	82.88'
L16	S23°26'57"E	18.00'	L41	N23°26'57"E	15.69'	L66	S23°26'57"E	81.00'
L17	S66°53'03"W	145.93'	L42	N43°09'16"W	20.26'	L67	S21°33'03"W	26.16'
L18	S66°53'03"W	83.00'	L43	N49°17'28"	108.25'	L68	N62°28'57"W	11.31'
L19	S66°53'03"W	83.00'	L44	N49°17'28"	45.00'	L69	S66°53'03"W	195.90'
L20	S66°53'03"W	100.00'	L45	S49°17'28"	89.23'	L70	N49°18'11"E	11.00'
L21	N23°26'57"E	100.00'	L46	N66°53'03"W	19.10'	L71	N23°26'57"W	71.00'
L22	N23°26'57"E	83.00'	L47	N49°17'28"	20.84'	L72	N41°33'03"E	19.00'
L23	N23°26'57"E	83.00'	L48	N41°33'03"E	19.08'	L73	N66°53'03"E	225.70'
L24	N66°53'03"E	101.24'	L49	N49°17'28"	103.50'	L74	S71°00'13"E	5.20'
L25	N23°26'57"E	123.00'	L50	N49°17'28"	27.52'	L75	S49°17'28"	169.14'
L101	N62°28'57"E	153.56'	L106	N23°26'57"W	100.66'	L111	S66°53'03"W	304.98'
L102	S21°33'03"E	4.95'	L107	S86°33'03"W	280.04'	L112	N40°18'11"E	8.33'
L103	N41°33'03"E	51.56'	L108	N49°17'28"	18.00'	L113	N41°33'03"E	27.66'
L104	N23°26'57"E	27.66'	L109	N49°17'28"	22.83'	L114	N23°26'57"W	143.47'
L105	N41°33'03"E	60.19'	L110	N49°17'28"	36.04'	L115	N66°53'03"E	107.26'
L106	N49°17'28"	27.66'	L111	N49°17'28"	81.13'	L116	N23°26'57"W	122.70'
L107	S49°17'28"	75.00'	L112	N49°17'28"	26.86'	L117	N66°53'03"E	82.88'
L108	S49°17'28"	11.47'	L113	N49°17'28"	35.15'	L118	N66°53'03"E	14.56'
L109	S49°17'28"	11.47'	L114	N49°17'28"	41.26'	L119	N49°17'28"	107.22'
L110	S49°17'28"	11.47'	L115	N49°17'28"	41.26'	L120	S23°26'57"W	192.70'
L111	S49°17'28"	11.47'	L116	N49°17'28"	41.26'	L121	S23°26'57"W	12.96'
L112	S49°17'28"	11.47'	L117	N49°17'28"	41.26'	L122	S23°26'57"W	31.88'
L113	S49°17'28"	11.47'	L118	N49°17'28"	41.26'	L123	S23°26'57"W	16.14'
L114	S49°17'28"	11.47'	L119	N49°17'28"	41.26'	L124	S23°26'57"W	16.14'
L115	S49°17'28"	11.47'	L120	N49°17'28"	41.26'	L125	S23°26'57"W	16.14'
L116	S49°17'28"	11.47'	L121	N49°17'28"	41.26'	L126	S23°26'57"W	16.14'
L117	S49°17'28"	11.47'	L122	N49°17'28"	41.26'	L127	S23°26'57"W	16.14'
L118	S49°17'28"	11.47'	L123	N49°17'28"	41.26'	L128	S23°26'57"W	16.14'
L119	S49°17'28"	11.47'	L124	N49°17'28"	41.26'	L129	S23°26'57"W	16.14'
L120	S49°17'28"	11.47'	L125	N49°17'28"	41.26'	L130	S23°26'57"W	16.14'
L121	S49°17'28"	11.47'	L126	N49°17'28"	41.26'	L131	S23°26'57"W	16.14'
L122	S49°17'28"	11.47'	L127	N49°17'28"	41.26'	L132	S23°26'57"W	16.14'
L123	S49°17'28"	11.47'	L128	N49°17'28"	41.26'	L133	S23°26'57"W	16.14'
L124	S49°17'28"	11.47'	L129	N49°17'28"	41.26'	L134	S23°26'57"W	16.14'
L125	S49°17'28"	11.47'	L130	N49°17'28"	41.26'	L135	S23°26'57"W	16.14'
L126	S49°17'28"	11.47'	L131	N49°17'28"	41.26'	L136	S23°26'57"W	16.14'
L127	S49°17'28"	11.47'	L132	N49°17'28"	41.26'	L137	S23°26'57"W	16.14'
L128	S49°17'28"	11.47'	L133	N49°17'28"	41.26'	L138	S23°26'57"W	16.14'
L129	S49°17'28"	11.47'	L134	N49°17'28"	41.26'	L139	S23°26'57"W	16.14'
L130	S49°17'28"	11.47'	L135	N49°17'28"	41.26'	L140	S23°26'57"W	16.14'
L131	S49°17'28"	11.47'	L136	N49°17'28"	41.26'	L141	S23°26'57"W	16.14'
L132	S49°17'28"	11.47'	L137	N49°17'28"	41.26'	L142	S23°26'57"W	16.14'
L133	S49°17'28"	11.47'	L138	N49°17'28"	41.26'	L143	S23°26'57"W	16.14'
L134	S49°17'28"	11.47'	L139	N49°17'28"	41.26'	L144	S23°26'57"W	16.14'
L135	S49°17'28"	11.47'	L140	N49°17'28"	41.26'	L145	S23°26'57"W	16.14'
L136	S49°17'28"	11.47'	L141	N49°17'28"	41.26'	L146	S23°26'57"W	16.14'
L137	S49°17'28"	11.47'	L142	N49°17'28"	41.26'	L147	S23°26'57"W	16.14'
L138	S49°17'28"	11.47'	L143	N49°17'28"	41.26'	L148	S23°26'57"W	16.14'
L139	S49°17'28"	11.47'	L144	N49°17'28"	41.26'	L149	S23°26'57"W	16.14'
L140	S49°17'28"	11.47'	L145	N49°17'28"	41.26'	L150	S23°26'57"W	16.14'
L141	S49°17'28"	11.47'	L146	N49°17'28"	41.26'	L151	S23°26'57"W	16.14'
L142	S49°17'28"	11.47'	L147	N49°17'28"	41.26'	L152	S23°26'57"W	16.14'
L143	S49°17'28"	11.47'	L148	N49°17'28"	41.26'	L153	S23°26'57"W	16.14'
L144	S49°17'28"	11.47'	L149	N49°17'28"	41.26'	L154	S23°26'57"W	16.14'
L145	S49°17'28"	11.47'	L150	N49°17'28"	41.26'	L155	S23°26'57"W	16.14'
L146	S49°17'28"	11.47'	L151	N49°17'28"	41.26'	L156	S23°26'57"W	16.14'
L147	S49°17'28"	11.47'	L152	N49°17'28"	41.26'	L157	S23°26'57"W	16.14'
L148	S49°17'28"	11.47'	L153	N49°17'28"	41.26'	L158	S23°26'57"W	16.14'
L149	S49°17'28"	11.47'	L154	N49°17'28"	41.26'	L159	S23°26'57"W	16.14'
L150	S49°17'28"	11.47'	L155	N49°17'28"	41.26'	L160	S23°26'57"W	16.14'
L151	S49°17'28"	11.47'	L156	N49°17'28"	41.26'	L161	S23°26'57"W	16.14'
L152	S49°17'28"	11.47'	L157	N49°17'28"	41.26'	L162	S23°26'57"W	16.14'
L153	S49°17'28"	11.47'	L158	N49°17'28"	41.26'	L163	S23°26'57"W	16.14'
L154	S49°17'28"	11.47'	L159	N49°17'28"	41.26'	L164	S23°26'57"W	16.14'
L155	S49°17'28"	11.47'	L160	N49°17'28"	41.26'	L165	S23°26'57"W	16.14'
L156	S49°17'28"	11.47'	L161	N49°17'28"	41.26'	L166	S23°26'57"W	16.14'
L157	S49°17'28"	11.47'	L162	N49°17'28"	41.26'	L167	S23°26'57"W	16.14'
L158	S49°17'28"	11.47'	L163	N49°17'28"	41.26'	L168	S23°26'57"W	16.14'
L159	S49°17'28"	11.47'	L164	N49°17'28"	41.26'	L169	S23°26'57"W	16.14'
L160	S49°17'28"	11.47'	L165	N49°17'28"	41.26'	L170	S23°26'57"W	16.14'
L161	S49°17'28"	11.47'	L166	N49°17'28"	41.26'	L171	S23°26'57"W	16.14'
L162	S49°17'28"	11.47'	L167	N49°17'28"	41.26'	L172	S23°26'57"W	16.14'
L163	S49°17'28"	11.47'	L168	N49°17'28"	41.26'	L173	S23°26'57"W	16.14'
L164	S49°17'28"	11.47'	L169	N49°17'28"	41.26'	L174	S23°26'57"W	16.14'
L165	S49°17'28"	11.47'	L170	N49°17'28"	41.26'	L175	S23°26'57"W	16.14'
L166	S49°17'28"	11.47'	L171	N49°17'28"	41.26'	L176	S23°26'57"W	16.14'
L167	S49°17'28"	11.47'	L172	N49°17'28"	41.26'	L177	S23°26'57"W	16.14'
L168	S49°17'28"	11.47'	L173	N49°17'28"	41.26'	L178	S23°26'57"W	16.14'
L169	S49°17'28"	11.47'	L174	N49°17'28"	41.26'	L179	S23°26'57"W	16.14'
L170	S49°17'28"	11.47'	L175	N49°17'28"	41.26'	L180	S23°26'57"W	16.14'
L171	S49°17'28"	11.47'	L176	N49°17'28"	41.26'	L181	S23°26'57"W	16.14'
L172	S49°17'28"	11.47'	L177	N49°17'28"	41.26'	L182	S23°26'57"W	16.14'
L173	S49°17'28"	11.47'	L178	N49°17'28"	41.26'	L183	S23°26'57"W	16.14'
L174	S49°17'28"	11.47'	L179	N49°17'28"	41.26'	L184	S23°26'57"W	16.14'
L175	S49°17'28"	11.47'	L180	N49°17'28"	41.26'	L185	S23°26'57"W	16.14'
L176	S49°17'28"	11.47'	L181	N49°17'28"	41.26'	L186	S23°26'57"W	16.14'
L177	S49°17'28"	11.47'	L182	N49°17'28"	41.26'	L187	S23°26'57"W	16.14'
L178	S49°17'28"	11.47'	L183	N49°17'28"	41.26'	L188	S23°26'57"W	16.14'
L179	S49°17'28"	11.47'	L184	N49°17'28"	41.26'	L189	S23°26'57"W	16.14'
L180	S49°17'28"	11.47'	L185	N49°17'28"	41.26'	L190	S23°26'57"W	16.14'
L181	S49°17'28"	11.47'	L186	N49°17'28"	41.26'	L191	S23°26'57"W	16.14'
L182	S49°17'28"	11.47'	L187	N49°17'28"	41.26'	L192	S23°26'57"W	16.14'
L183	S49°17'28"	11.47'	L188	N49°17'28"	41.26'	L193	S23°26'57"W	16.14'
L184	S49°17'28"	11.47'	L189	N49°17'28"	41.26'	L194	S23°26'57"W	16.14'
L185	S49°17'28"	11.47'	L190	N49°17'28"	41.26'	L195	S23°26'57"W	16.14'
L186	S49°17'28"	11.47'	L191	N49°17'28"	41.26'	L196	S23°26'57"W	16.14'
L187	S49°17'28"	11.47'	L192	N49°17'28"	41.26'	L197	S23°26'57"W	16.14'
L188	S49°17'28"	11.47'	L193	N49°17'28"	41.26'	L198	S23°26'57"W	16.14'
L189	S49°17'28"	11.47'	L194	N49°17'28"	41.26'	L199	S23°26'57"W	16.14'
L190	S49°17'28"	11.47'	L195	N49°17'28"	41.26'	L200	S23°26'57"W	16.14'

**CURVE TABLE**

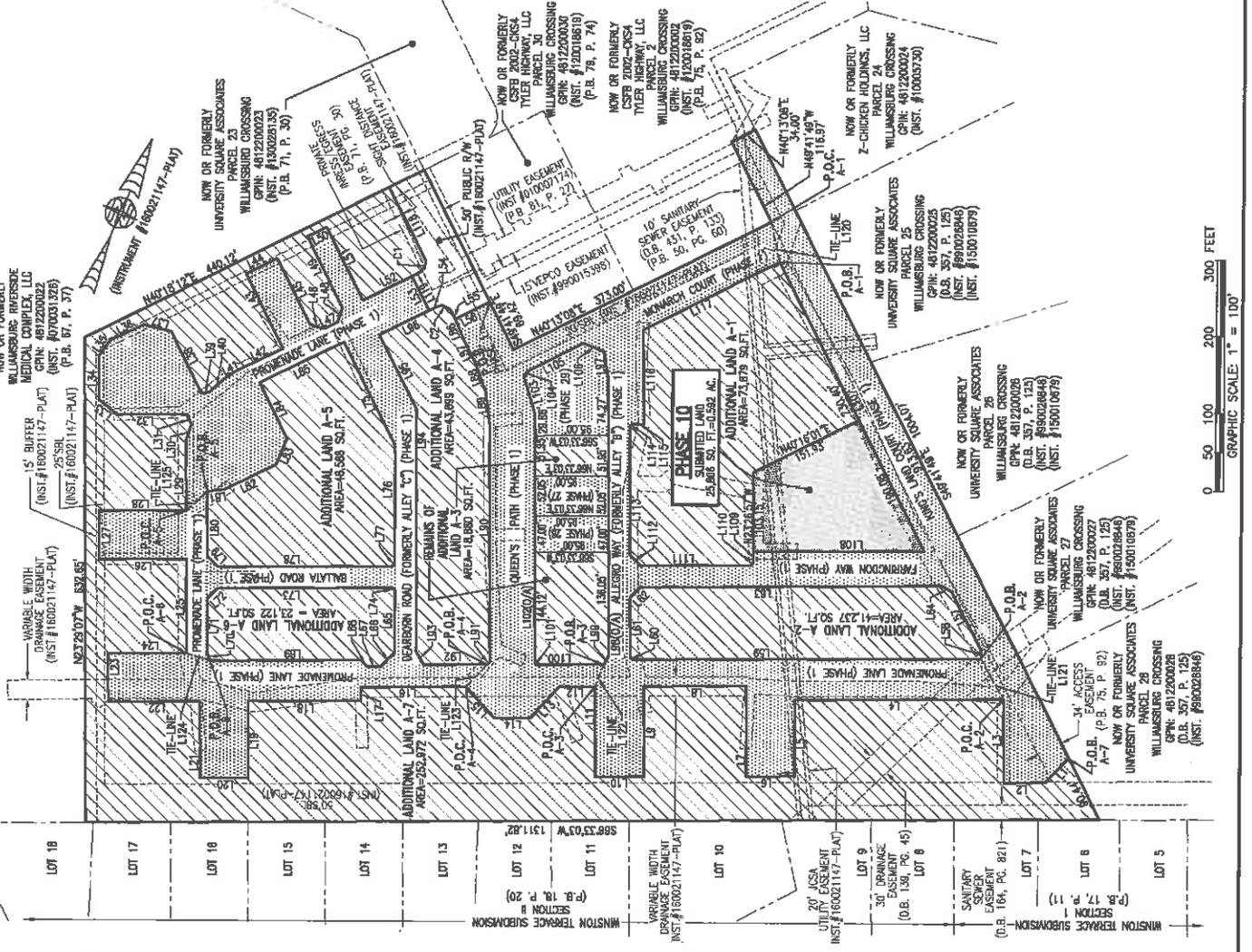
NO.	RADIUS	DELTA	LENGTH	TANGENT	CHORD	CH. BEARING
C1	15.00'	90°00'00"	23.56'	15.00'	21.21'	S84°41'48"E
C2	15.00'	90°00'00"	23.56'	15.00'	21.21'	N85°10'11"E

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 THEREBY DEPICTED HEREON, PURSUANT TO THE CODE OF VIRGINIA 55-79.58A, ARE NOT YET COMPLETED.

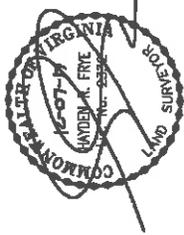


**PHASE 10**  
 CONDOMINIUM FLAT AND PLAN  
 OF  
**THE PROMENADE**  
 AT  
**JOHN TYLER**  
 A CONDOMINIUM  
 JAMES CITY COUNTY, VIRGINIA

HAYDON & ASSOCIATES, INC.  
 Land Surveyors  
 33 MELAN ROAD, SUITE 206  
 VIRGINIA BEACH, VA 23462  
 PHONE: 757-433-2222 FAX: 757-433-2222  
 DATE: NOVEMBER 28, 2017  
 SCALE: 1"=100'  
 SHEET 2 OF 5 THIS PHASE

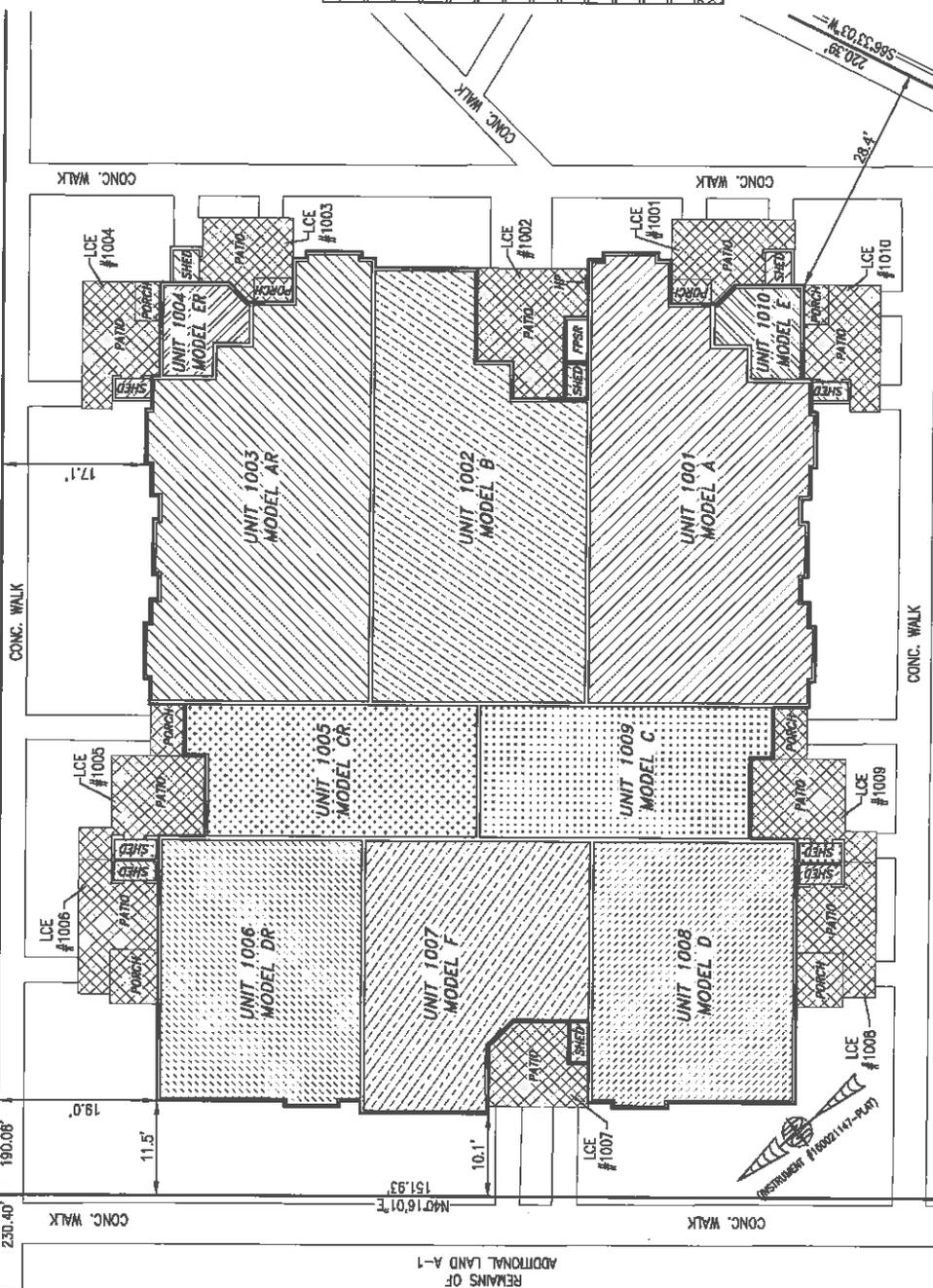


I HEREBY CERTIFY THAT THIS PLAN IS ACCURATE AND THAT IT COMPLES WITH THE PROVISIONS OF THE CODE OF VIRGINIA OF 1950 AS AMENDED, 55-78.9B AND I FURTHER CERTIFY THAT ALL IMPROVEMENTS THEREOF DEPICTED HEREON, PURSUANT TO THE CODE OF VIRGINIA, 55-78.9B, ARE ARE NOT YET COMPLETED.



**KING'S LAND COURT**  
(PRIVATE) (INSTR. #170011679)  
(PREVIOUSLY SUBMITTED LAND)

CONC. CURB



UNIT ID	UNIT DESCRIPTION	UNIT ADDRESS	PARKING SPACE
A	-INDICATES AREA OF UNIT 1001	#1001 KING'S LAND CT.	181
B	-INDICATES AREA OF UNIT 1002	#1002 KING'S LAND CT.	182
AR	-INDICATES AREA OF UNIT 1003	#1003 KING'S LAND CT.	183
ER	-INDICATES AREA OF UNIT 1004	#1004 KING'S LAND CT.	188
CR	-INDICATES AREA OF UNIT 1005	#1005 KING'S LAND CT.	187
DR	-INDICATES AREA OF UNIT 1006	#1006 KING'S LAND CT.	171
F	-INDICATES AREA OF UNIT 1007	#1007 KING'S LAND CT.	174
D	-INDICATES AREA OF UNIT 1008	#1008 KING'S LAND CT.	172
C	-INDICATES AREA OF UNIT 1009	#1009 KING'S LAND CT.	173
E	-INDICATES AREA OF UNIT 1010	#1010 KING'S LAND CT.	175
HP	HOUSE PANEL (ELECTRIC)	#1011 KING'S LAND CT.	N/A
PPSR	FIRE PROTECTION SPRINKLER ROOM	#1012 KING'S LAND CT.	N/A
	-INDICATES COMMON ELEMENT (EXCLUDING AREAS OUTSIDE OF SUBMITTED LAND)		
	-INDICATES UNITED COMMON ELEMENT (LCE) ASSIGNED TO A UNIT. # UNIT ASSIGNED		

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

THIS SHEET: BUILDING DETAIL

**PHASE 10**  
CONDOMINIUM FLAT AND PLAN  
OF  
**THE PROMENADE**

AT  
**JOHN TYLER**  
A CONDOMINIUM  
JAMES CITY COUNTY, VIRGINIA

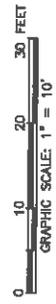
3 of 163921

Hayden Frye and Associates, Inc.  
Land Surveyors  
310 WELLS ROAD, SUITE 200  
VERMONT BEACH, VA, 23690  
PH: (757) 591-2287 FAX: (757) 591-7229



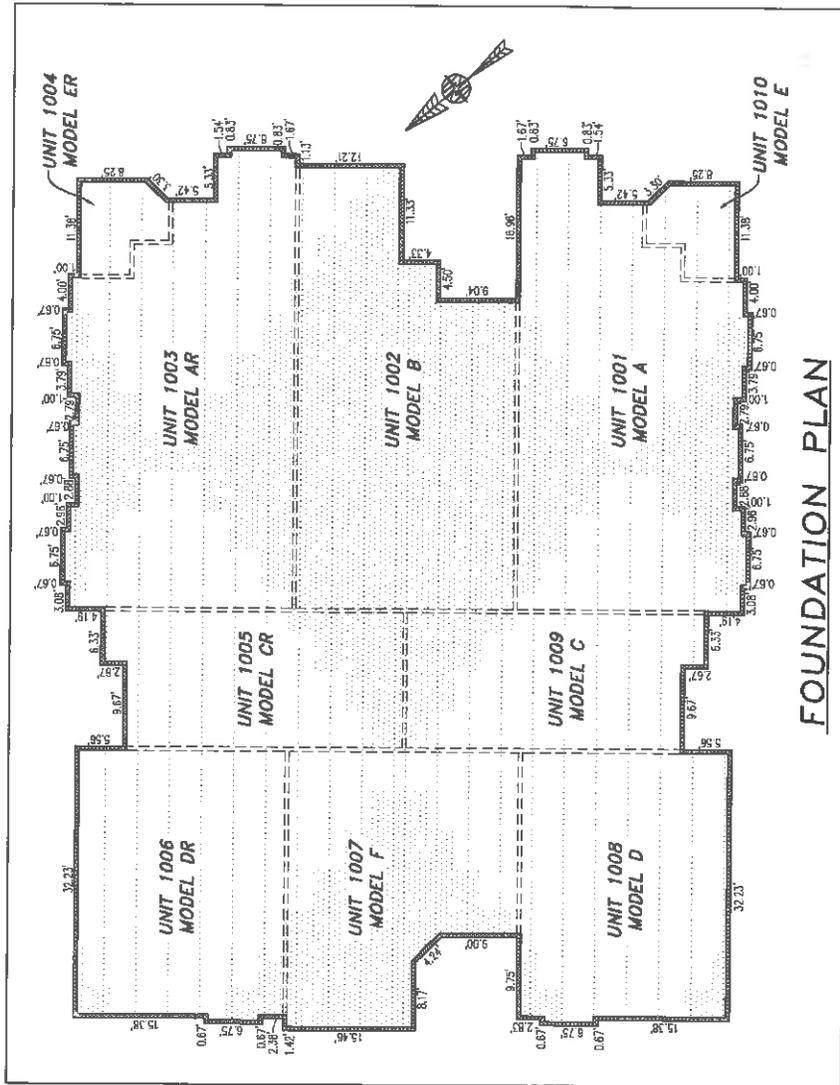
DATE: NOVEMBER 20, 2017  
SCALE: 1"=10'  
SHEET 3 OF 5 THIS PHASE

**FARRINGTON WAY**  
CONC. CURB  
(PRIVATE) (INSTR. #170011679)  
(PREVIOUSLY SUBMITTED LAND)

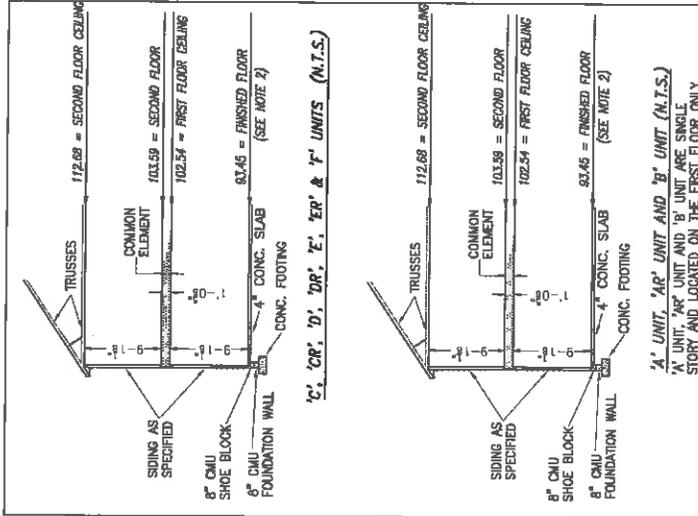


01802

# BUILDING 10 (10-PLEX)



FOUNDATION PLAN



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 #10 (10-PU) THE PROMENADE AT JOHN TYLER BY HAYDEN FRYE AND ASSOCIATES PERFORMED ON 11/27/2017.

I HEREBY CERTIFY THAT THIS PLAN IS ACCURATE AND THAT IT COMPLIES WITH THE PROVISIONS OF THE CODE OF VIRGINIA OF 1950 AS AMENDED, 55-78.58 AND I FURTHER CERTIFY THAT ALL UNITS THEREOF DEPICTED HEREON, PURSUANT TO THE CODE OF VIRGINIA 55-78.58B, ARE SUBSTANTIALLY COMPLETE.



INDICATES COMMON ELEMENT

THIS SHEET: FOUNDATION PLAN AND SECTION

## PHASE 10 CONDOMINIUM PLAN AND PLAN OF THE PROMENADE AT

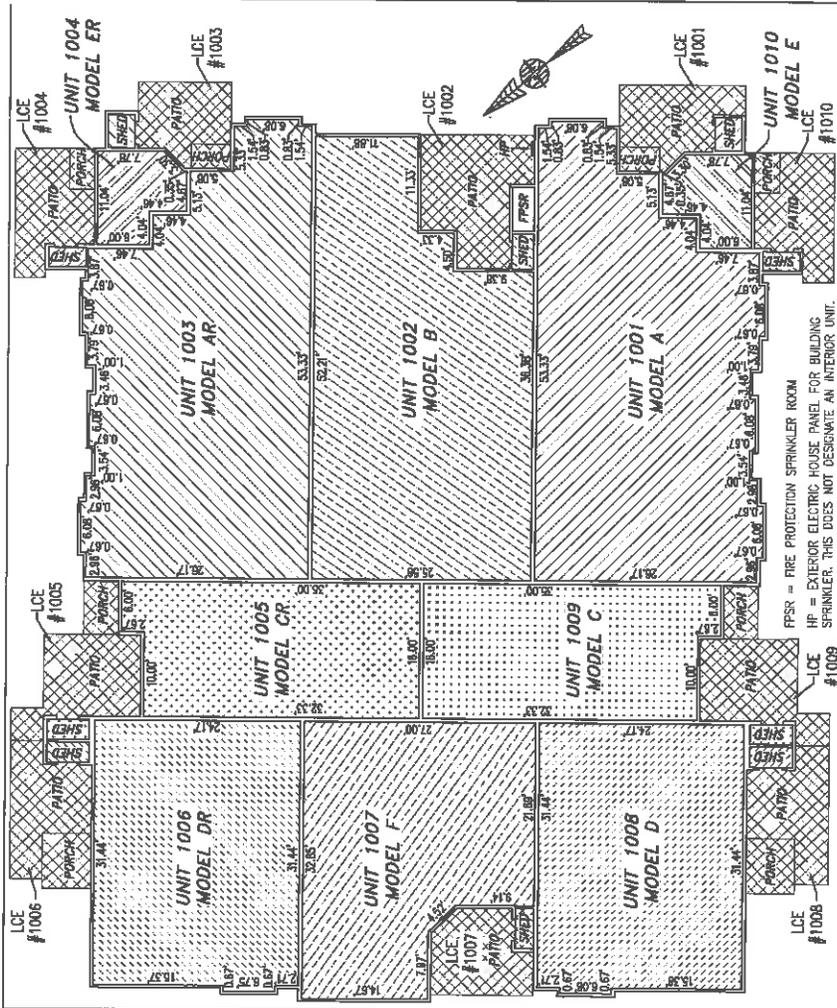
**JOHN TYLER**  
A CONDOMINIUM  
JAMES CITY COUNTY, VIRGINIA

Job # 100921



Hayden Frye and Associates, Inc.  
L and Surveyors  
305 KELLAM PARK SUITE 200  
VIRGINIA BEACH, VA, 23462  
PH: (757) 491-2500 FAX: (757) 491-2501  
DATE: NOVEMBER 20, 2017  
SCALE: 1"=10'  
SHEET 4 OF 5 THIS PHASE

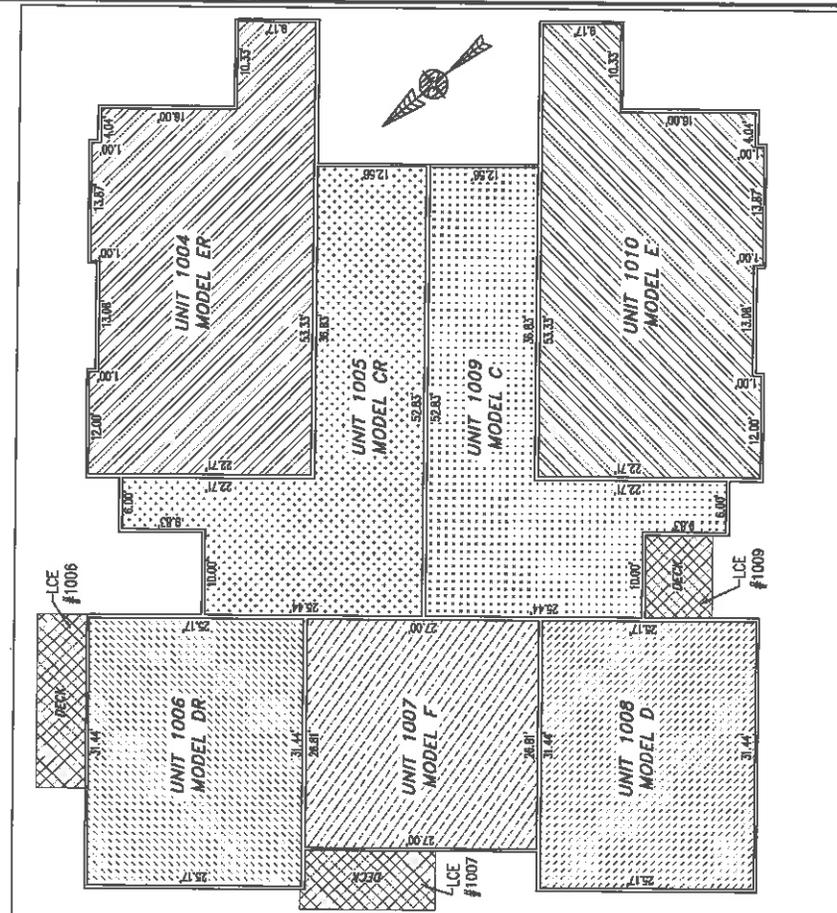
# BUILDING 10 (10-PLEX)



## FIRST FLOOR

UNIT ID	UNIT DESCRIPTION	UNIT ADDRESS	PARKING SPACE
A	-INDICATES AREA OF UNIT 1001	#1001 KING'S LAND CT.	181
B	-INDICATES AREA OF UNIT 1002	#1002 KING'S LAND CT.	182
AR	-INDICATES AREA OF UNIT 1003	#1003 KING'S LAND CT.	183
ER	-INDICATES AREA OF UNIT 1004	#1004 KING'S LAND CT.	186
CR	-INDICATES AREA OF UNIT 1005	#1005 KING'S LAND CT.	187
DR	-INDICATES AREA OF UNIT 1006	#1006 KING'S LAND CT.	171
F	-INDICATES AREA OF UNIT 1007	#1007 KING'S LAND CT.	174
D	-INDICATES AREA OF UNIT 1008	#1008 KING'S LAND CT.	172
C	-INDICATES AREA OF UNIT 1009	#1009 KING'S LAND CT.	173
E	-INDICATES AREA OF UNIT 1010	#1010 KING'S LAND CT.	175
HP	HOUSE PANEL (ELECTRIC)	#1011 KING'S LAND CT.	N/A
FPSR	FIRE PROTECTION SPRINKLER ROOM	#1012 KING'S LAND CT.	N/A
	-INDICATES COMMON ELEMENT (EXCLUDING AREAS OUTSIDE OF SUBMITTED LAND)		
	-INDICATES LIMITED COMMON ELEMENT (LCE) ASSIGNED TO A UNIT. # UNIT ASSIGNED		

## SECOND FLOOR



I HEREBY CERTIFY THAT THIS PLAN IS ACCURATE AND THAT IT COMPLIES WITH THE PROVISIONS OF THE CODE OF VIRGINIA OF 1980 AS AMENDED, '85-78.56 AND I FURTHER CERTIFY THAT ALL UNITS THEREOF DEPICTED HEREIN, PURSUANT TO THE CODE OF VIRGINIA '85-79.98B, ARE SUBSTANTIALLY COMPLETE.



THIS SHEET FLOOR PLANS

**PHASE 10**  
**CONDOMINIUM PLAT AND PLAN**  
 OF  
**THE PROMENADE**  
 AT  
**JOHN TYLER**  
 A CONDOMINIUM  
 JAMES CITY COUNTY, VIRGINIA

Haydon Epps and Associates, Inc.  
 Land Surveyors  
 353 KELLAM ROAD, SUITE 200  
 VERMONT BEACH, VA 23696  
 TEL: (757) 728-0875; 801-236

DATE: NOVEMBER 28, 2017  
 SCALE: 1"=10'  
 SHEET 5 OF 5 THIS PHASE

0109

EXHIBIT A

Phase 10 - Building 10

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 TEN, AREA = 25,773 SQUARE FEET = 0.592 ACRES" on that certain plat entitled "PHASE 10, CONDOMINIUM PLAT AND PLAN OF THE PROMENADE AT JOHN TYLER, A CONDOMINIUM, JAMES CITY COUNTY", dated November 28, 2017, 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.

INSTRUMENT 170023466  
RECORDED IN THE CLERK'S OFFICE OF  
WMSBG/JAMES CITY CIRCUIT ON  
December 12, 2017 AT 11:03 AM  
MONA A. FOLEY , CLERK  
RECORDED BY: RJG

10 710



OFFICIAL RECEIPT  
WILLIAMSBURG/JAMES CITY COUNTY CIRCUIT  
DEED RECEIPT

DATE : 12/12/2017      TIME : 11:04:02  
RECEIPT # : 17000043302      TRANSACTION # : 17121200053  
CASHIER : RJG      REGISTER # : WD23  
INSTRUMENT : 170023466      BOOK :  
GRANTOR : FRANCISCUS AT PROMENADE LLC  
GRANTEE : FRANCISCUS AT PROMENADE LLC  
RECEIVED OF : TARLEY ROBINSON PLC

CASE # : 830CLR170023466

FILING TYPE : DEC      PAYMENT : FULL PAYMENT  
RECORDED : 12/12/2017      AT : 11:03  
EX : N      LOC : CO  
EX : N      PCT : 100%

ADDRESS :

CHECK : \$129.00      CHECK NUMBER : 3443  
DESCRIPTION 1 : AMEND PH 10 BLDG 10 PROMENADE @ JOHN TYLER  
NAMES : 0

PAGES : 010      OP : 5

CONSIDERATION : \$0.00

AVAL : \$0.00

MAP :      PIN :

ACCOUNT CODE	DESCRIPTION	PAID
035	VOF FEE	\$2.00
145	VSLF	\$9.00
423	E-RECORDING DEED PAPER FILING	\$2.00

ACCOUNT CODE	DESCRIPTION	PAID
106	(TTF) TECHNOLOGY TRUST FUND FEE (CIRCUIT COURT)	\$30.00
301	DEEDS	\$82.00
442	TRANSFERS TO 113/315	\$4.00

TENDERED : \$ 129.00  
AMOUNT PAID : \$ 129.00