

CERTIFICATION OF SOURCE OF TITLE (PARCEL 2)

THIS IS TO CERTIFY THAT THE LAND SHOWN HEREON WAS CONVEYED BY CSFB 2002-CKS4 TYLER HIGHWAY, LLC, A VIRGINIA GENERAL PARTNERSHIP TO WILLIAMSBURG CROSSING ASSOCIATES, LLC, A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED AUGUST 21, 2015 AND RECORDED IN THE CLERK'S OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 150016767.

OWNER'S CERTIFICATION

THE BOUNDARY LINE ADJUSTMENT, EASEMENT DEDICATION, PROPERTY LINE EXTINGUISHMENT AND RIGHT-OF-WAY DEDICATION SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

FOR WILLIAMSBURG CROSSING ASSOCIATES, LLC, A VIRGINIA LIMITED LIABILITY COMPANY

10/25/17
DATE
PRINTED NAME AND TITLE

CERTIFICATE OF NOTARIZATION FOR PARCEL 2

COMMONWEALTH OF VIRGINIA STATE OF NEW YORK

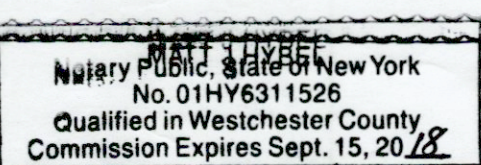
CITY/COUNTY OF WESTCHESTER

I, MATT J. HYBEL A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNTO MY HAND THIS 25th DAY OF OCTOBER, 2017.

MY COMMISSION EXPIRES:

NOTARY REGISTRATION NUMBER:



NOTARY PUBLIC SIGNATURE

CERTIFICATION OF SOURCE OF TITLE (PARCEL 6)

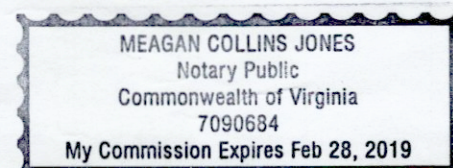
THIS IS TO CERTIFY THAT THE LAND SHOWN HEREON WAS CONVEYED BY BAY COMMUNITY BANK, (WHOSE NAME WAS THE BANK OF WILLIAMSBURG) A VIRGINIA CHARTERED BANK TO UNION BANK AND TRUST COMPANY, A VIRGINIA CHARTERED BANK BY DEED DATED OCTOBER 24, 2008 AND RECORDED IN THE CLERK'S OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 080026795.

OWNER'S CERTIFICATION

THE BOUNDARY LINE ADJUSTMENT, EASEMENT DEDICATION, PROPERTY LINE EXTINGUISHMENT AND RIGHT-OF-WAY DEDICATION SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

FOR UNION BANK AND TRUST COMPANY, A VIRGINIA CHARTERED BANK

11/01/2017
DATE
PRINTED NAME AND TITLE



CERTIFICATE OF NOTARIZATION FOR PARCEL 6

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF Montgomery

I, Megan Collins Jones A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNTO MY HAND THIS 1st DAY OF November, 2017.

MY COMMISSION EXPIRES:

NOTARY REGISTRATION NUMBER:

NOTARY PUBLIC SIGNATURE

CERTIFICATION OF SOURCE OF TITLE (PARCEL 7)

THIS IS TO CERTIFY THAT THE LAND SHOWN HEREON WAS CONVEYED BY UNIVERSITY SQUARE ASSOCIATES, A VIRGINIA GENERAL PARTNERSHIP TO M & D MEGA PROPERTIES, LLC, A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED JUNE 6, 2011 AND RECORDED IN THE CLERK'S OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 110012429.

OWNER'S CERTIFICATION

THE BOUNDARY LINE ADJUSTMENT, EASEMENT DEDICATION, PROPERTY LINE EXTINGUISHMENT AND RIGHT-OF-WAY DEDICATION SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

FOR M & D MEGA PROPERTIES, LLC, A VIRGINIA LIMITED LIABILITY COMPANY

Nov 8/2017
DATE
PRINTED NAME AND TITLE

CERTIFICATE OF NOTARIZATION FOR PARCEL 7

COMMONWEALTH OF VIRGINIA

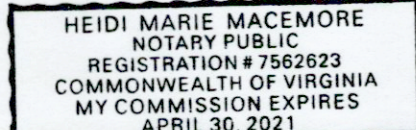
CITY/COUNTY OF Virginia Beach

I, Heidi Marie Macemore A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNTO MY HAND THIS 8 DAY OF November, 2017.

MY COMMISSION EXPIRES:

NOTARY REGISTRATION NUMBER:



NOTARY PUBLIC SIGNATURE

CERTIFICATION OF SOURCE OF TITLE (PARCEL 12)

THIS IS TO CERTIFY THAT THE LAND SHOWN HEREON WAS CONVEYED BY JEFFERSON-PILOT LIFE INSURANCE COMPANY TO UNIVERSITY SQUARE ASSOCIATES BY DEED DATED AUGUST 6, 1987 AND RECORDED IN THE CLERK'S OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 357, PAGE 125 AND DECLARATION OF CONDOMINIUM RECORDED IN THE CLERK'S OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 821, PAGE 212.

OWNER'S CERTIFICATION

THE BOUNDARY LINE ADJUSTMENT, EASEMENT DEDICATION, PROPERTY LINE EXTINGUISHMENT AND RIGHT-OF-WAY DEDICATION SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

FOR LA FONTAINE OWNERS ASSOCIATION, INC

11-17-17
DATE
PRINTED NAME AND TITLE

CERTIFICATE OF NOTARIZATION FOR PARCEL 12

COMMONWEALTH OF VIRGINIA

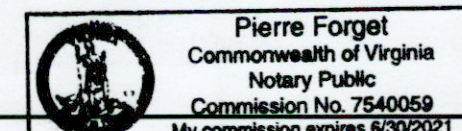
CITY/COUNTY OF James City

I, Pierre Forget A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNTO MY HAND THIS 17th DAY OF November, 2017.

MY COMMISSION EXPIRES:

NOTARY REGISTRATION NUMBER:



NOTARY PUBLIC SIGNATURE

CERTIFICATION OF SOURCE OF TITLE (PARCEL 22)

THIS IS TO CERTIFY THAT THE LAND SHOWN HEREON WAS CONVEYED BY UNIVERSITY SQUARE ASSOCIATES, A VIRGINIA GENERAL PARTNERSHIP TO RIVERSIDE HOSPITAL, INC., A VIRGINIA NON-STOCK CORPORATION AND RECORDED IN THE CLERK'S OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 970014731.

OWNER'S CERTIFICATION

THE BOUNDARY LINE ADJUSTMENT, EASEMENT DEDICATION, PROPERTY LINE EXTINGUISHMENT AND RIGHT-OF-WAY DEDICATION SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

FOR RIVERSIDE HOSPITAL, INC., A VIRGINIA NON-STOCK CORPORATION

11/6/17
DATE
PRINTED NAME AND TITLE

CERTIFICATE OF NOTARIZATION FOR PARCEL 22

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF Newport News

I, Debra C. Conner A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNTO MY HAND THIS 9th DAY OF November, 2017.

MY COMMISSION EXPIRES:

NOTARY REGISTRATION NUMBER:



NOTARY PUBLIC SIGNATURE

CERTIFICATION OF SOURCE OF TITLE (PARCEL 23)

THIS IS TO CERTIFY THAT THE LAND SHOWN HEREON WAS CONVEYED BY WILLIAMSBURG CROSSING, LLC, A VIRGINIA LIMITED LIABILITY COMPANY TO UNIVERSITY SQUARE ASSOCIATES A VIRGINIA GENERAL PARTNERSHIP, BY DEED DATED DECEMBER 9, 2013 AND RECORDED IN THE CLERK'S OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 130028135.

OWNER'S CERTIFICATION

THE BOUNDARY LINE ADJUSTMENT, EASEMENT DEDICATION, PROPERTY LINE EXTINGUISHMENT AND RIGHT-OF-WAY DEDICATION SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

FOR UNIVERSITY SQUARE ASSOCIATES

10-24-17
DATE
PRINTED NAME AND TITLE

CERTIFICATE OF NOTARIZATION FOR PARCEL 23

COMMONWEALTH OF VIRGINIA

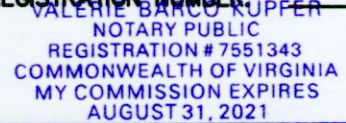
CITY/COUNTY OF Virginia Beach

I, Valerie Barco Kupper A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNTO MY HAND THIS 27th DAY OF October, 2017.

MY COMMISSION EXPIRES:

NOTARY REGISTRATION NUMBER:



NOTARY PUBLIC SIGNATURE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

5/1/17
DATE
PRESTON C. JUDSON, L.S. #003130



LOCATION MAP:

SCALE: 1"=2000'±

CERTIFICATION OF SOURCE OF TITLE (PARCEL 29)

THIS IS TO CERTIFY THAT THE LAND SHOWN HEREON WAS CONVEYED BY UNIVERSITY SQUARE ASSOCIATES, A VIRGINIA GENERAL PARTNERSHIP TO FRANCISCUS AT PROMENADE LLC, A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED MAY 20, 2016 AND RECORDED IN THE CLERK'S OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 160010182.

OWNER'S CERTIFICATION

THE BOUNDARY LINE ADJUSTMENT, EASEMENT DEDICATION, PROPERTY LINE EXTINGUISHMENT AND RIGHT-OF-WAY DEDICATION SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

FOR FRANCISCUS AT PROMENADE LLC, A VIRGINIA LIMITED LIABILITY COMPANY

10-24-17
DATE
PRINTED NAME AND TITLE

CERTIFICATE OF NOTARIZATION FOR PARCEL 29

COMMONWEALTH OF VIRGINIA

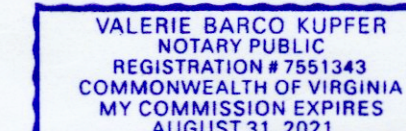
CITY/COUNTY OF Virginia Beach

I, Valerie Barco Kupper A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNTO MY HAND THIS 27th DAY OF October, 2017.

MY COMMISSION EXPIRES:

NOTARY REGISTRATION NUMBER:



NOTARY PUBLIC SIGNATURE

CERTIFICATE OF APPROVAL

THE BOUNDARY LINE ADJUSTMENT, EASEMENT DEDICATION, PROPERTY LINE EXTINGUISHMENT AND RIGHT-OF-WAY DEDICATION SHOWN ON THIS PLAT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

21 Nov 2017
DATE
VIRGINIA DEPARTMENT OF TRANSPORTATION

SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY

DATE

STATE OF VIRGINIA CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.

THIS 20 DAY OF November, 2017 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. 9 AM/PM INSTRUMENT # 160010182

TESTE: MONA A. FOLEY, CLERK

BOUNDARY LINE ADJUSTMENT & PROPERTY LINE EXTINGUISHMENT SHOWING

RIGHT-OF-WAY DEDICATION OF KINGS WAY AND QUEENS PATH ON PROPERTIES OWNED BY:

UNION BANK AND TRUST COMPANY, M & D MEGA PROPERTIES, LLC, LA FONTAINE OWNERS ASSOCIATION, INC., RIVERSIDE HOSPITAL, INC., UNIVERSITY SQUARE ASSOCIATES AND WILLIAMSBURG CROSSING ASSOCIATES, LLC

BERKELEY DISTRICT

JAMES CITY COUNTY

VIRGINIA

Project Contacts: PCJ/JFS

Project Number: W08642-22

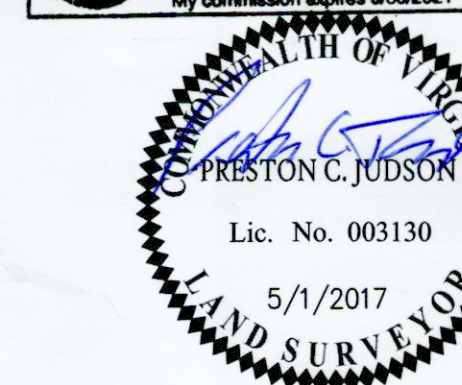
Scale: NOTED Date: 05/01/2017

Sheet Number

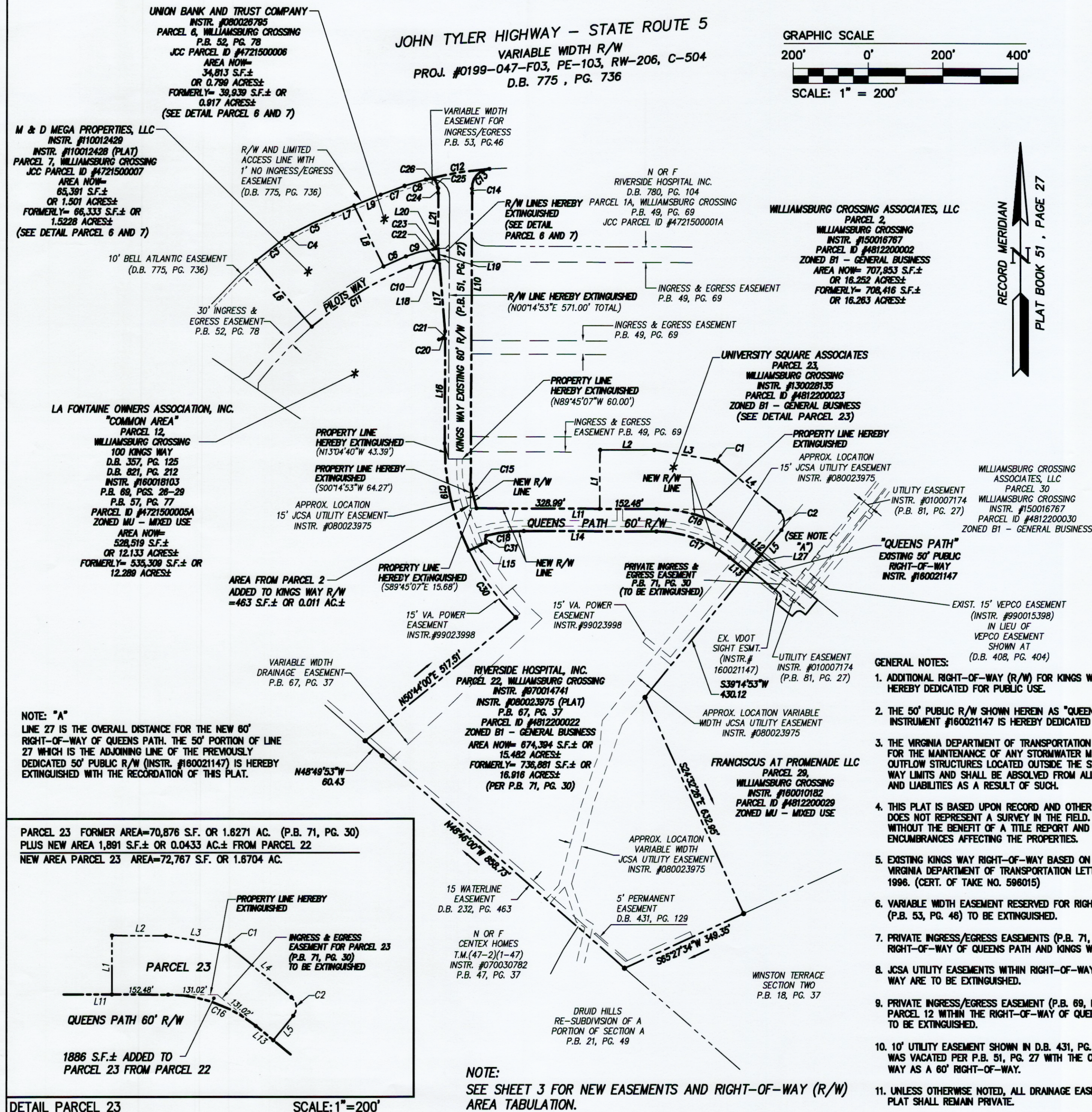
1 OF 3



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Rev.	Date	Description	Revised By

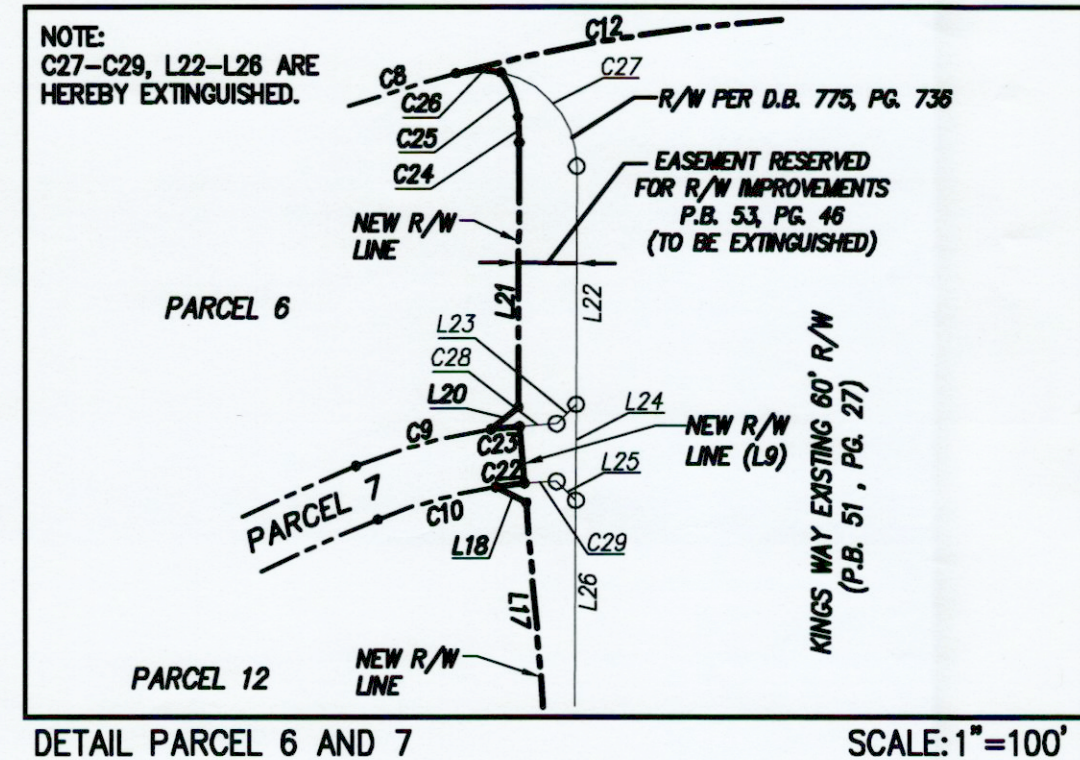


LINE TABLE		
LINE	BEARING	LENGTH
L1	N0°14'53"E	156.72'
L2	S89°45'07"E	145.78'
L3	S80°45'07"E	162.42'
L4	S50°45'07"E	211.06'
L5	S39°14'53"W	84.01'
L6	N40°22'07"W	230.00'
L7	N68°01'01"E	61.37'
L8	S25°44'10"E	179.87'
L9	N68°00'58"E	76.57'
L10	S0°14'53"W	773.88'
L11	S89°45'07"E	481.47'
L12	S50°45'07"E	80.04'
L13	N50°45'07"W	60.07'
L14	N89°45'07"W	355.02'
L15	S84°20'26"W	50.00'
L16	N0°14'53"E	278.36'
L17	N4°45'23"W	180.67'
L18	N62°34'18"W	17.71'
L19	N4°45'23"W	30.00'
L20	N50°33'10"E	18.47'
L21	N0°14'53"E	137.71'
L27	S39°14'53"W	60.00'

LINE TABLE		
LINE	BEARING	LENGTH
L22	S0°14'53"W	124.09'
L23	N44°46'47"E	14.26'
L24	S0°14'53"W	50.00'
L25	N45°16'50"W	14.01'
L26	S0°14'53"W	521.00'

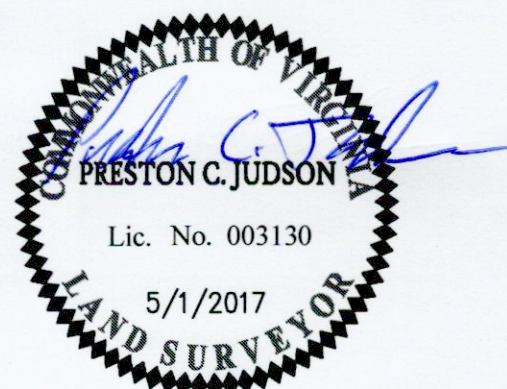
CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING
C1	30°00'00"	20.00'	10.47'	5.36'	S65°45'07"E
C2	90°00'00"	35.00'	54.98'	35.00'	S5°45'07"E
C3	4°46'20"	1187.73'	98.93'	49.49'	N52°01'03"E
C4	1°20'00"	941.42'	21.91'	10.96'	N60°01'24"E
C5	7°19'37"	941.42'	120.39'	60.28'	N64°21'13"E
C6	3°47'31"	987.73'	65.37'	32.70'	N68°08'35"E
C7	31°8'42"	1185.86'	67.39'	33.70'	N69°40'23"E
C8	3°46'00"	892.35'	58.66'	29.34'	N73°12'44"E
C9	13°48'55"	303.50'	73.18'	36.77'	S74°57'49"W
C10	13°26'43"	273.50'	64.18'	32.24'	S74°46'42"W
C11	18°25'28"	957.73'	307.97'	155.33'	S58°50'37"W
C12	11°00'36"	892.35'	171.48'	86.00'	N80°35'51"E
C13	88°23'45"	50.00'	77.14'	48.62'	S41°34'10"W
C14	2°52'35"	248.00'	12.45'	6.23'	S11°25"E
C15	6°22'26"	595.00'	66.19'	33.13'	N13°27'30"W
C16	39°00'00"	370.00'	251.85'	131.02'	S70°15'07"E
C17	39°00'00"	310.00'	211.01'	109.78'	N70°15'07"W
C18	14°37'14"	395.00'	100.80'	50.67'	S82°56'16"W
C19	25°54'28"	655.00'	296.17'	150.68'	N12°42'20"W
C20	31°54'00"	296.40'	18.87'	8.44'	S82°24'00"W
C21	85°32'17"	20.00'	29.86'	18.50'	N38°00'46"E
C22	3°08'33"	273.50'	15.00'	7.50'	N83°04'20"E
C23	2°46'54"	303.50'	15.00'	7.50'	S83°17'14"W
C24	4°50'56"	158.00'	13.37'	6.89'	N21°03'36"W
C25	32°17'01"	45.00'	25.36'	13.02'	N20°44'38"W
C26	27°14'11"	50.00'	23.77'	12.11'	N88°42'50"E
C30	19°05'09"	655.00'	218.19'	110.11'	N35°12'09"W
C31	55°44'08"	20.00'	19.46'	10.58'	S51°21'19"W

CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING
C27	77°54'58"	50.00'	67.99'	40.43'	S38°42'36"E
C28	3°39'25"	303.50'	19.37'	9.69'	S86°31'54"W
C29	3°30'33"	273.50'	16.75'	8.38'	N86°23'53"E



STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.
THIS _____ DAY OF _____, 20____,
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO
THE RECORD AS THE LAW DIRECTS. @ _____ AM/PM
INSTRUMENT # _____
TESTE: _____
MONA A. FOLEY, CLERK

Rev.	Date	Description	Revised By



5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
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www.aesva.com

BOUNDARY LINE ADJUSTMENT & PROPERTY LINE EXTINGUISHMENT SHOWING
RIGHT-OF-WAY DEDICATION OF KINGS WAY AND QUEENS PATH
ON PROPERTIES OWNED BY:
UNION BANK AND TRUST COMPANY, M & D MEGA PROPERTIES, LLC,
LA FONTAINE OWNERS ASSOCIATION, INC.,
RIVERSIDE HOSPITAL, INC.,
UNIVERSITY SQUARE ASSOCIATES AND
WILLIAMSBURG CROSSING ASSOCIATES, LLC
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	PCJ/JFS
Project Number:	W08642-22
Scale:	Date:
NOTED	05/01/2017
Sheet Number	
2 OF 3	

