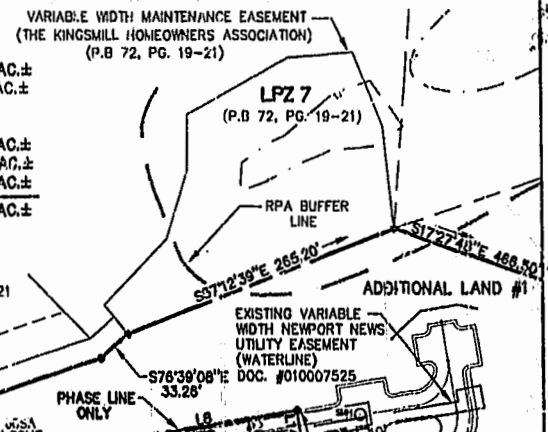


SURVEYOR'S CERTIFICATE
 THE UNDERSIGNED, A LICENSED LAND SURVEYOR, DOES HEREBY CERTIFY THAT THIS PLAT IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF VA CODE ANN. SUBSECTION 65-79.58A AND F.
 A. D. SEBERT, L.S. DATE 8/25/01

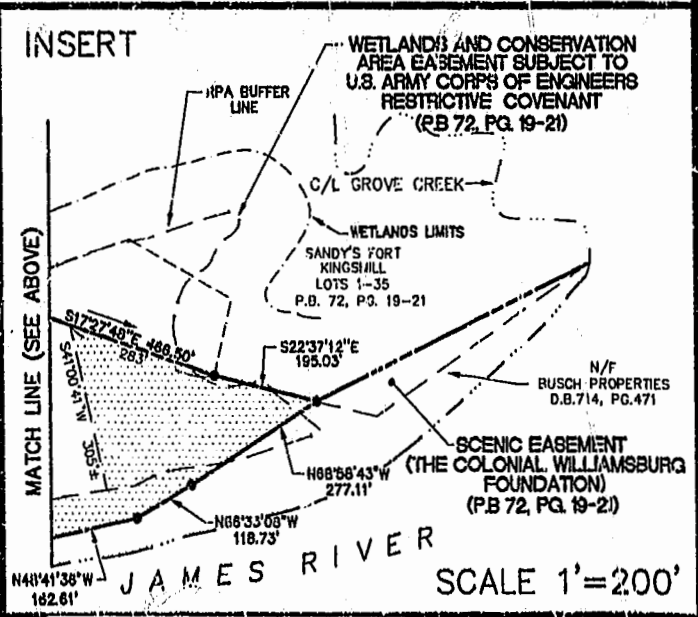
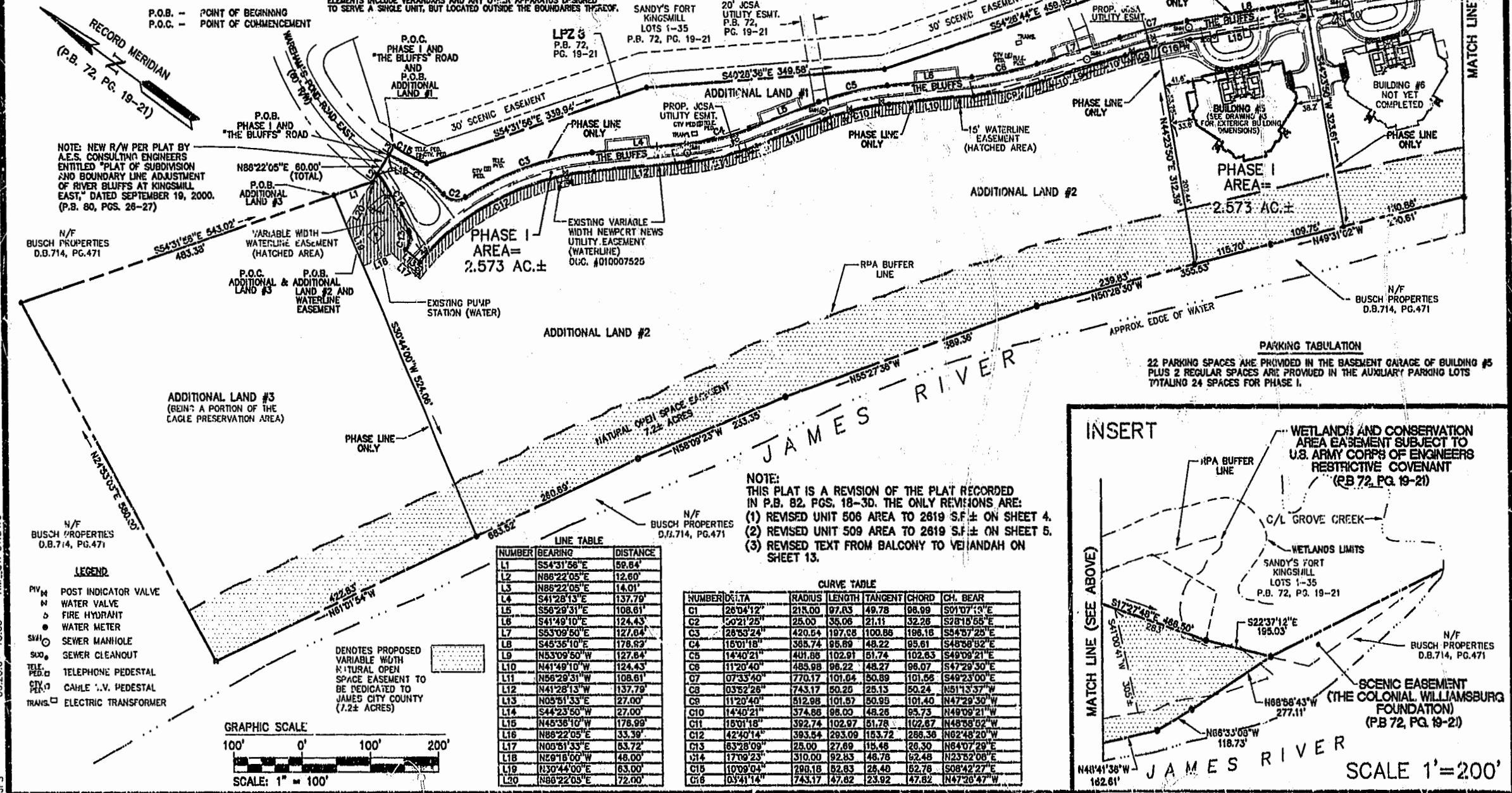
GENERAL NOTES
 1. SITE IS ZONED R-4, RESIDENTIAL PLANNED COMMUNITY.
 2. SITE IS PART OF TAX PARCEL (B1-3) (1-4).
 3. ALL LOTS ARE TO BE SERVED BY PUBLIC WATER OF THE CITY OF NEWPORT NEWS, DEPARTMENT OF PUBLIC UTILITIES, AND SEWER SYSTEMS OF THE JAMES CITY COUNTY SERVICE AUTHORITY.
 4. 7.5' DRAINAGE EASEMENTS, UNLESS GREATER WIDTHS ARE NOTED, ARE TO BE PARALLEL TO AND ALONG ALL PROPERTY LINES SHOWN HEREOIN.
 5. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS SHALL BE PRIVATE.
 6. ALL UTILITIES ARE UNDERGROUND.
 7. WETLANDS AND LAND WITHIN THE RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-9(c)(1) OF THE JAMES CITY COUNTY CODE.
 8. NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
 9. BUILDING #5 CONTAINS 11 RESIDENTIAL UNITS. THE BUILDING CONSISTS OF A BASEMENT, (3) THREE FLOORS, PLUS A PENTHOUSE FLOOR.
 10. "THE BLUFFS" ROAD IS SUBJECT TO A DECLARATION OF ACCESS EASEMENT BENEFITING THE ADDITIONAL LANDS.

AREA TABULATION

PHASE I	2.573 AC.±
THE "BLUFFS ROAD"	1.001 AC.±
(AREA INCLUDED IN PHASE I)	
ADDITIONAL LAND #1	6.544 AC.±
ADDITIONAL LAND #2	9.784 AC.±
ADDITIONAL LAND #3	5.706 AC.±
TOTAL AREA	24.607 AC.±



VICINITY MAP (APPROX. SCALE 1"=5000')



- LEGEND**
- PIV POST INDICATOR VALVE
 - W WATER VALVE
 - F FIRE HYDRANT
 - M WATER METER
 - S/M SEWER MANHOLE
 - S/C SEWER CLEANOUT
 - TEL TELEPHONE PEDESTAL
 - PER CABLE T.V. PEDESTAL
 - TRANS ELECTRIC TRANSFORMER
- DENOTES PROPOSED VARIABLE WIDTH NATURAL OPEN SPACE EASEMENT TO BE DEDICATED TO JAMES CITY COUNTY (7.2± ACRES)

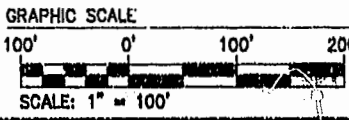


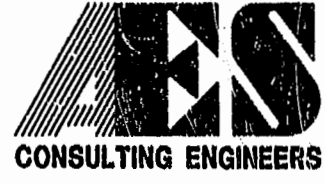
EXHIBIT A-2

PLAT OF CONDOMINIUM OF RIVER BLUFFS, A CONDOMINIUM PHASE I

OWNER/DEVELOPER: BUSCH PROPERTIES, INC.
 ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA



City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 8/25/01 at 2:56 PM, PG 83, PG 1-13. DOCUMENT # 010015611. BETSY B. WOOLRIDGE, CLERK.		Designed CAH	Drawn JFS
1 8/20/01 REVISED AREAS FOR UNITS 506 AND 509 AND TEXT ON SHEET 13		Scale 1"=100'	Date 5/25/01
No. DATE REVISION / COMMENT / NOTE BY		Project No. 7753-B	Drawing No. 1 OF 13



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