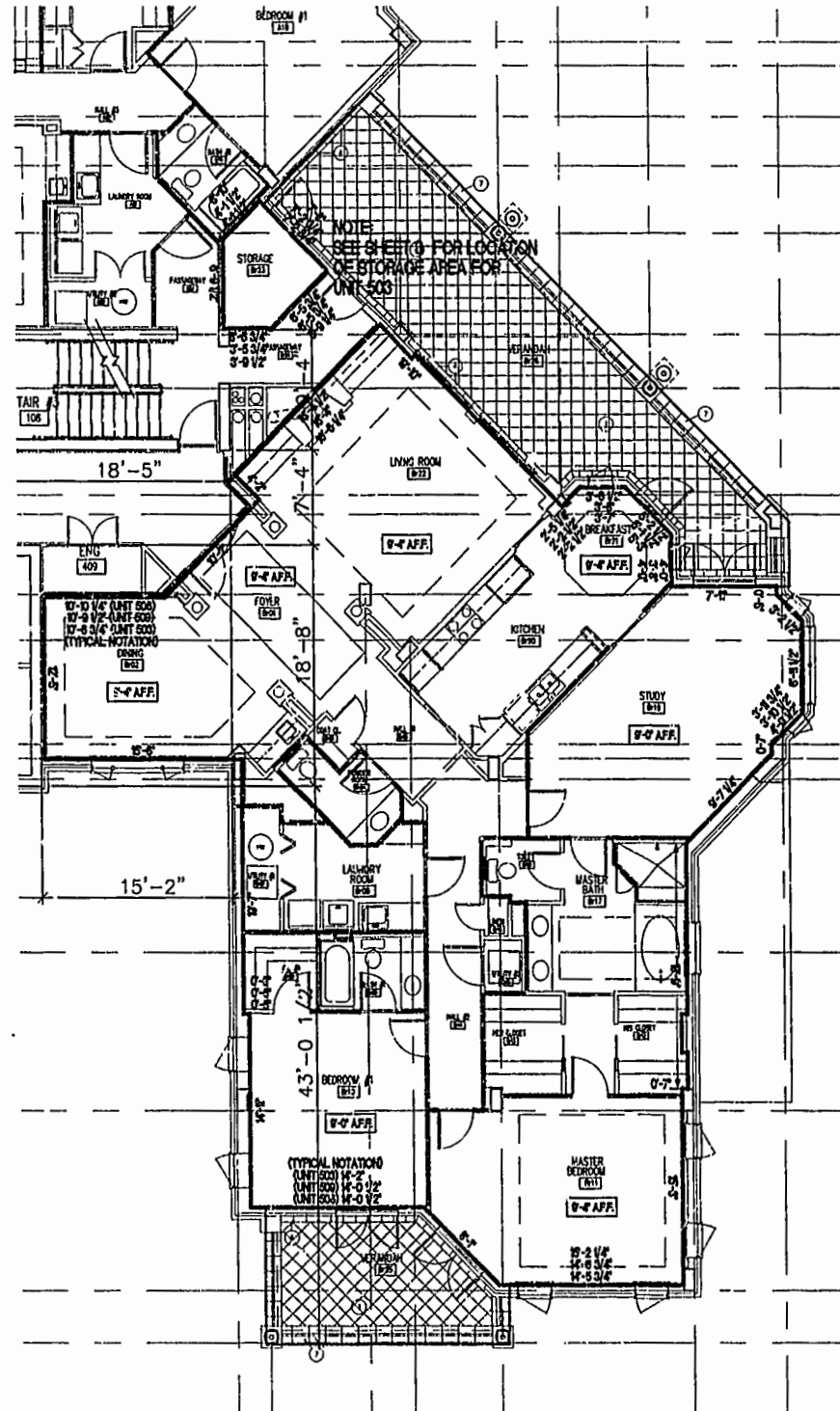


NOTE:
THIS PLAT IS A REVISION OF THE PLAT RECORDED
IN P.B. 82, PGS. 18-30. THE ONLY REVISIONS ARE:
(1) REVISED UNIT 506 AREA TO 2619 S.F.± ON SHEET 4.
(2) REVISED UNIT 509 AREA TO 2619 S.F.± ON SHEET 5.
(3) REVISED TEXT FROM BALCONY TO VERANDAH ON
SHEET 13.



NOTE:
BOLD DIMENSIONS ARE BASED UPON ACTUAL
FIELD MEASUREMENTS. OTHER BUILDING
DIMENSIONS AND DETAILS SHOWN ARE PER
PLANS BY NCG ARCHITECTS INCORPORATED.

A.F.F. ABOVE FINISH FLOOR

NOTE: CEILING HEIGHTS ARE 8'-5" UNLESS OTHERWISE NOTED.

- NOTES: *
1. THE LOWER (HORIZONTAL) BOUNDARY OF EACH UNIT IN BUILDING #5 SHOWN ON THE PLAN AS LOCATED ON PHASE I IS THE HORIZONTAL PLANE OF THE UPPER SURFACE OF THE CONCRETE FLOOR SLAB OF THE UNIT.
 2. THE UPPER (HORIZONTAL) BOUNDARIES OF EACH OF THE UNITS IN BUILDING #5 SHOWN ON THE PLAN AS LOCATED ON PHASE I ARE THE HORIZONTAL PLANE(S) OF THE UPPER (COVERED) SURFACES OF THE GYPSUM WALL BOARD (OR OTHER MATERIAL) CONSTITUTING THE EXPOSED CEILING OF THE UNIT.

* SEE ARTICLE II OF THE DECLARATION OF CONDOMINIUM OF RIVER BLUFFS, A CONDOMINIUM FOR A MORE DETAILED DESCRIPTION.

CERTIFICATION FOR PLANS

I, HEREBY CERTIFY THAT THIS IS A CORRECT AND ACCURATE PLAN AND THAT THIS PLAN IS IN COMPLIANCE WITH THE VIRGINIA CODE ANNOTATED SUBSECTIONS 55-79.58B AND F.

A. D. Sebert
A. D. SEBERT, L.S. 8/20/01
5/25/01
DATE



I CERTIFY THAT ALL UNITS OR PORTIONS THEREOF DEPICTED HEREON HAVE BEEN SUBSTANTIALLY COMPLETED. UNIT FIXTURES, CABINETS, FLOOR AND WALL FINISH, AND BATH ACCESSORIES HAVE NOT BEEN COMPLETED IN SOME CASES PENDING PURCHASER SELECTIONS.

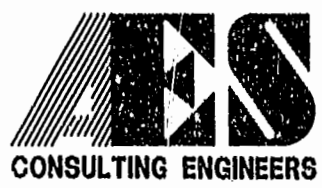
James V. Hanna II
JAMES V. HANNA II, AIA
NCG ARCHITECTS INCORPORATED 8/21/01
6/29/01
DATE

UNIT 'B1R' - FLOOR PLAN
NOT TO SCALE

UNIT PLAN

UNIT NO.	ORIENTATION
503	SAME
506 (TYPICAL- EXCEPT AS NOTED)	SAME
509	SAME

08.20.01-13:56 KM_31P08.DWG JFS



5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(757) 253-0040
Fax (757) 220-8994

EXHIBIT A-3
PLAN OF CONDOMINIUM
OF
RIVER BLUFFS, A CONDOMINIUM
PHASE I
OWNER/DEVELOPER: BUSCH PROPERTIES, INC.
ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA

No.	DATE	REVISION / COMMENT / NOTE	BY
1	8/20/01	REVISED AREAS FOR UNITS 506 AND 509 AND TEXT ON SHEET 13	JFS

Designed	Drawn
ADS	JFS
Scale	Date
NOTED	5/25/01
Project No.	
7753-8	
Drawing No.	
8 OF 13	

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
at 12:56 PM, P.B. 83 PG. 1-13
DOCUMENT # 010015611
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Dep. Clerk