

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 2819 S.F.± ON SHEET 4.  
(2) REVISED UNIT 509 AREA TO 2819 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.

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.

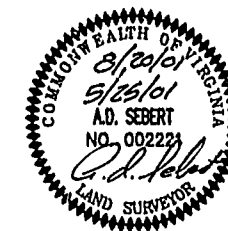
\* SEE ARTICLE II OF THE DECLARATION OF CONDOMINIUM OF RIVER BLUFFS, A CONDOMINIUM FOR A MORE DETAILED DESCRIPTION.

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.

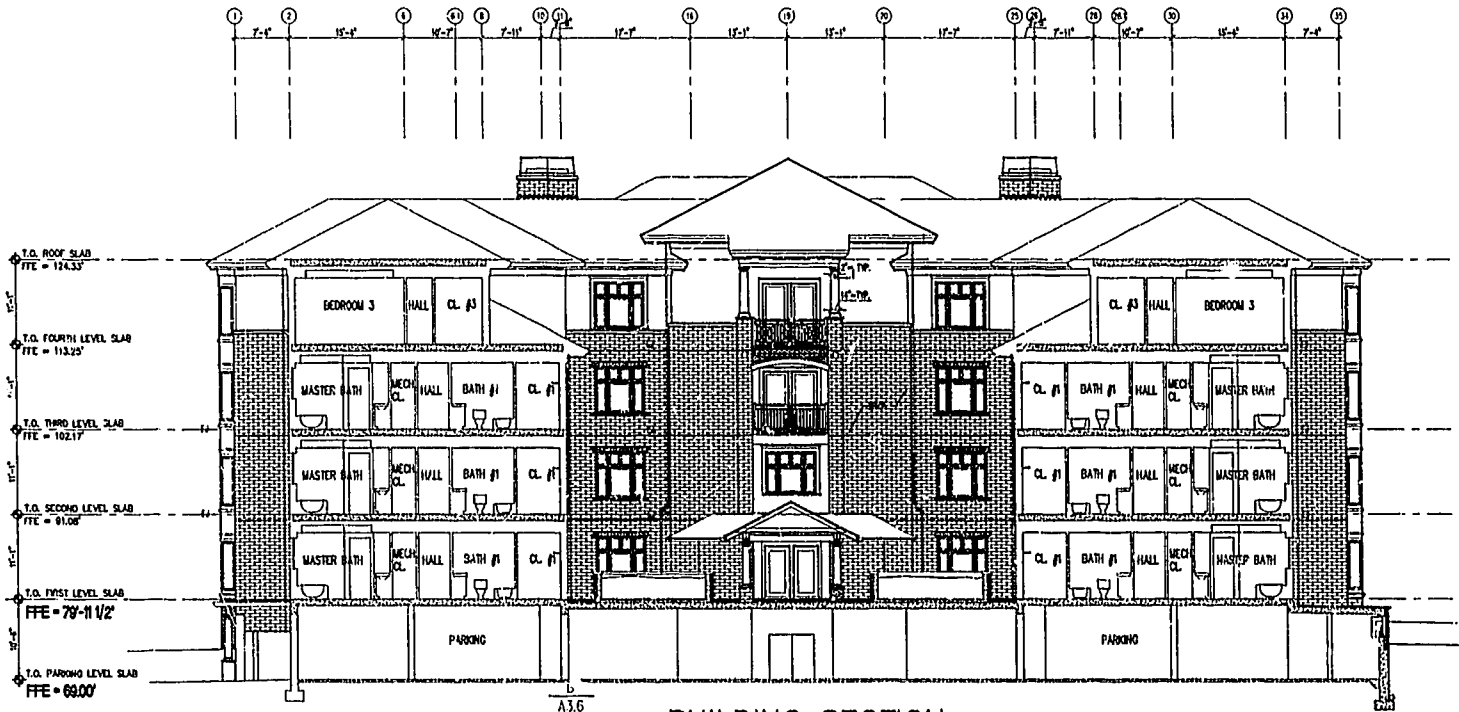
8/20/01  
5/25/01  
DATE



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.

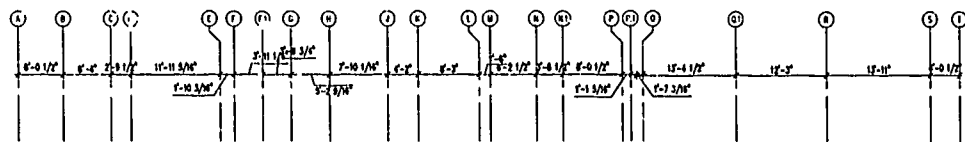
*James V. Hanna II*  
JAMES V. HANNA II, AIA  
NCG ARCHITECTS INCORPORATED

8/21/01  
4/29/01  
DATE

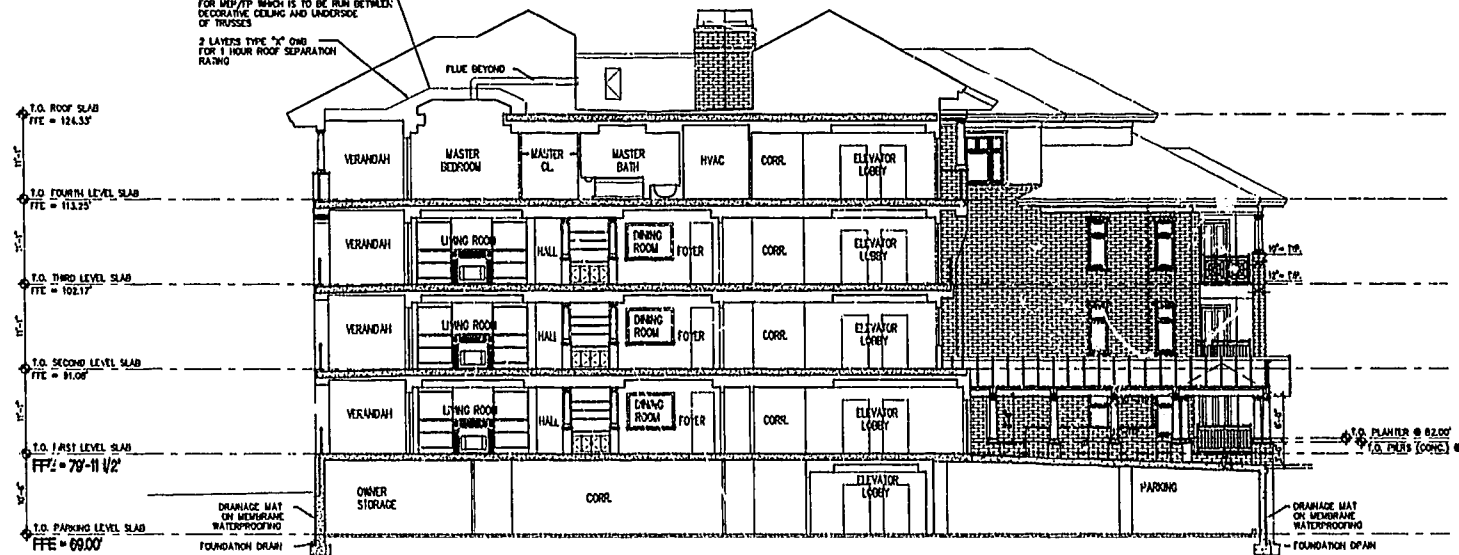


BUILDING SECTION

NOT TO SCALE



NOTE: MODIFY TRUSSES AS REQUIRED FOR HEADROOM WHICH IS TO BE RUN BETWEEN DECORATIVE CEILING AND UNDERSIDE OF TRUSSES  
7 LAYERS TYPE "C" ONE FOR 1 HOUR ROOF SEPARATION RATING



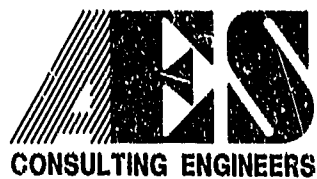
BUILDING SECTION

NOT TO SCALE

EXHIBIT A-3

PLAN OF CONDOMINIUM OF RIVER BLUFFS, A CONDOMINIUM PHASE I

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



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

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|--|---------|--|
| City of Williamsburg & County of James City Circuit Court, This PLAT was recorded on 29 Aug 2001 at 12:56 PM, P.B. 82, PG. 1-13 DOCUMENT # 010015611 Betsy B. Woolridge, Clerk |         |  |
| No.  | DATE    | REVISION / COMMENT / NOTE                                |
| 1  | 8/20/01 | REVISED AREAS FOR UNITS 506 AND 509 AND TEXT ON SHEET 13 |
|  |         |  |
|  |         |  |

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