

**SURVEYOR'S CERTIFICATE**  
 THE UNDERSIGNED, A LICENSED LAND SURVEYOR, DOES HEREBY CERTIFY THAT THIS PLAN IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF VA. CODE ANN. SUBSECTION 55-79.58A AND F.  
 A. D. SEBERT 5/23/01 DATE  
 A. D. SEBERT, L.S.

**GENERAL NOTES**

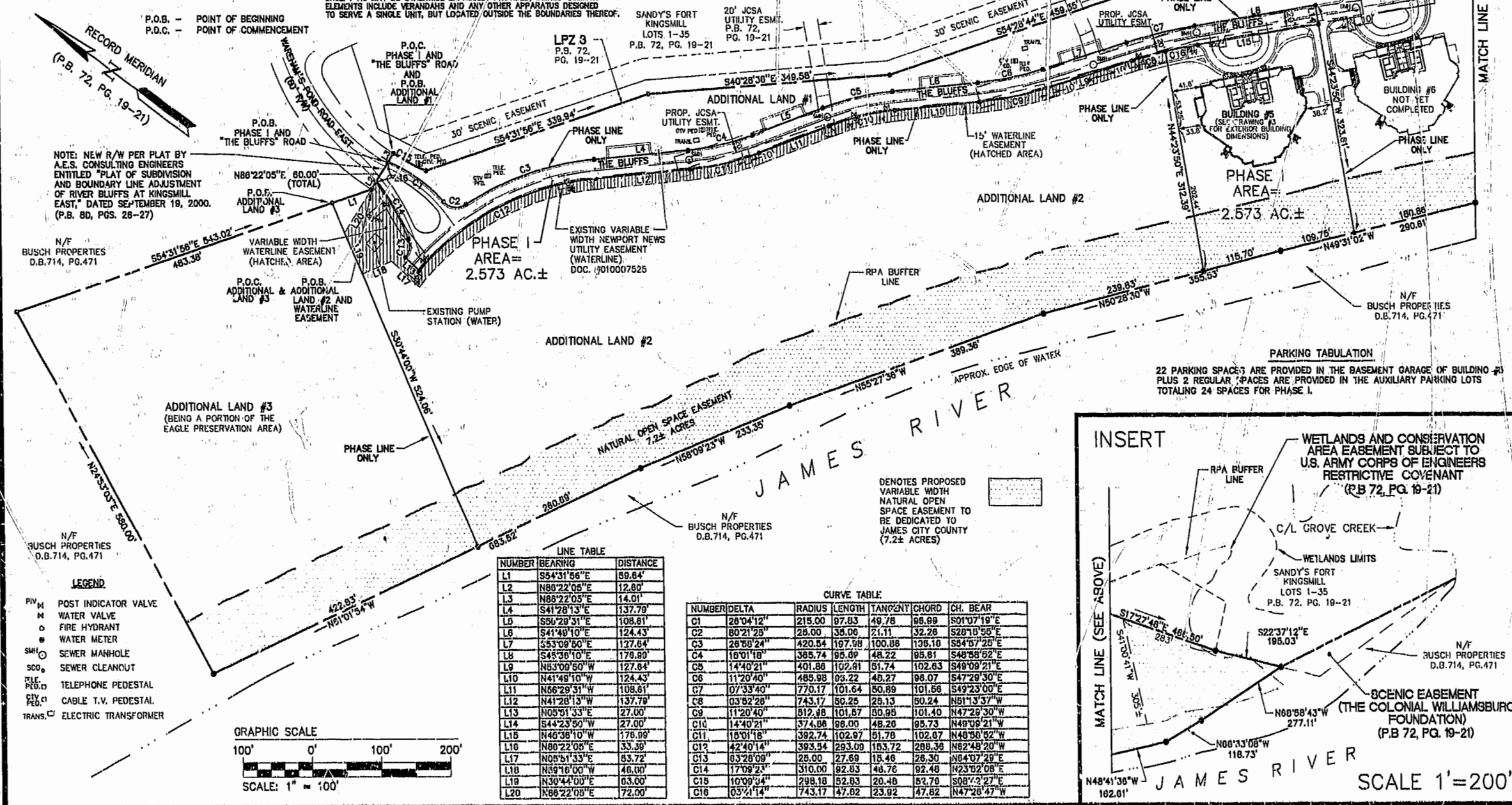
1. SITE IS ZONED R-4, RESIDENTIAL PLANNED COMMUNITY.
2. SITE IS PART OF TAX PARCEL (51-3) (1-4).
3. ALL LOTS ARE TO BE SERVED BY PUBLIC WATER OF THE CITY OF NEWPORT NEWS, DEPARTMENT OF PUBLIC UTILITIES, AND SEWER SYSTEMS OF THE JAMES CITY COUNTY SERVICE AUTHORITY.
4. 7.5' DRAINAGE EASEMENTS, UNLESS GREATER WIDTHS ARE NOTED, ARE TO BE PARALLEL TO AND ALONG ALL PROPERTY LINES SHOWN HEREON.
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 (AREA INCLUDED IN PHASE I)	1.001 AC.±
ADDITIONAL LAND #1	6.544 AC.±
ADDITIONAL LAND #2	9.784 AC.±
ADDITIONAL LAND #3	5.708 AC.±
<b>TOTAL AREA</b>	<b>24.607 AC.±</b>

**VARIABLE WIDTH MAINTENANCE EASEMENT (THE KINGSMILL HOMEOWNERS ASSOCIATION) (P.B. 72, PG. 19-21)**

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



**RECORD MERIDIAN (P.B. 72, PG. 19-21)**

P.O.B. - POINT OF BEGINNING  
 P.O.C. - POINT OF COMMENCEMENT

**NOTE: NEW R/W PER PLAT BY A.E.S. CONSULTING ENGINEERS ENTITLED "PLAT OF SUBDIVISION AND BOUNDARY LINE ADJUSTMENT OF RIVER BLUFFS AT KINGSMILL EAST," DATED SEPTEMBER 19, 2000. (P.B. 8D, PGS. 28-27)**

N/F BUSCH PROPERTIES D.B.714, PG.471

N/F BUSCH PROPERTIES D.B.714, PG.471

N/F BUSCH PROPERTIES D.B.714, PG.471

**LEGEND**

PIV M POST INDICATOR VALVE  
 W WATER VALVE  
 F FIRE HYDRANT  
 o WATER METER  
 SMH SCHEWER MANHOLE  
 SCO SEWER CLEANOUT  
 TELE. PED. TELEPHONE PEDESTAL  
 CTV. PED. CABLE T.V. PEDESTAL  
 TRANS. ELECTRIC TRANSFORMER

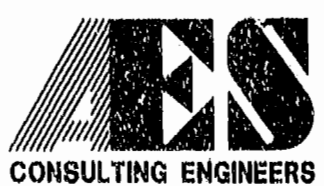
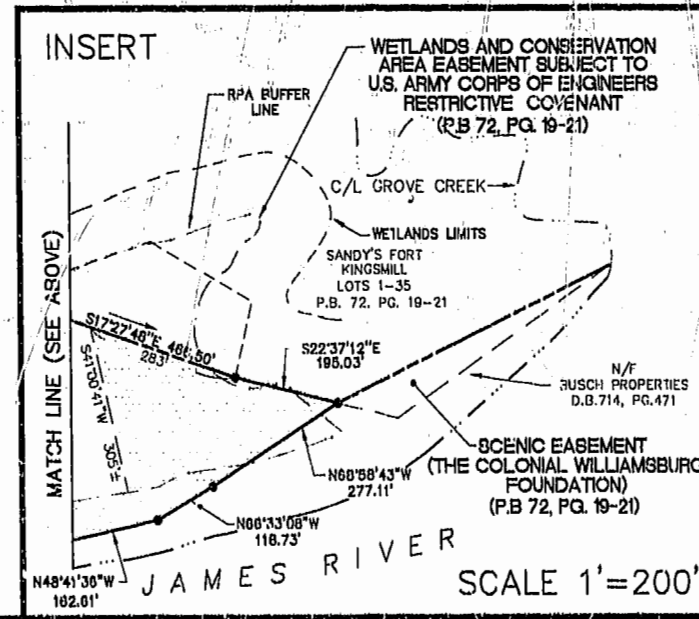
**GRAPHIC SCALE**  
 100' 0' 100' 200'  
 SCALE: 1" = 100'

**LINE TABLE**

NUMBER	BEARING	DISTANCE
L1	S54°31'56"E	89.64'
L2	N88°22'05"E	12.80'
L3	N88°22'05"E	14.01'
L4	S41°28'13"E	137.79'
L5	S56°28'31"E	108.81'
L6	S41°40'10"E	124.43'
L7	S53°09'50"E	127.64'
L8	S45°38'10"E	179.90'
L9	N53°09'50"W	127.84'
L10	N41°48'10"W	124.43'
L11	N56°29'31"W	108.81'
L12	N41°28'13"W	137.79'
L13	N05°51'33"E	27.00'
L14	S44°23'50"W	27.00'
L15	N46°38'10"W	178.99'
L16	N88°22'05"E	33.39'
L17	N08°51'33"E	53.72'
L18	N59°16'00"W	40.00'
L19	N30°44'00"E	03.00'
L20	N88°22'05"E	72.00'

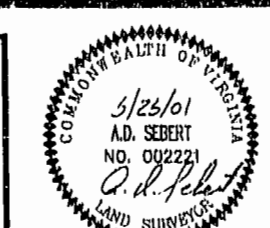
**CURVE TABLE**

NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEAR.
C1	28°04'12"	215.00	87.83	49.78	88.89	S01°07'19"E
C2	80°21'28"	25.00	38.06	21.11	32.28	S28°18'55"E
C3	28°58'24"	426.54	167.99	100.88	126.10	S54°57'28"E
C4	18°01'18"	365.74	95.09	48.22	95.61	S48°58'52"E
C5	14°40'21"	401.88	102.81	51.74	102.83	S49°09'21"E
C6	11°20'40"	485.98	122.22	62.27	126.07	S47°29'30"E
C7	07°33'40"	770.17	191.64	80.89	191.66	S49°23'00"E
C8	03°52'28"	743.17	252.13	90.24	252.13	N81°13'37"W
C9	11°20'40"	512.88	131.67	65.89	131.67	N47°29'30"W
C10	14°40'21"	374.88	96.00	48.20	95.73	N49°09'21"W
C11	18°01'18"	392.74	102.87	51.78	102.87	N48°58'52"W
C12	42°40'14"	393.54	293.09	163.72	286.39	N62°48'20"W
C13	83°28'09"	25.00	27.69	15.46	26.30	N84°07'28"E
C14	17°08'23"	310.00	92.83	46.76	92.48	N23°02'08"E
C15	10°09'44"	298.18	52.83	26.40	52.70	S08°22'27"E
C16	03°21'14"	743.17	47.82	23.92	47.82	N47°28'47"W



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

**EXHIBIT A-2**  
**PLAT OF CONDOMINIUM OF RIVER BLUFFS, A CONDOMINIUM PHASE I**  
 OWNER/DEVELOPER: BUSCH PROPERTIES, INC.  
 ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA



Williamsburg/James City County  
 Recorded 5 day of July 2001  
 DOCUMENT # 20011950  
 DITTY B. WOOLRIDGE, CLERK OF CIRCUIT COURT

PLAT RECORDED IN P.B. NO. 82 PAGE 18/30

No.	DATE	REVISION / COMMENT / NOTE	BY
-----	------	---------------------------	----

Designed CAH	Drawn JFS
Scale 1"=100'	Date 5/25/01
Project No. 7753-B	
Drawing No. 1 OF 13	