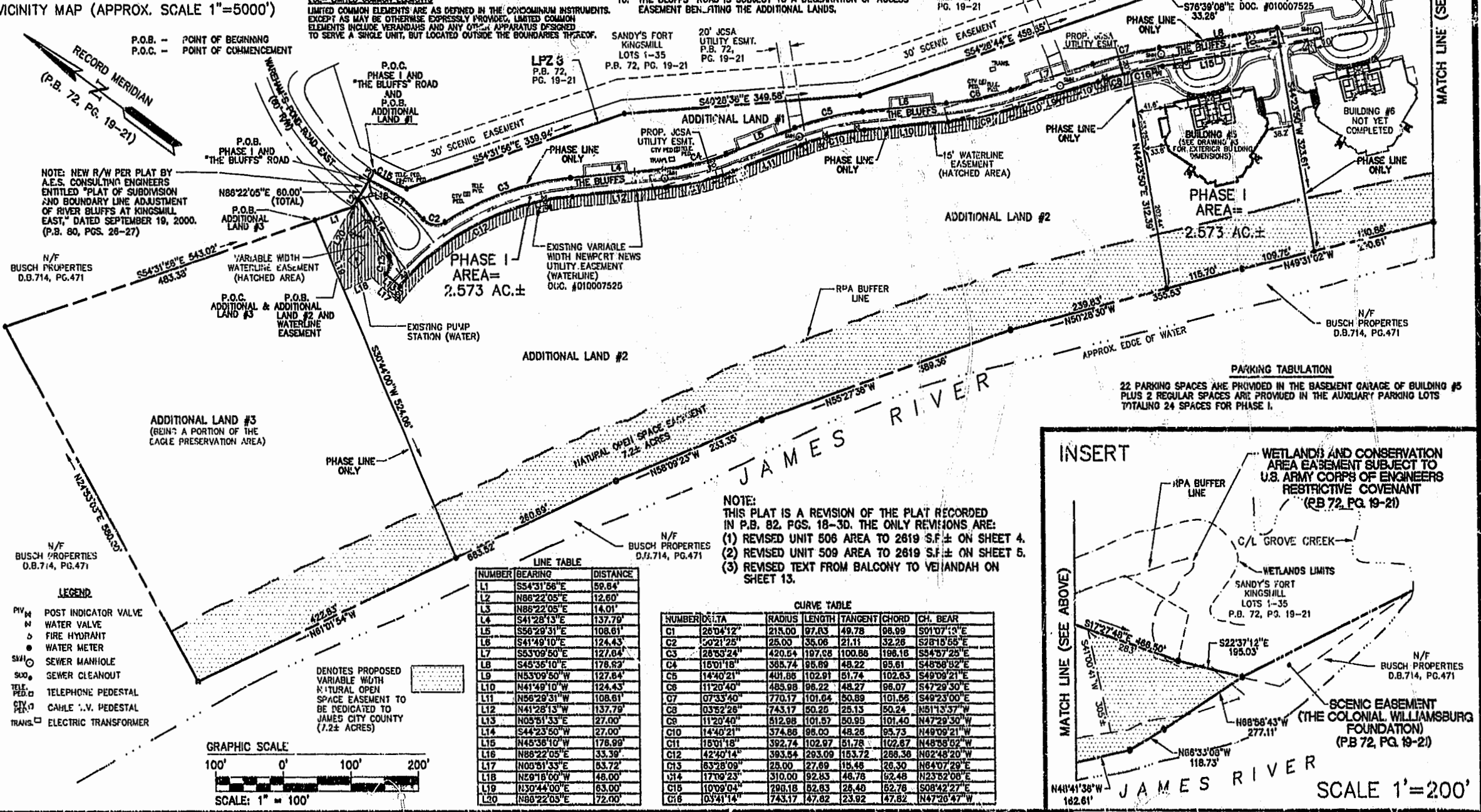
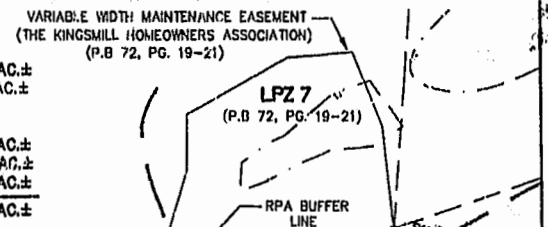


SURVEYOR'S CERTIFICATE
 THE UNDERSIGNED, A LICENSED LAND SURVEYOR, DOES HEREBY CERTIFY THAT THIS PLAT IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF VA CODE ANN. SUBSECTION 65-79.58A AND F.
 A. D. SEBERT, L.S. DATE 8/25/01

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.±



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

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

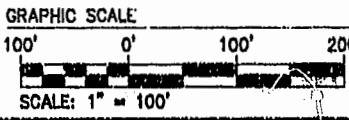
NOTE: NEW R/W PER PLAT BY A.E.S. CONSULTING ENGINEERS ENTITLED "PLAT OF SUBDIVISION AND BOUNDARY LINE ADJUSTMENT OF RIVER BLUFFS AT KINGSMILL EAST," DATED SEPTEMBER 19, 2000. (P.B. 80, PGS. 28-27)

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 POST INDICATOR VALVE
 - W WATER VALVE
 - F FIRE HYDRANT
 - M WATER METER
 - S/M SEWER MANHOLE
 - S/C SEWER CLEANOUT
 - TEL. PED. TELEPHONE PEDESTAL
 - C/P 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)



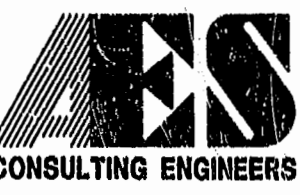
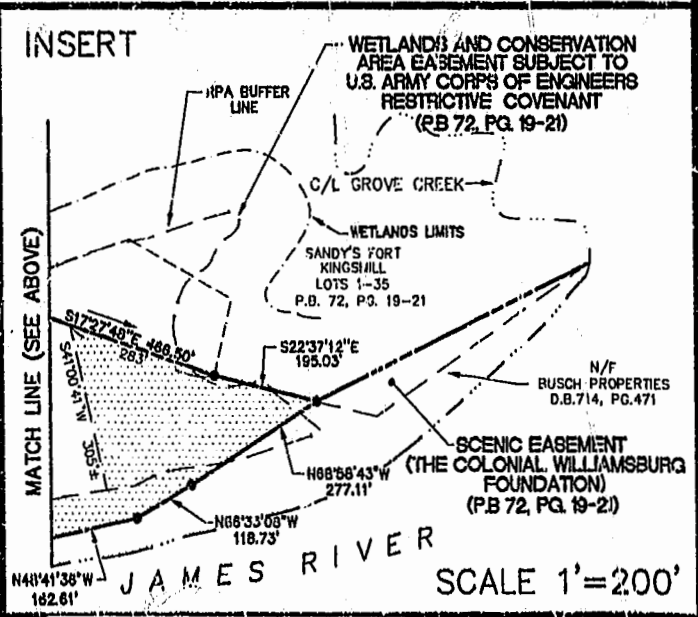
LINE TABLE

NUMBER	BEARING	DISTANCE
L1	S54°31'58"E	59.84'
L2	N88°22'05"E	12.60'
L3	N88°22'05"E	14.01'
L4	S41°28'13"E	137.79'
L5	S56°29'31"E	108.61'
L6	S41°49'10"E	124.43'
L7	S53°09'50"E	127.04'
L8	S45°36'10"E	176.92'
L9	N53°09'50"W	127.64'
L10	N41°49'10"W	124.43'
L11	N66°29'31"W	108.61'
L12	N41°28'13"W	137.79'
L13	N05°51'33"E	27.00'
L14	S44°23'50"W	27.00'
L15	N45°36'10"W	176.99'
L16	N88°22'05"E	33.39'
L17	N05°51'33"E	63.72'
L18	N29°18'00"W	46.00'
L19	N30°44'00"E	63.00'
L20	N88°22'05"E	72.00'

CURVE TABLE

NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEAR.
C1	26°04'12"	215.00	97.83	49.78	98.99	S01°07'13"E
C2	30°21'25"	25.00	35.06	21.11	32.26	S28°15'55"E
C3	28°53'24"	420.54	197.08	100.86	186.16	S24°37'25"E
C4	18°01'18"	385.74	95.69	48.22	95.61	S48°58'52"E
C5	14°40'21"	401.85	102.91	51.74	102.63	S49°09'21"E
C6	11°20'40"	485.98	98.22	48.27	96.07	S47°29'30"E
C7	07°33'40"	770.17	101.64	50.89	101.56	S48°23'00"E
C8	03°52'28"	743.17	60.29	25.13	50.24	N51°13'37"W
C9	11°20'40"	612.98	101.57	50.95	101.40	N47°29'30"W
C10	14°40'21"	374.66	98.00	48.26	95.73	N49°09'21"W
C11	18°01'18"	392.74	102.97	51.78	102.67	N48°58'52"W
C12	42°40'14"	393.54	293.09	153.72	286.36	N02°48'20"W
C13	63°28'09"	25.00	27.69	15.46	26.30	N64°07'29"E
C14	17°09'23"	310.00	92.83	46.76	92.48	N23°52'08"E
C15	10°09'04"	288.18	82.63	25.40	82.78	S08°42'27"E
C16	05°41'14"	743.17	147.82	23.92	147.82	N47°30'47"W

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.



2528 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



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			
1	8/20/01	REVISED AREAS FOR UNITS 506 AND 509 AND TEXT ON SHEET 13	JFS
No.	DATE	REVISION / COMMENT / NOTE	BY
1	8/20/01	REVISED AREAS FOR UNITS 506 AND 509 AND TEXT ON SHEET 13	JFS
Designed	CAH	Drawn	JFS
Scale	1"=100'	Date	5/25/01
Project No.	7753-B	Drawing No.	1 OF 13