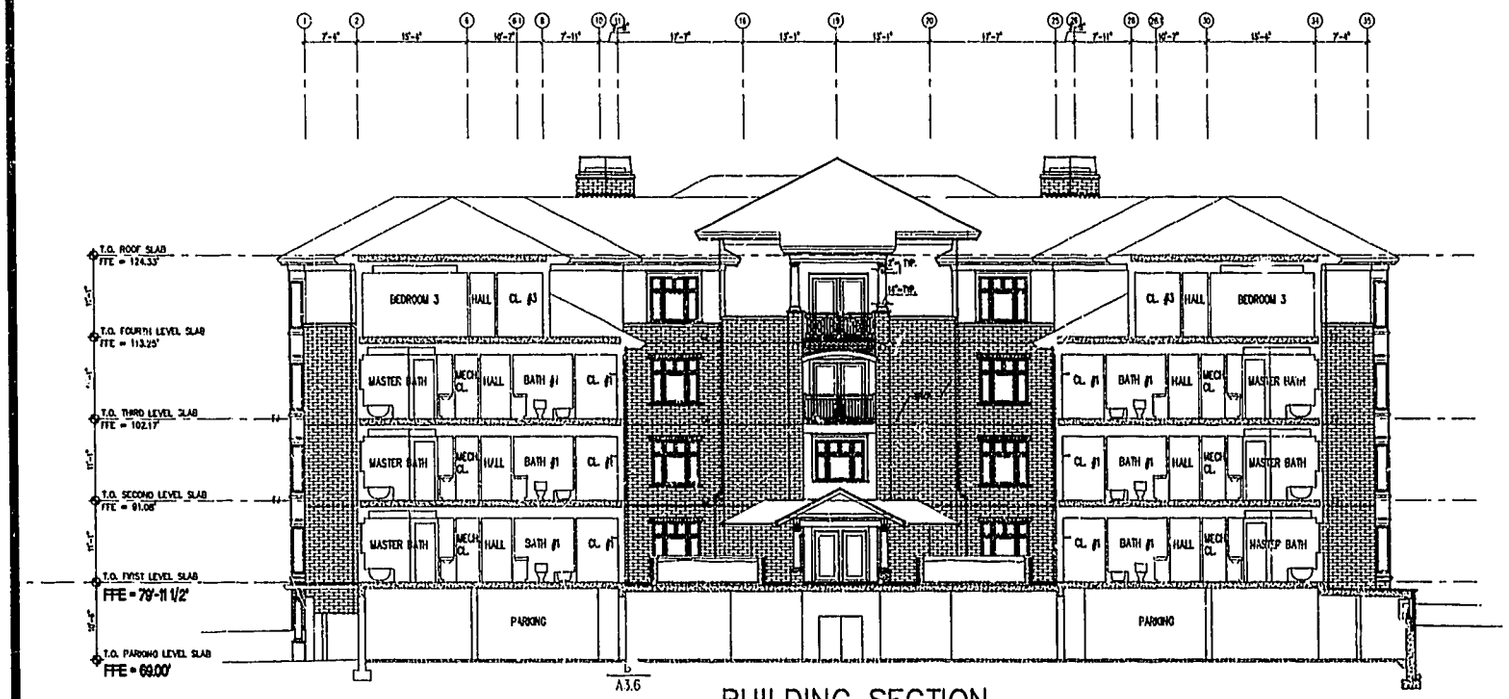
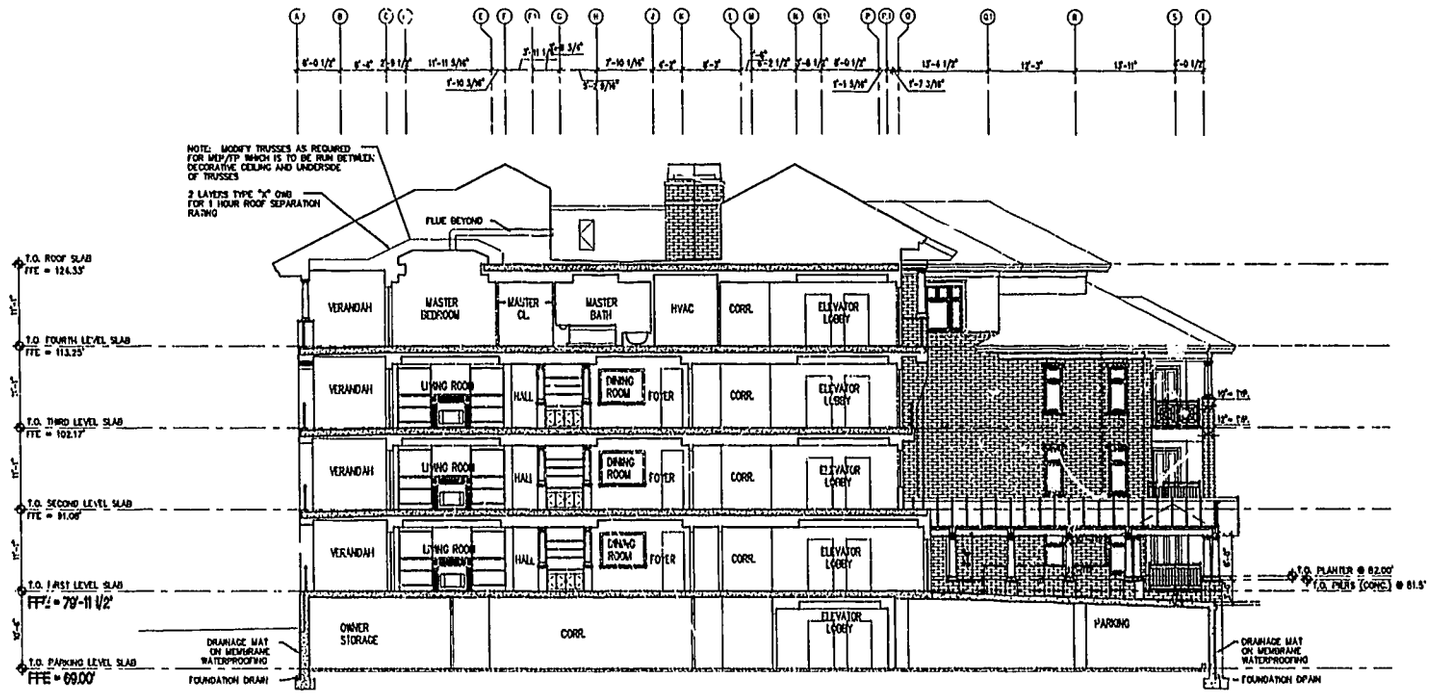
INST# 010015611 DB. 83 PAGE 13



BUILDING SECTION

NOT TO SCALE



BUILDING SECTION

NOT TO SCALE

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.

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.

G. D. Sebert — 8/20/01
A. D. SEBERT, L.S. — DATE

COMMONWEALTH OF VIRGINIA
8/20/01
5/25/01
A.D. SEBERT
NO. 002223
G. D. Sebert
LAND SURVEYOR

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 — 8/21/01
JAMES V. HANNA II, AIA — DATE
NCG ARCHITECTS INCORPORATED

08.20.01-14:04 KM_81P13.DWG JFS

EXHIBIT A-3

PLAN OF CONDOMINIUM
OF
RIVER BLUFFS, A CONDOMINIUM
PHASE I

OWNER/DEVELOPER: BUSCH PROPERTIES, INC.

ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA

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

City of Williamsburg & County of James City Circuit Court. This PLAT was recorded on 29 Aug 2001 at 12:52 PM/PM. PB. 83 PG. 1-13 DOCUMENT # 010015611
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge, Dep. Clerk

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

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