we will some and they INST#010015611 Stok 83 MGE GENERAL NOTES ENERAL NOTES
SITE IS CONED R-4, RESIDENTIAL PLANNED COMMUNITY.
SITE IS PART OF TAX PARCEL (SI-3) (1-4).
ALL LOTS ARE TO BE SERVED BY PUBLIC WATER OF THE CITY OF
NEWFORT NEWS, DEPARTMENT OF PUBLIC UTUTIES, AND SEWER
SYSTEMS OF THE JAMES CITY COUNTY SERVICE AUTHORITY.
7.6° DRAINAGE EASEMENTS, LINIESS GYEATER WOTHS ARE NOTED,
ARE TO BE PARALLEL TO AND ALONG ALL PROPERTY LINES VARIABLE WIDTH MAINTENANCE EASEMENT SURVEYOR'S CERTIFICATE (THE KINGSMILL HOMEOWNERS ASSOCIATION) AREA TABULATION THE UNDERSIGNED, A LICENSED (P.B 72, PG, 19-21) PHASE I THE "BLUFFS ROAD" (AREA INCLUDED IN 2.573 AC.± 1.001 AC.± LPZ 7 (P.B 72, PG. 19-21) PHASE I) CE- COMMON ELEMENTS SHOWN HEREON. ADDITIONAL LAND #1 6.544 AC.±
ADDITIONAL LAND #2 9.784 AC.±
ADDITIONAL LAND #3 5.706 AC.± COMMON ELEMENTS INCLUDE ALL PORTIONS OF THE CONDOMINUM OTHER THAN THE UNITS DEFINED IN THE CONDOMINUM PISTRUMENTS (AS DEFINED IN THE DECLARATION OF CONDOMINUM). UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS SHALL BE PRIVATE.
ALL UTILITIES ARE UNDERGROUND.
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 GITY COUNTY CODE.
NATURAL OFEN SPACE EASSMENTS SHALL REMAIN IN A NATURAL
UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED
ON THE DEED OF EASSMENT,
BUILDING #5 CONTAINS 11 INSIDENITAL UNITS. THE BUILDING
CONSISTS OF A BASEMENT, (3) THREE FLOORS, PLUS A PENTHOUSE
FLOOR. EXAMPLES OF COMMON ELEMENTS ARE: EXAMPLES OF COMMON ELEMENTS ARE:

PARROMO, PAYED AREAS, THE GROUNDS (WHETHER OR NOT LANDSCAPED),
ALL PORTIONS OF THE BURDINGS NOT A PART OF THE URIT HOR

DEPINED AS UNITED COMMON ELEMENTS, AND ALL COMMONTS, INSTALLATIONS,

WRISE, PPES, ECUPHIENT, CTC, WHICH SERVE OTHER COMMON ELEMENTS

OR WHICH SERVE LIGRE THAN ONE UNIT.

THE JIRT CHRID'S ASSOCIATION IS RESPONSIBLE FOR MARITAMENICE OF

ELEMENTS OF THE COMMON AND NOT WHISTANDING THE FACT THAT

A PORTION OF THOSE ELEMENGUENTS MAY DE SUBJECT TO A NATURAL OPEN

SPACE EASEMENT DEDIGATED TO JAMES CITY COUNTY. RPA BUFFER TOTAL AFEA 24,607 AC.± PA SANDY'S FORT a satu LOTS 1-35 P.B. 72, PG. 19-21 ADDITIONAL LAND #1 EXISTING VARIABLE — MOTH NEWPORT NEWS UTILITY EASEMENT (WATERLINE) JAMES RIVER 20' JC3A UTILITY ESMT.--P.B. 72, PG. 19-21 "THE BLUFFS" ROAD IS SUBJECT TO A DECLARATION OF ACCESS EASEMENT BEN_TITING THE ADDITIONAL LANDS, LCE- LIMITED COMMON ELEMENTS VICINITY MAP (APPROX. SCALE 1"=5000") LIMITED COMMON ELEMENTS ARE AS DEFINED IN THE CONCOMINUM INSTRUMENTS. EXCEPT AS MAY BE OTHERWISE EXPRESSLY PROVIDED, LIMITED COMMON ELEMENTS INCLUDE YERANDAMS AND ANY OFF... APPARATUS DESCRED TO SERVE A SINCLE UNIT, BUT LOCATED OUTSIDE THE BOUNDAMES THEREOF. SCENIC EASEMENT 554718 44 E 459,45 E. SANDY'S FORT KINGSMILL LOTS 1-35 20' JCSA UTILITY ESMT. P.B. 72, PG. 19-21 RECORD MERIDIAN POINT OF BEGINNING PROP. WISA P.O.B. --P.O.C. --LPZ 3 -P.B. 72, PG. 19-21 (P.B. 72 PG. 18-21) P.B. 72, PG. 19-21 ZWS. S40'28'38"E 349.58 TIMENTILICATION TO THE BUILDING #6 NOT YET COMPLETED 30' SCENIC EASEMENT ADDITIONAL LAND #1 SEA 31 56 E 339,94 PHASE LINE -P.O.B. PHASE I AND "THE BLUFFS" ROAD PHASE LINE LAS' WATERLINE EASEMENT (HATCHED AREA) NOTE: NEW R/W PER PLAT BY
A.E.S. CONSULTING ENGINEERS
ENTITLED "PLAT OF SUBDIVISION
AND BOUNDARY LINE ADJUSTMENT
OF RIYER BULIFFS AT KINGSMILL
EAST," DATED SEPTEMBER 19, 2000. N88"22"05"E 60.00"-(TOTAL) PHASE P.O.B.— ADOITICONAL LAND #3 AREA := ADDITIONAL LAND #2 2.573 AC.± (P.B. 80, PGS. 28-27) EXISTING VARIABLE — WIDTH NEWPORT NEWS UTILITY EASEMENT VARIABLE WITH -N/F BUSCH PROPERTIES D.B.714, PG.471 PHASE I WATERLINE EASEMENT AREA= (HATCHED AREA) (WATERLINE) DUC. #010007525 2.573 AC.± N/F BUSCH PROPERTIES D.B.714, PG.471 EXISTING PUMP STATION (WATER) ADDITIONAL LAND #2 PAYKING TABULATION 22 PARKING SPACES ARE PROVIDED IN THE BASEMENT GARAGE OF BUILDING #5 PLUS 2 REGULAR SPACES ARE PROVIDED IN THE AUXILIARY PARKING LOTS TOTALING 24 SPACES FOR PHASE I. WATERN OFFI SPICE STORES JAMES ADDITIONAL LAND #3
(BEINS A PORTION OF THE LAGLE PRESERVATION AREA) WETLANDS AND CONSERVATION AREA EASEMENT SUBJECT TO U.S. ARMY CORPS OF ENGINEERS RESTRICTIVE COVENANT INSERT PHASE LINE-RPA BUFFER NOTE:
THIS PLAT IS A REVISION OF THE PLAT RECORDED
IN P.B. 82, PGS, 18-3D. THE ONLY REVISIONS ARE:
(1) REVISED UNIT 506 AREA TO 2619 S.F.± ON SHEET 4. (RB 72, PG. 19-21) C/L GROVE CREEK-BUSCH PROPERTIES N/F BUSCH PROPERTIES 0.8.7(4, PG.47) (2) REVISED UNIT 509 AREA TO 2619 S.F. ON SHEET 5. D.G.714, PG.471 LINE TABLE REVISED TEXT FROM BALCONY TO VEHANDAH ON WETLANDS LIMITS NUMBER BEARING / SANDY'S FORT KINGSHILL LOTS 1-35 P.B. 72, P3. 19-21 LEGEND CURVE TABLE POST INDICATOR VALVE HUMBER DELTA ADIUS LENGTH TANGENT CHORD CH. BEAR WATER VALVE FIRE HYDRANT WATER METER N/F RUSCH PROPERTIES D.B.714, PG.471 SYHO SEWER MANHOLE Y DENOTES PROPOSED VARIABLE WOTH RITURAL OPEN SPACE EASEMENT TO BE PEDICATED TO JAMES CITY COUNTY (1.2± ACRES) SUO. SEWER CLEANOUT H68 58 43 W (THE COLONIAL WILLIAMSBURG FOUNDATION) TELEPHONE PEDESTAL MATCH CABLE S.V. PEDESTAL TRANS. ELECTRIC TRANSFORMER (P.B 72, PG. 19-21) GRAPHIC SCALE RIVER 100 100' 200' JAMES SCALE 1'=200' N48'41'38'W SCALE: 1" = 100' EXHIBIT A-2 PLAT OF CONDOMINIUM 8/20/0/ 5248 Olde Towne Road, Suite 1 OF



Williamsburg, Virginia 23188 (757) 253-0040 Fax (757) 220-8994

RIVER BLUFFS, A CONDOMINIUM PHASE I

OWNER/DEVELOPER:

BUSCH PROPERTIES, INC.

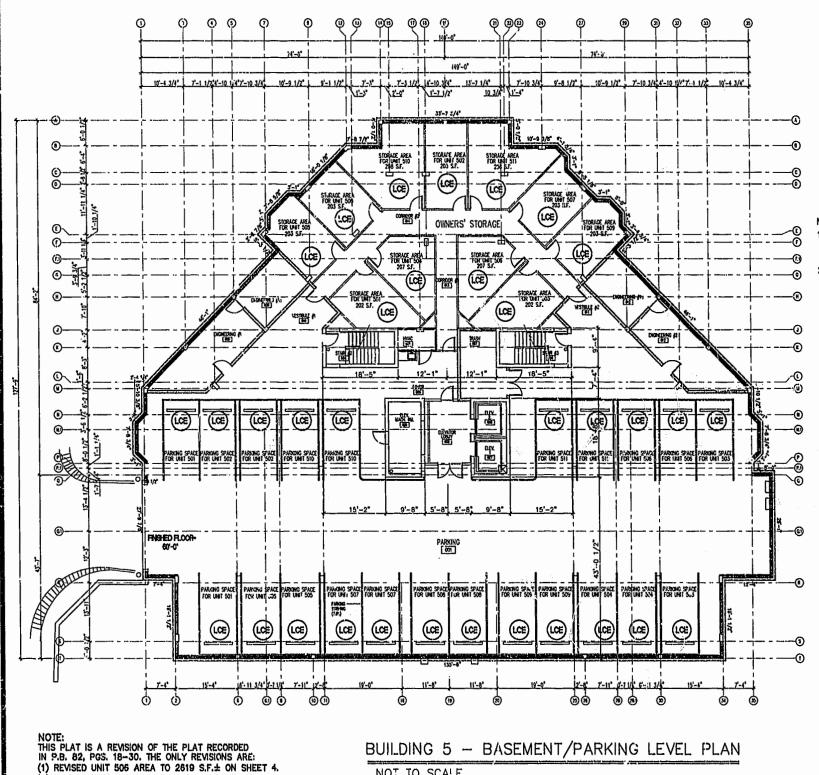
ROBERTS DISTRICT

JAMES CITY COUNTY VIRGINIA



		City of Williamsburg & County of James City Crunit Count: This PLAT was recorded on at 12.56 April 19.00 P. 23. PG 11.3 DOCUMENT # 2010 15.61 BETSY B, WOOLRIDGE, CLERK	
1	1/20/01	REVISED AREAS FOR UNITS 506 AND 509	JFS
No.	DATE	AND TEXT ON SHEET 13 REVISION / COMMENT / NOTE	BY

Designed CAH	Drawn JFS
Scole	Date
1"=100'	5/25/01
Proje	ct No.
775	3~8
Drawl	ng No.
10	F 13



COMMON ELEMENT

LIMITED COMMON ELEMENT

BOLD DIMENSIONS ARE BASED UPON ACTUAL FIELD MEASUREMENTS TAKEN AT OUTSIDE FACE OF BRICK, OTHER BUILDING DIMENSIONS AND DETAILS SHOWN ARE PER PLANS BY NCG ARCHITECTS INCORPORATED.

NOTES: •

- 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.
- 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, L.S.



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, AIA NCG ARCHITECTS INCORPORATED



CONSULTING ENGINEERS

(2) REVISED UNIT 509 AREA TO 2619 S.F.± ON SHEET 5.

(3) REVISED TEXT FROM BALCONY TO VERANDAH ON

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

EXHIBIT A-3

PLAN OF CONDOMINIUM RIVER BLUFFS, A CONDOMINIUM PHASE !

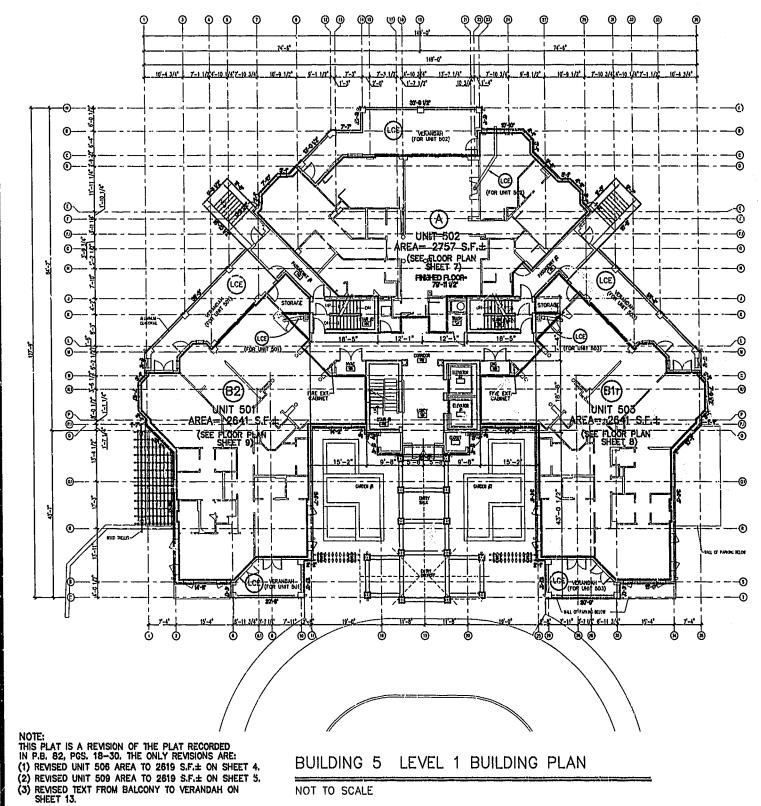
OWNER/DEVELOPER:

NOT TO SCALE

BUSCH PROPERTIES, INC.

ROBERTS DISTRICT

		City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on			
_		8 /2:56 MUC, 300/ 8 /2:56 MUPM, PB / 3 PG / - / 3 DOCUMENT #		Designed Drawn	s
		BETSY B. WOOLRIDGE, CLERK - Stelling Lebels Age parp. Clerk		Scale Date NOTED 5/2	5/01
	8/20/01	REVISED AREAS FOR UNITS 506 AND UO9	JFS	Project No. 7753-8	
		AND TEXT ON SHEET 13		Drowing No.	
0.	DATE	REVISION / COMMENT / NOTE	BY	2 OF 13	



NOTE: BOLD DIMENSIONS ARE BASED UPON ACTUAL FIELD MEASUREMENTS TAKEN AT OUTSIDE FACE OF BRICK. OTHER BUILDING DIMENSIONS AND DETAILS SHOWN ARE PER FLANS BY NCG ARCHITECTS INCORPORATED.

NOTE:
SQUARE FOOTAGE CALCULATIONS ARE
BASED UPON INTERIOR WALL LINES (AS
DESCRIBED IN THE DECLARATION OF
CONDOMINIUM OF RIVER BLUFFS) AND
EXTENSIONS OF INTERIOR WALL LINES
(NI) DO NOT REFLECT AREAS OF COLUMNS
PROTRUDING INTO LIVING SPACE.

NOTES: .

- i. THE LOWER (HORIZONTAL) BOUNDARY OF EACH UNIT IN BUILDING #2 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.

C. S. Seles

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, AIA NCG ARCHITECTS INCORPORATED 6/21/01 0ATE

JAMES V. HANNA II, AIA
NCG ARCHITECTS INCORPORATED

Chyut Trimminionly of Country of Source Control Country of Source Countr



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

EXHIBIT A-3

PLAN OF CONDOMINIUM OF RIVER BLUFFS, A CONDOMINIUM PHASE I

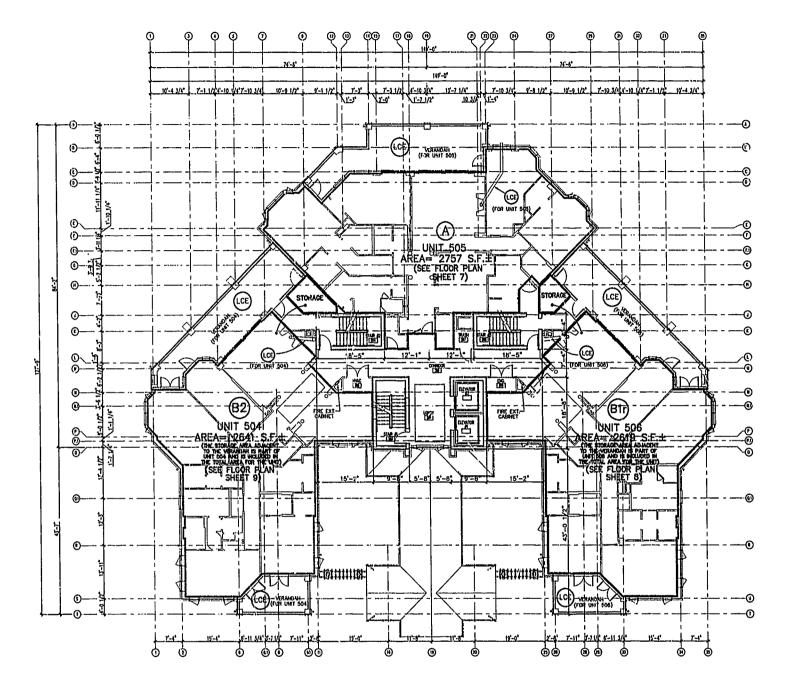
OWNER/DEVELOPER:

BUSCH PROPERTIES, INC.

ROBERTS DISTRICT

		BY 156 MAINT PO 83 FG 1-73 DOCUMENT # 1/20136// BESSY BY WOOKING CLERK ONLY WOOKING CLERK	
-	8/20/01	REMSED AREAS FUR UNITS SOO AND 509	JFS
No.	DATE	REVISION / COMMENT / NOTE	

	Dasigned	Diawn
	ADS	JFS
	Scole	Date
	NOTED	5/25/01
	Prok	et No.
Ì	77	53-8
	Draw	ing No.
	3.0)F 13
	0	<i>71</i> IQ



NOTE: BOLD DIMENSIONS ARE BASED UPON ACTUAL FIELD MEASUREMENTS TAKEN AT OUTSIDE FACE OF BRICK. OTHER BUILDING DIMENSIONS AND DETAILS SHOWN ARE PER PLANS BY NCG ARCHITECTS INCO:PORATED.

NOTE:
SQUARE FOOTAGE CALCULATIONS ARE
BASED UPON INTERIOR WALL LINES (AS
DESCRIBED IN THE DECLARATION OF
CONDOMINIUM OF RIVER BLUFFS) AND
EXTENSIONS OF INTERIOR WALL LINES
AND DO NOT REFLECT AREAS OF COLUMNS
PROTRUDING INTO LYMNG SPACE.

NOTES: *

- . THE LOWER (HORIZONTAL) BOUNDARY OF EACH UNIT IN BUILDING #5 SHOWN CN 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 COMPLIANOE WITH THE VIRGINIA CODE ANNOTATED SUBSECTIONS 55-79.58B AND F.

A. D. SEBERT, L.S.

8/20/01 <u>5/25/01</u> 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, AIA
NGG ARCHITECTS INCORPORATED

8/21/01 6/29/01

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. \pm ON SHEET 4. (2) REVISED UNIT 509 AREA TO 2619 S.F. \pm ON SHEET 5. (3) REVISED TEXT FROM BALCONY TO VERANDAH ON SHEET 13.

BUILDING 5 LEVEL 2 BUILDING PLAN

NOT TO SCALE



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:

ROBERTS DISTRICT

BUSCH PROPERTIES, INC.

JAMES CITY COUNTY VIRGINIA

		City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on a 2:50 MAVENT PB 23 PG 3 DOCUMENT # // 10 / 15 / 16 / 1 BETSY B. WOOLRIDGE, CLERK BITTHE WAR BUT BAPP. Clerk		So
1	8/20/01	REVISED AREAS FOR UNITS 506 AND 509 AND TEXT ON SHEET 13	JFS	-
No.	DATE	REVISION / COMMENT / NOTE	BY	

1	Designed	Drawn
	ADS	JFS
l	Scale	Date
	NOTED	5/25/01
	Proje	ct No.
	775	53-8
l	Drawl	ny No.
	40)F 13

NOTE:
BOLD DIMENSIONS ARE BASED UPON ACTUAL FIELD
MEASUREMENTS TAKEN AT OUTSIDE FACE OF BRICK,
OTHER BUILDING DIMENSIONS AND DETAILS SHOWN
ARE PER PLANS BY NCG ARCHITECTS INCORPORATED.

NOTE: SQUARE FOOTAGE CALCULATIONS ARE BASED UPON INTERIOR WALL LINES (AS DESCRIBED IN THE DECLARATION OF CONDOMINIUM OF RIVER BLUFFS) AND EXTENSIONS OF INTERIOR WALL LINES AND DO NOT REFLECT AREAS OF COLUMNS PROTRUDING INTO LIVING SPACE.

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, L.S.

81,2001 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.

AMES V. HANNA II, AIA



THIS PLAT IS A REVISION OF THE PLAT RECORDED IN P.B. 82, PGS. 18-30. THE ONLY REVISIONS ARE:

(3) REVISED TEXT FROM BALCONY TO VERANDAH ON

(1) REVISED UNIT 506 AREA TO 2619 S.F. + ON SHEET 4.

(2) REVISED UNIT 509 AREA TO 2619 S.F.± ON SHEET 5.

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

EXHIBIT A-3

PLAN OF CONDOMINIUM RIVER BLUFFS, A CONDOMINIUM PHASE I

BUILDING 5 LEVEL 3 BUILDING PLAN

OWNER/DEVELOPER:

NOT TO SCALE

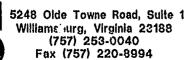
BUSCH PROPERTIES, INC.

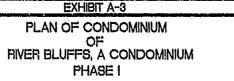
ROBERTS DISTRICT JAMES CITY COUNTY

-	-	City of Williamsburg & County of James City Circuit Count: This PLAT was recorded on	-
		25 CHIQ 200/	
		at 13:56 MMPM. PB 33: PG 1-13 DOGUMENT # 0100(561)	
L	L L.	BETSY B. WOOLRIDGE, CLERK	
		Stelly Blookist gerten derk	
		A	7-
1	8/20/01	REVISED AREAS FOR UNITS 506 AND 509	JFS
		AND TEXT ON SHEET 13	
No.	DATE	REVISION / COMMENT / NOTE	В

ADS JFS 5/25/01 NOTED 7753-8 Drawing No. 5 OF 13

CONSULTING ENGINEERS





OWNER/DEVELOPER:

ROBERTS DISTRICT JAMES CITY COUNTY

BUSCH PROPERTIES, INC.

NOTE: BOLD DIMENSIONS ARE BASED UPON ACTUAL FIELD MEASUREMENTS TAKEN AT OUTSIDE FACE OF BRICK. OTHER BUILDING DIMENSIONS AND DETAILS SHOWN ARE PER PLANS BY NCG ARCHITECTS INCORPORATED.

SQUARE FOOTAGE CALCULATIONS ARE BASED UPON INTERIOR WALL LINES (AS DESCRICED IN THE DECLARATION OF CONDOMINUM OF RIVER BLUFFS) AND EXTENSIONS OF INTERIOR WALL LINES AND DO NOT REFLECT AREAS OF COLUMNS PROTRUDING INTO LIVING SPACE.

- 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.
- 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 55-79.588 AND F.

8/20/01 5/85/01 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.

ant. Hours JAMES V. HANNA II, AIA

City of Williamsburg & County of James Csy Circuit Court: This PLAT was recorded on the Carlot Court of the County of James Csy DOCUMENT # 0/00/15/6// BEISY B. WOOLRIDGE, CLERK Belly Libolicage Dep. Clerk REMSED AREAS FOR UNITS 506 AND 509 1 8/20/01 AND TEXT ON SHEET 13 REVISION / COMMENT / NOTE

ADS JFS NOTED 5/25/01 Project No. 7753-8 Drawing No. 6 OF 13

SHEET 13.

NOTE:

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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 309 AREA TO 2619 S.F.± ON SHEET 5.

(3) REVISED TEXT FROM BALCONY TO VERANDAH ON

ordina. AREA=3537 S.F.4 (SEE FLOOR PLAN 圈 2-11- 5-11/4 6-11:3 0 9 9

BUILDING 5 PENTHOUSE LEVEL BUILDING PLAN

NOT TO SCALE

9-1 1/2° 7-5° 7-5 1/2 4-10 3/4° 13-7 1/4° 11-2 1/2° 10 3

- 25

FOR UNIT SID

6 9

ΘΦ

AREA=3537 S.F.± (SEE FLOOP PLAN SHEET 10)

7-10 3/4 1-4

10.3/

(CE)

VERANDAN FOR UNIT 51

18'-5"

(COL)

9'-8 1/2'

_ T-10 3/414'-10 1/4" T-1 1/2

(LCE)

-(a)

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: *

- 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.
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 - * 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.

8/20/01



I CERTIFY THAT ALL UNITS OR PORTIONS THEREOF DEPICTED HEREON HAVE BEEN SUBSTANTIALLY COMPLETED. UNIT FIXTURES,

CABINETS, FLOOR AND WALL FINISH, AND BATH ACCESSORIES

UNIT 'A' - FLOOR PLAN

NOT TO SCALE

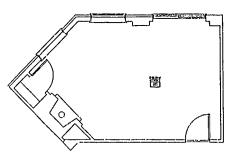
UNIT PLAN

UNIT NO.

ORIENTATION

502 (TYPICAL- EXCEPT AS NOTED) 505 508

SAME SAME SAME



OPTIONAL STUDY FIREPLACE

NOT TO SCALE

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.

HAVE NOT BEEN COMPLETED IN SOME CASES PENDING PURCHASER SELECTIONS.

JAMES V. HANNA II, AIA NCG ARCHITECTS INCORPORATED

EXHIBIT A-3

PLAN OF CONDOMINIUM OF RIVER BLUFFS, A CONDOMINIUM PHASE I

OWNER/DEVELOPER:

BUSCH PROPERTIES, INC.

ROBERTS DISTRICT JAMES CITY COUNTY

		City of Williamsburg & County of James City Circuit Count: Jills PLAT was recorded on The County of James City DOCUMENT # DITY B PG	
1	8/20/01	REVISED AREAS FOR UNITS 506 AND 509	
		AND TEXT ON SHEET 13	
No.	DATE	REVISION / COMMENT / NOTE	

Designed ADS	Drown JFS
Scale	Date
NOTED	5/25/01
Projec	ct No.
775	3-8
Drawle	ng No.
70	F 13

CONSULTING ENGINEERS

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

NOTE:
THIS PLAT IS A REVISION OF THE PLAT RECURDED
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.

UNIT 'B1R' - FLOOR PLAN

UNIT PLAN

503 506 (TYPICAL- EXCEPT AS NOTED) 509

W-FAFF. V-FAFF. ATU P. D FOYER S-CAFF. S-C AFF. 15'-2" 8-0 AFF 8-FAFF.

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: +

- 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) BCUNDARIES 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, L.S.

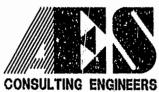
81,201,01 DATE



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

JAMES V. HANNA II, AIA

NCG ARCHITECTS INCORPORATED



NOT TO SCALE

UNIT NO.

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

ORIENTATION

EXHIBIT A-3

PLAN OF CONDOMINIUM OF: RIVER BLUFFS, A CONDOMINIUM PHASE I

OWNER/DEVELOPER:

BUSCH PROPERTIES, INC.

ROBERTS DISTRICT

JAMES CITY COUNTY

VIRGINIA

1	8/20/01	City of Williamsburg & County of James City Circit Court; This PLAT Was is conded on at 1550 MPPH, PB 83 PG 7-13 DOCUMENT # DIST BUT 1550 B 155' B. WOOLRIDGE, CLERK REVISED AREAS FOR UNITS 506 AND 509 AND TEXT ON SHEET 13	JFS
No.	DATE	REVISION / COMMENT / NOTE	ŋY

NOTED 5/25/01 Project No. 7753-8 Drawing No. 8 OF 13

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. ± ON SHEET 4.

- (2) REVISED UNIT 509 AREA TO 2619 5.F.± ON SHEET 5.
- (3) REVISED TEXT FROM BALCONY TO VERANDAH ON SHEET 13.

g-f aff. S-F AFF. S-CAFE V-TAFF. 9-0 FF.

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

ABOVE FINISH FLOOR

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

NOTES: *

- THE LOWER (HORIZONTAL) BOUNDARY OF EACH UNIT IN BUILDING 45 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.
- 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, L.S.

8/20/01

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, AIA NCG ARCHITECTS INCORPORATED

UNIT PLAN

UNIT 'B2' - FLOOR PLAN

UNIT NO.

ORIENTATION

CONSULTING ENGINEERS

NOT TO SCALE

504 (TYPICAL- EXCEPT AS NOTED)

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

PLAN OF CONDOMINIUM RIVER BLUFFS, A CONDOMINIUM PHASE !

JAMES CITY COUNTY

EXHIBIT A-3

OWNER/DEVELOPER:

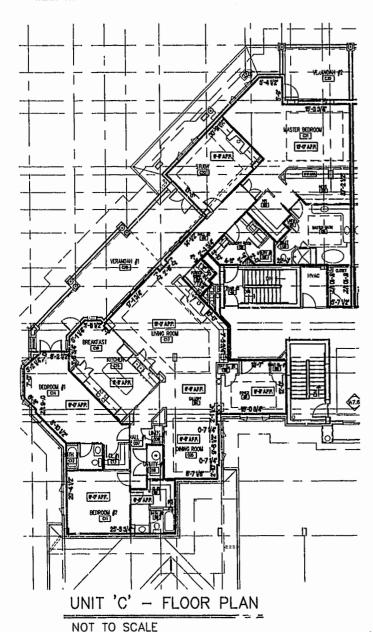
ROBERTS DISTRICT

BUSCH PROPERTIES, INC.

1 8/20	1/01	REVISED AREAS FOR UNITS 506 AND 509	JF S
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		DOCUMENT BETSY B. WOOLRIDGE, CLERK	-

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

- 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) REMSED TEXT FROM BALCONY TO VERANDAH ON



UNIT 'CR' - FLOOR PLAN NOT TO SCALE

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

ABOVE FINISH FLOOR

NOTE: CEILING HEIGHTS ARE 81-5" UNLESS OTHERWISE NOTED.

NOTES: +

- 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.
- 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, L.S.

A.D. SEBERT

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, AIA NCG ARCHITECTS INCORPORATED

UNIT NO.

510 511

ORIENTATION



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

EXHIBIT A-3

PLAN OF CONDOMINIUM RIVER BLUFFS, A CONDOMINIUM

PHASE I

OWNER/DEVELOPER:

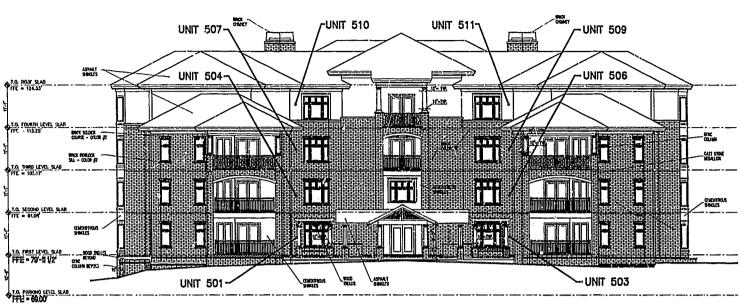
UNIT PLAN

BUSCH PROPERTIES, INC.

ROBERTS DISTRICT

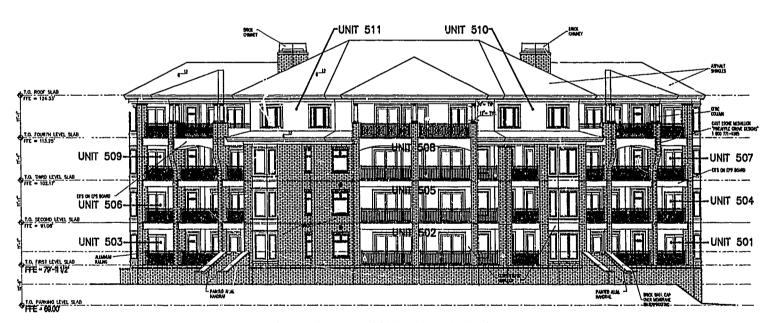
		•	***************************************
		City of Williamsburg & County of James City Croult Court: This PLAT was recorded on at 156 Berlyn, pp 83 pg 7-13 DOCUMENT # 100 156/1 BETSY B. WOOLRIDGE, CLERK Cattley State of Clerk	
-	8/20/01	REVISED AREAS FOR UNITS 506 AND 508	JFS
No.	DATE	REVISION / COMMENT / NOTE	ВҮ

Ì	Designed ADS	Drawn JFS		
	Scale NOTED	Date 5/25/01		
	Project No.			
	7753-8 Orawing No.			
	10 OF 13			
1	_			



BUILDING 5 - ENTRY ELEVATION

NOT TO SCALE



BUILDING 5 - VIEW ELEVATION

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. \pm 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

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A. D. SEBERT, L.S.

5/29/01

81,20/01

A.D. SEBERT

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

ANV. Hount JIMES V. HANNA II, AIA

NCG ARCHITECTS INCORPORATED

CONSULTING ENGINEERS

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

PLAN OF CONDOMINIUM OF RIVER BLUFFS, A CONDOMINIUM

PHASE I

EXHIBIT A-3

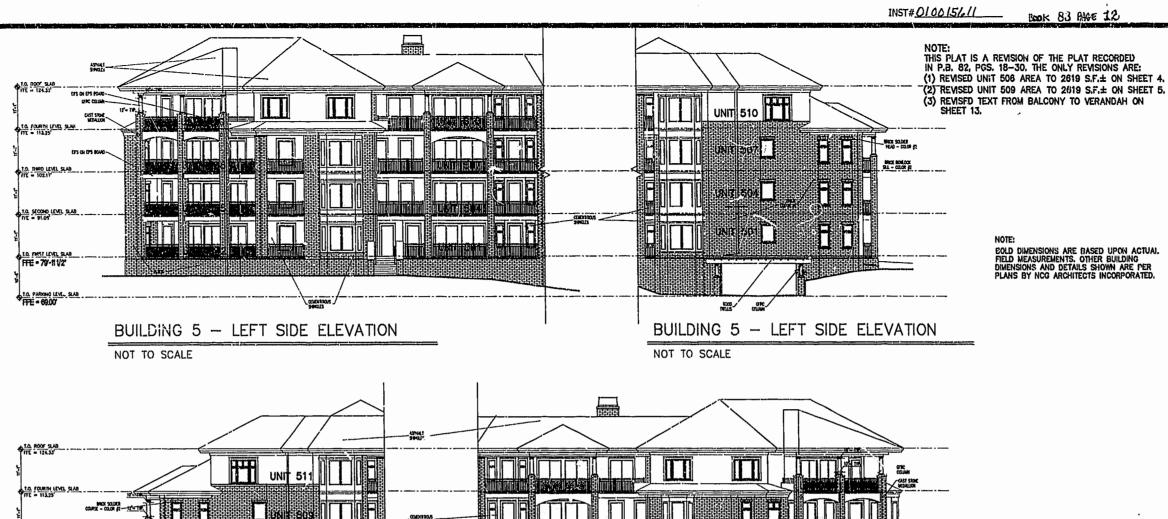
OWNER/DEVELOPER:

ROBERTS DISTRICT

BUSCH PROPERTIES, INC.

1 B/20/01 RZVISED AREAS FOR UNITS 505 AND 509 JFS AND TEXT ON SHEET 13			City of Williamsburg & County of James City Creult Court _ This PLAT was recorded on at		
	1	8/20/01		JFS	1

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





BUILDING 5 - RIGHT SIDE ELEVATION

NOT TO SCALE

BUILDING 5 - RIGHT SIDE ELEVATION

NOT TO SCALE

- THE LOWER (HORIZONTAL) BOUNDARY OF EACH UNIT IN BUILDING #5 SHOWN ON THE PLAN AS !. ...ATED ON PHASE I IS THE HORIZONTAL PLANE OF THE UPPER SURFACE OF THE CONCRETE FLOOR SLAB OF THE UNIT.
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They 1 JAMES V. HAMNA II, AIA
NCG ARCHITECTS INCORPORATED



CONSULTING ENGINEERS

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:

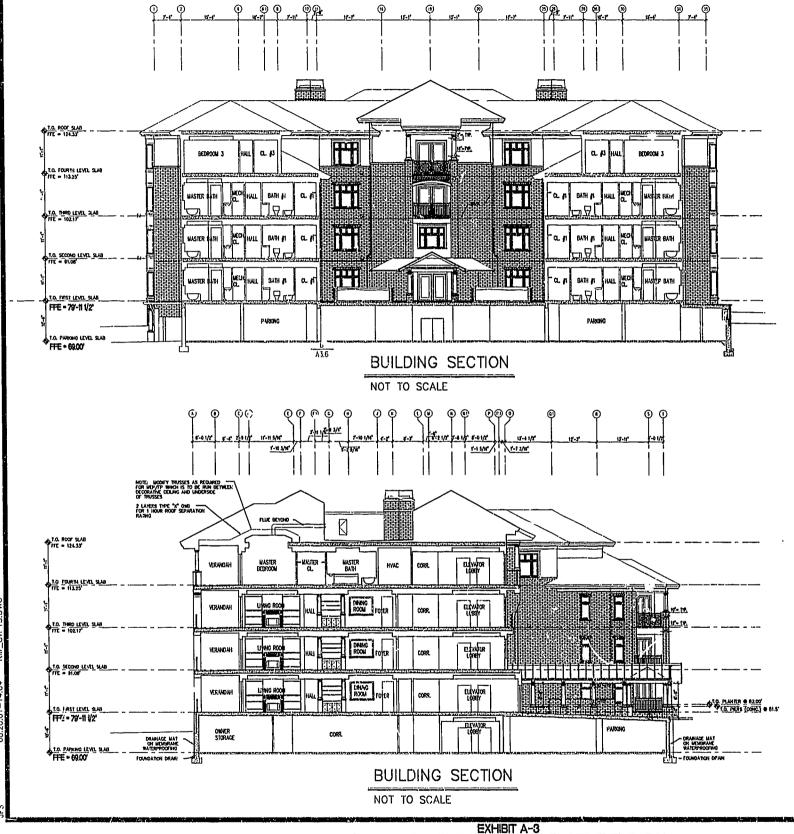
BUSCH PROPERTIES, INC.

ROBERTS DISTRICT

JAMES CITY COUNTY VIRGINIA

_		City of Williamsburg & County of James City Circuit Court: 1 his PLAT was recorded on	-
		DOCUMENT # 0/00/156// BETSY B. WOOLRIDGE, CLERK	
		Staly Waltinge, then derk	
1	8/20/01	REVISED AREAS FOR UNITS 506 AND 509	JFS
_		AND TEXT ON SHEET 13	
No.	DATE	REVISION / COMMENT / NOTE	BY

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ADS	ADS JFS		
Scaln Date			
NOTED 5/25/01			
Project No.			
7753-8			
Drawing No.			
12 OF 13			



NOTE:
THIS PLAT IS A REVISION OF THE PLAT RECORDED
IN P.B. 82, PGS. 18-30. THE ONLY REVISIONS ARE:
(1) REVISED UNIT 500 AREA TO 2819 S.F.± ON SHEET 4.

(2) REVISED UNIT 509 AREA TO 2619 S.F. + ON SHEET 5.

(3) REMSED TEXT FROM BALCONY TO VERANDAH ON SHIET 13.

NOTE:

BOID DIMENSIONS ARE BASED UPON ACTUAL FIELD MEASUREMENTS, OTHER BUILDING DIMENSIONS AND DETAILS SHOWN ARE PER PLAIS BY NCG ARCHITECTS INCORPORATED,

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 - SET ARTICLE II OF THE DECLARATION OF CONDUMINIUM OF RIVER BLUFFS, A CONDOMINIUM FOR A MORE DETAILED DESCRIPTION.

CERTIFICATION FOR PLANS

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A. D. SEBERT, L.S.

B/20/01



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, AIA NCG ARCHITECTS INCORPORATED

PLAN OF CONDOMINIUM OF

RIVER BLUFFS, A CONDOMINIUM FHASE I

OWNER/DEVELOPER:

BUSCH PROPERTIES, INC.

VIRGINIA

ROBERTS DISTRICT JAMES CITY COUNTY

1	B/20/01	Chy of Williamsburg & County of James City Circuit Counts, This PLAT was recorded on a		JFS
I		AND TEXT ON SHEET 13		
No.	DATE	REVISION / COMMENT / NOTE	i	BY

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

CONSULTING ENGINEERS

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