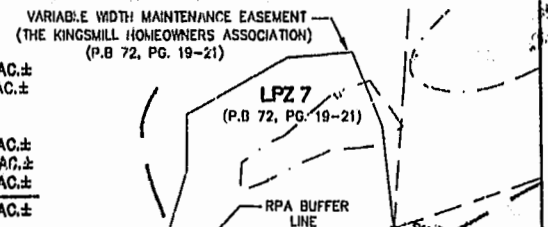


SURVEYOR'S CERTIFICATE
 THE UNDERSIGNED, A LICENSED LAND SURVEYOR, DOES HEREBY CERTIFY THAT THIS PLAT IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF VA CODE ANN. SUBSECTION 65-79.58A AND F.
 A. D. SEBERT, L.S. DATE 8/25/01

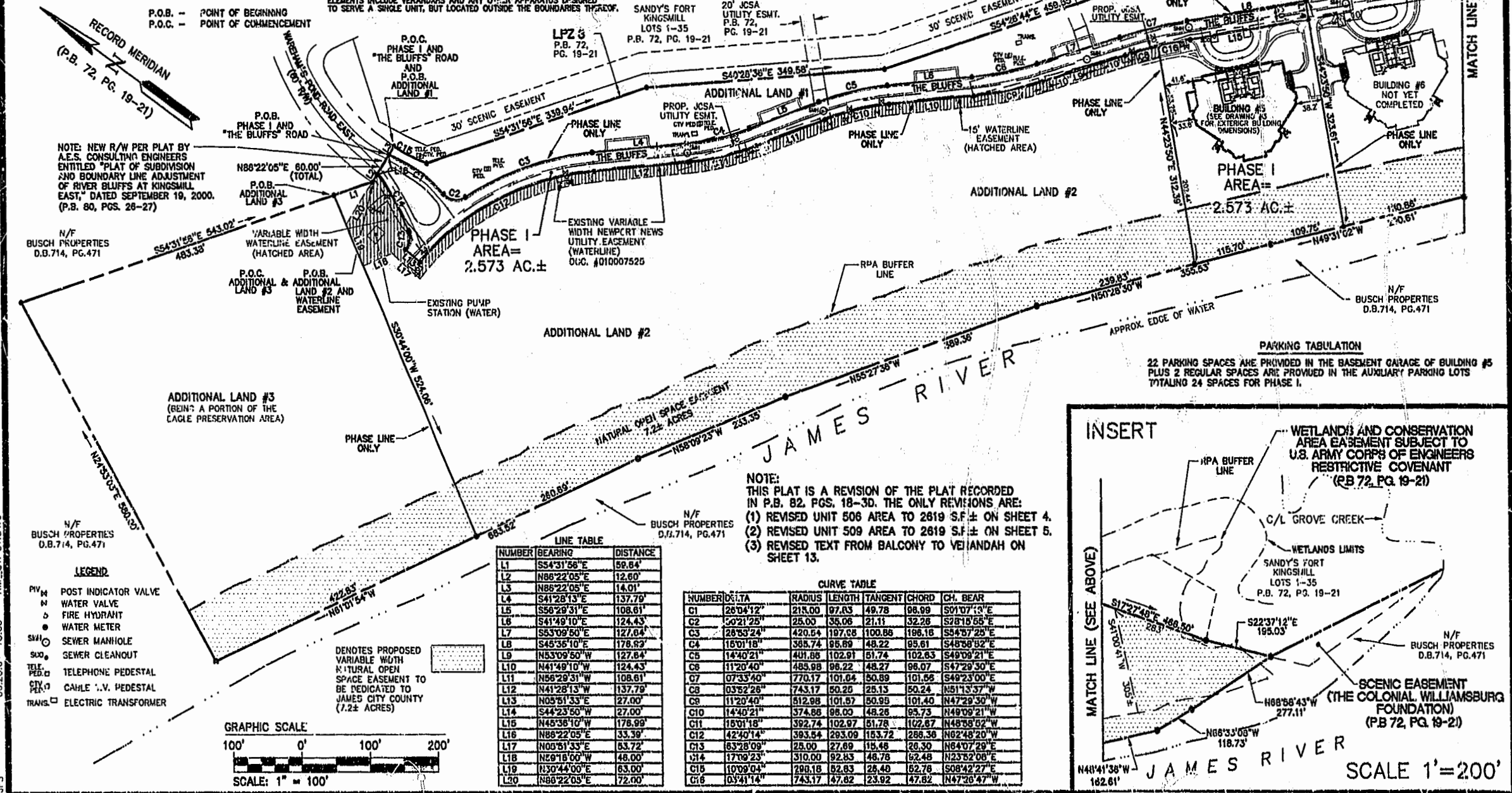
GENERAL NOTES
 1. SITE IS ZONED R-4, RESIDENTIAL PLANNED COMMUNITY.
 2. SITE IS PART OF TAX PARCEL (B1-3) (1-4).
 3. ALL LOTS ARE TO BE SERVED BY PUBLIC WATER OF THE CITY OF NEWPORT NEWS, DEPARTMENT OF PUBLIC UTILITIES, AND SEWER SYSTEMS OF THE JAMES CITY COUNTY SERVICE AUTHORITY.
 4. 7.5' DRAINAGE EASEMENTS, UNLESS GREATER WIDTHS ARE NOTED, ARE TO BE PARALLEL TO AND ALONG ALL PROPERTY LINES SHOWN HEREO.
 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.±



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



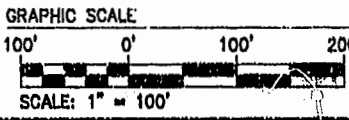
LEGEND

- 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
- CABLE T.V. PEDESTAL
- TRANS. ELECTRIC TRANSFORMER

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)

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
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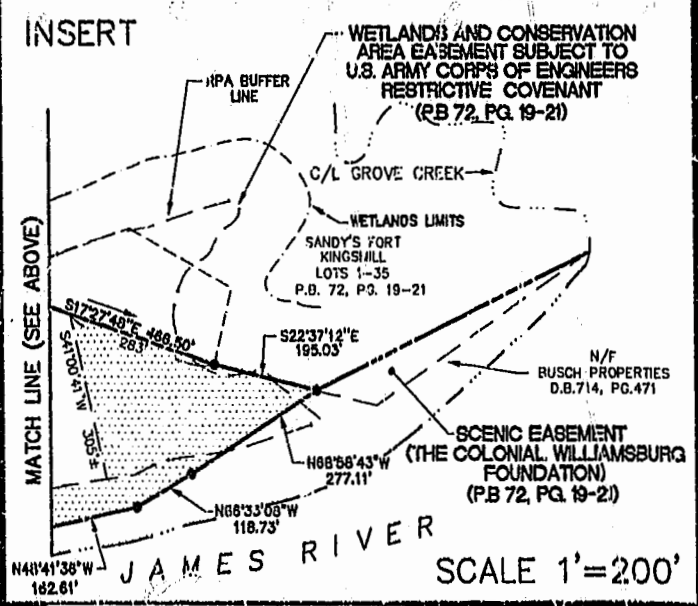


LINE TABLE

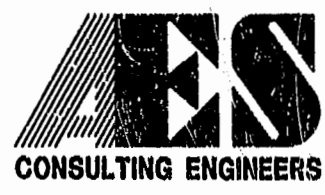
NUMBER	BEARING	DISTANCE
L1	S54°31'58"E	59.84'
L2	N88°22'05"E	12.60'
L3	N88°22'05"E	14.01'
L4	S41°28'13"E	137.79'
L5	S56°29'31"E	108.61'
L6	S41°49'10"E	124.43'
L7	S53°09'50"E	127.04'
L8	S45°36'10"E	176.92'
L9	N53°09'50"W	127.64'
L10	N41°49'10"W	124.43'
L11	N66°29'31"W	108.61'
L12	N41°28'13"W	137.79'
L13	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°38'52"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°38'52"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"W
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.



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



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

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		

⊙ COMMON ELEMENT
 ⊙ LIMITED COMMON ELEMENT

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.

- 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 55-79.588 AND F.

A. D. Sebert
 A. D. SEBERT, L.S.

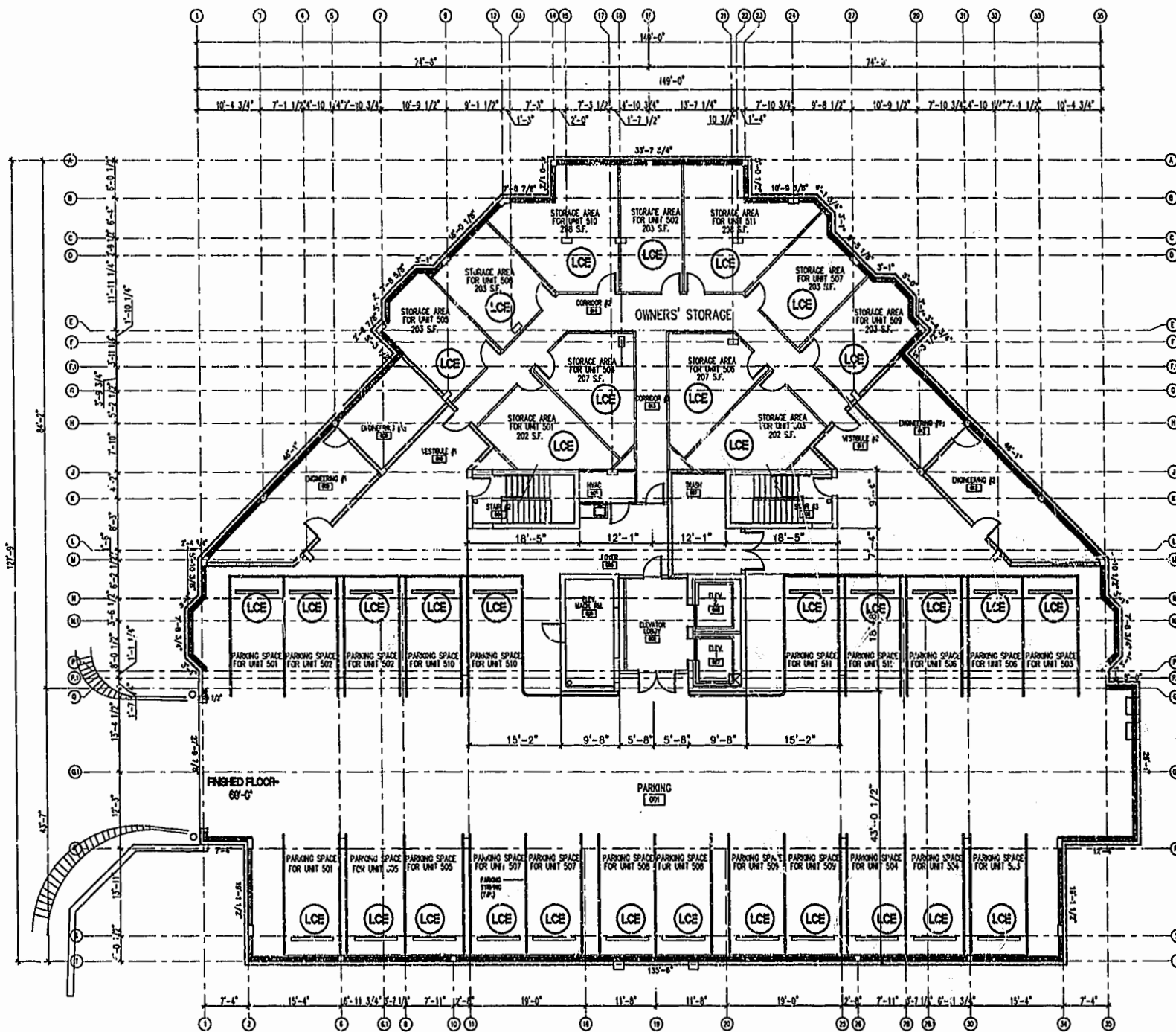
8/20/01
 5/25/01
 DATE



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

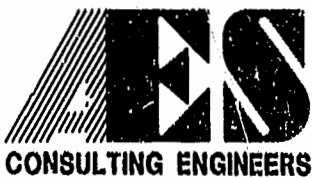
8/21/01
 6/29/01
 DATE



NOTE:
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 (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.

BUILDING 5 - BASEMENT/PARKING LEVEL PLAN
 NOT TO SCALE

08.20.01-13.44 KM_81P02.DWG JFS



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 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, This PLAT was recorded on <u>8/20/01</u> at <u>12:56</u> P.M. in P.B. PG. 1-13 DOCUMENT # <u>010015611</u> BETSY B. WOOLRIDGE, CLERK		Designed ADS	Drawn JFS
1	8/20/01	Scale NOTED	Date 5/25/01
REVISED AREAS FOR UNITS 506 AND 509 AND TEXT ON SHEET 13		Project No. 7753-8	
No.	DATE	REVISION / COMMENT / NOTE	BY
			Drawing No. 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 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.
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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.

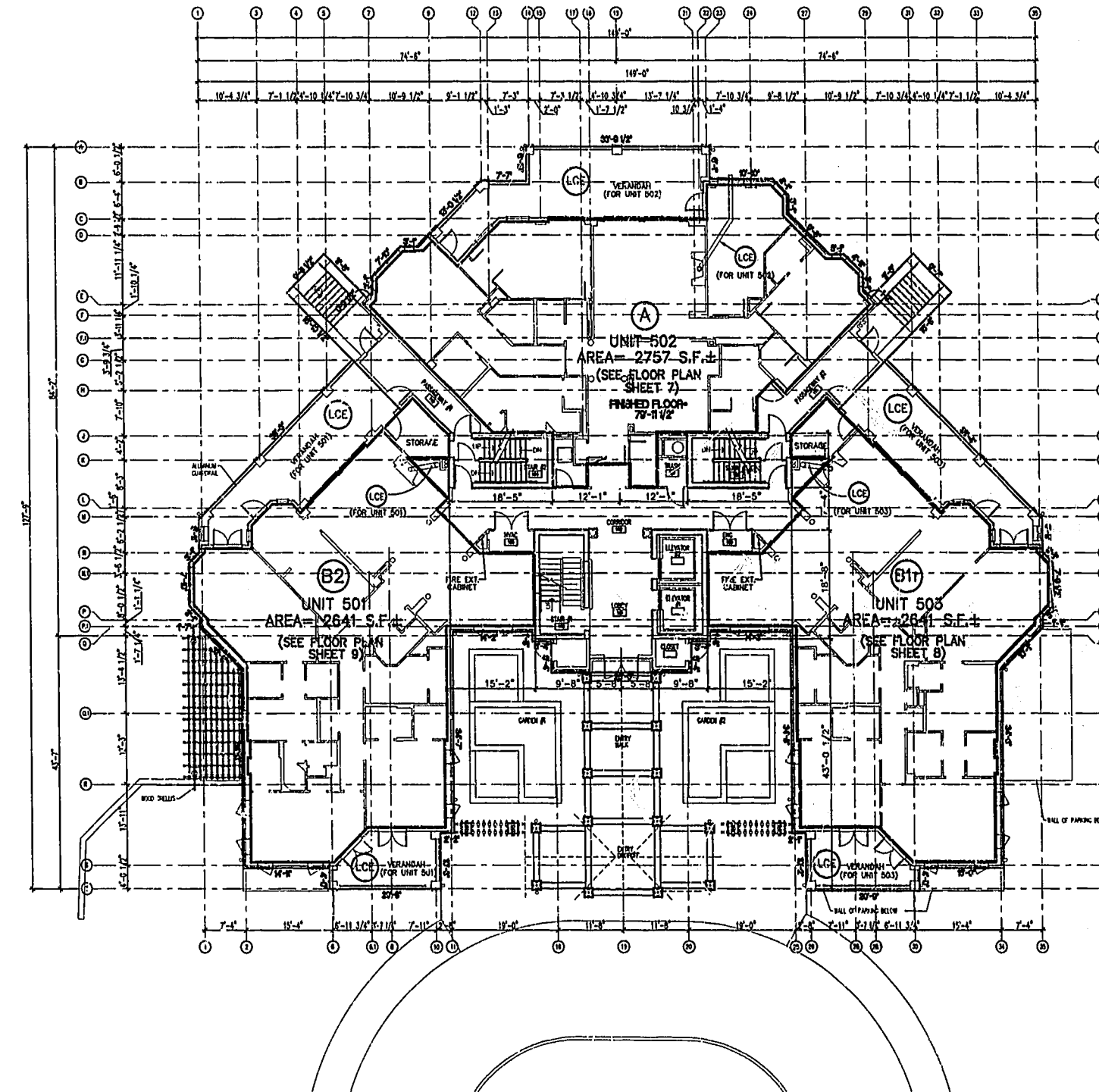
8/20/01
5/25/01
DATE



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

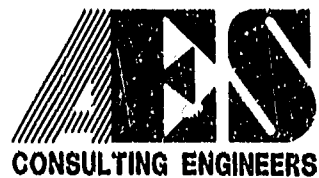
8/21/01
6/29/01
DATE



NOTE:
THIS PLAT IS A REVISION OF THE PLAT RECORDED IN P.B. 82, PGS. 18-30. THE ONLY REVISIONS ARE:
(1) REVISED UNIT 508 AREA TO 2819 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.

BUILDING 5 LEVEL 1 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: BUSCH PROPERTIES, INC.
ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA

City of Williamsburg or County of James City	Circuit Court: This PLAT was recorded on		
at 2:56 PM, PG. 82, PG. 1-13	DOCUMENT # 010015611		
BETSY B. WOOLRIDGE, CLERK	<i>Betsy B. Woolridge</i> , Dep. Clerk		
1	8/20/01		
REVISED AREAS FOR UNITS 508 AND 509 AND TEXT ON SHEET 13	JFS		
No.	DATE	REVISION / COMMENT / NOTE	BY

Designed	ADS	Drawn	JFS
Scale	NOTED	Date	5/25/01
Project No.	7753-8		
Drawing No.	3 OF 13		

NOTE:
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CERTIFICATION FOR PLANS

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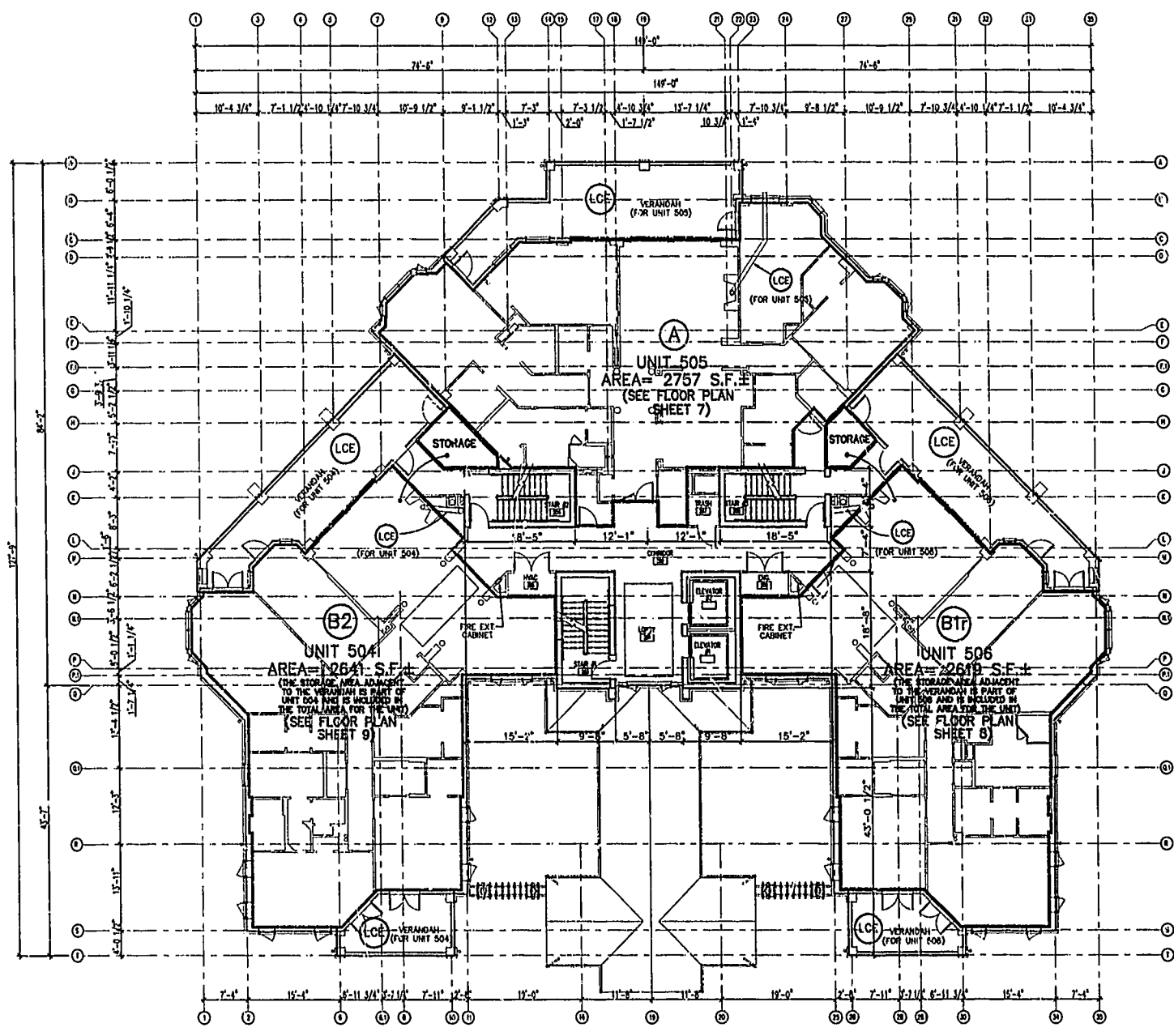
A. D. Sebert
A. D. SEBERT, L.S. 8/20/01
DATE 8/20/01



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
JAMES V. HANNA II, AIA
NCG ARCHITECTS INCORPORATED

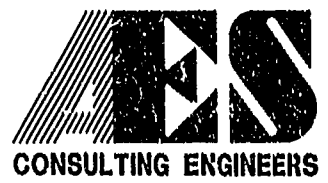
8/21/01
6/29/01
DATE



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(2) REVISED UNIT 509 AREA TO 2819 S.F.± ON SHEET 5.
(3) REVISED TEXT FROM BALCONY TO VERANDAH ON SHEET 13.

BUILDING 5 LEVEL 2 BUILDING PLAN

NOT TO SCALE



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(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: This PLAT was recorded on 29 Aug 2001 at 12:56 PM, PB 83 PG 1-13 DOCUMENT # 010015611 BETSY B. WOOLRIDGE, CLERK		Designed ADS	Drawn JFS
1 8/20/01 REVISED AREAS FOR UNITS 506 AND 509 AND TEXT ON SHEET 13		Scale NOTED	Date 5/25/01
No. DATE REVISION / COMMENT / NOTE		Project No. 7753-8	
		Drawing No. 4 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 PLANS BY NCG ARCHITECTS INCORPORATED.

NOTE:
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A. D. Sebert
A. D. SEBERT, L.S.

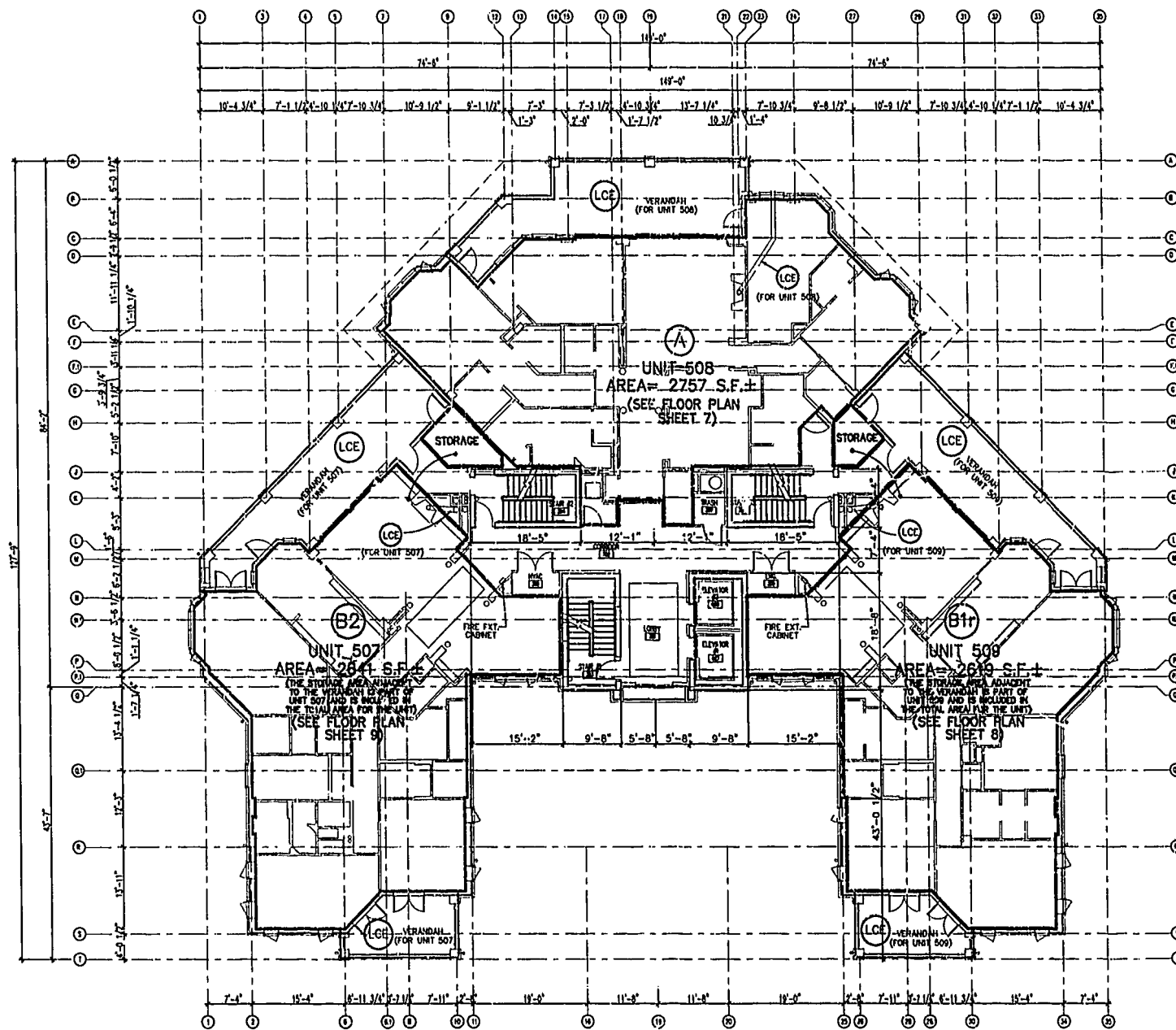
8/20/01
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James V. Hanna II
JAMES V. HANNA II, AIA
NCG ARCHITECTS INCORPORATED

8/21/01
6/29/01
DATE



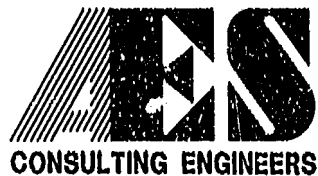
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(3) REVISED TEXT FROM BALCONY TO VERANDAH ON SHEET 13.

BUILDING 5 LEVEL 3 BUILDING PLAN
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

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 8/20/01 at 12:56 PM, PD 3.3, 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 ADS	Drawn JFS
Scale NOTED	Date 5/25/01
Project No. 7753-8	
Drawing No. 5 OF 13	

08.20.01-13:52 KM_81P05.DWG JFS

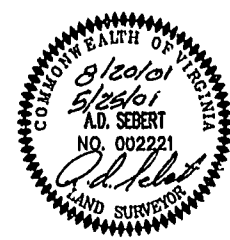
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- SEE ARTICLE II OF THE DECLARATION OF CONDOMINIUM OF RIVER BLUFFS, A CONDOMINIUM FOR A MORE DETAILED DESCRIPTION.

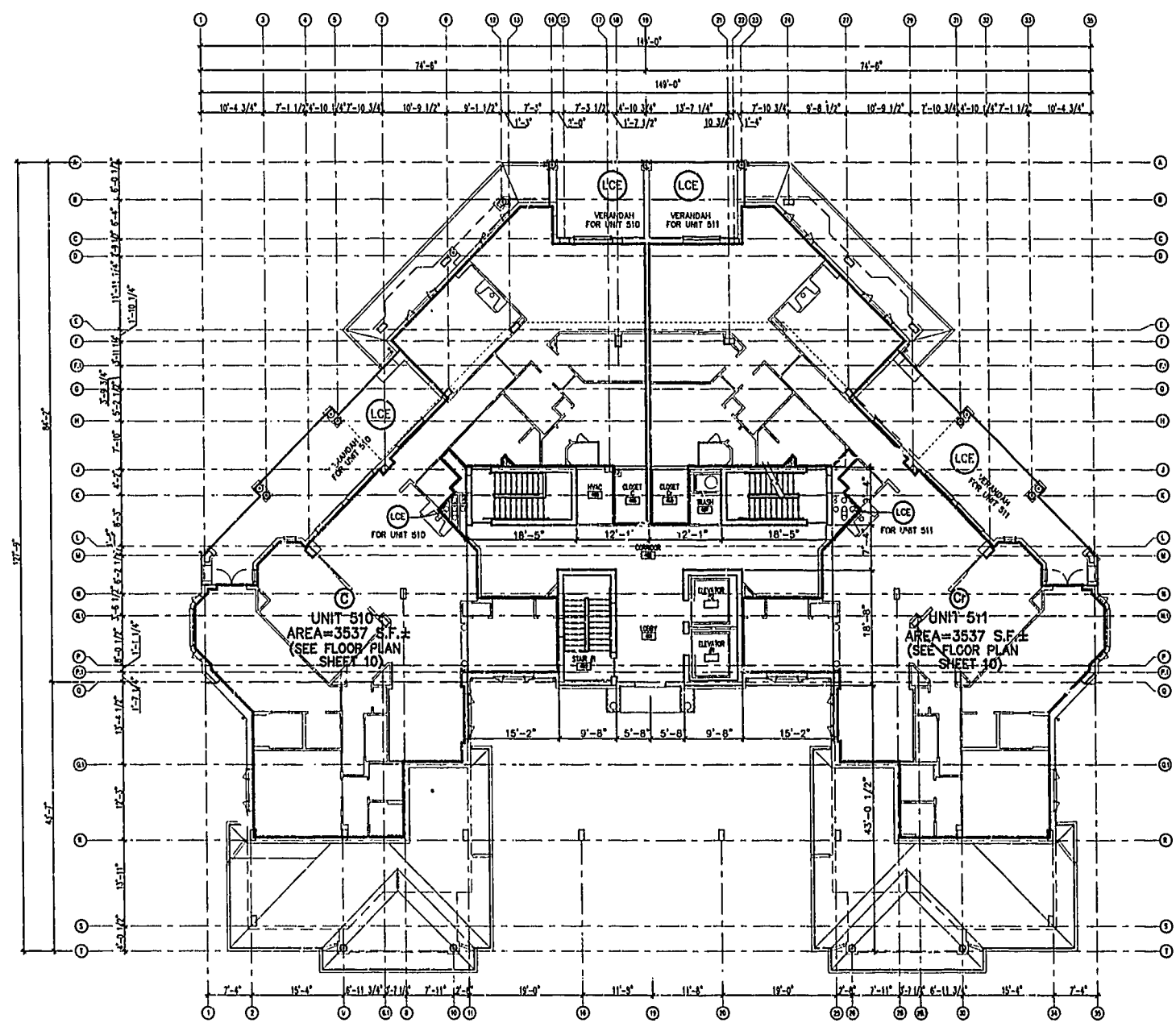
CERTIFICATION FOR PLANS
I, HEREBY CERTIFY THAT THIS IS A CORRECT AND ACCURATE PLAN AND THAT THIS PLAN IS IN COMPLIANCE WITH THE VIRGINIA CODE ANNOTATED SUBSECTIONS 55-79.588 AND F.

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.

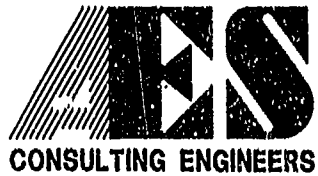
James V. Hanna II
JAMES V. HANNA II, AIA
NCG ARCHITECTS INCORPORATED 8/21/01
6/29/01
DATE



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 309 AREA TO 2819 S.F.± ON SHEET 5.
(3) REVISED TEXT FROM BALCONY TO VERANDAH ON SHEET 13.

BUILDING 5 PENTHOUSE LEVEL BUILDING PLAN
NOT TO SCALE

06:20:01-13:53 KN_81P06.DWG JFS

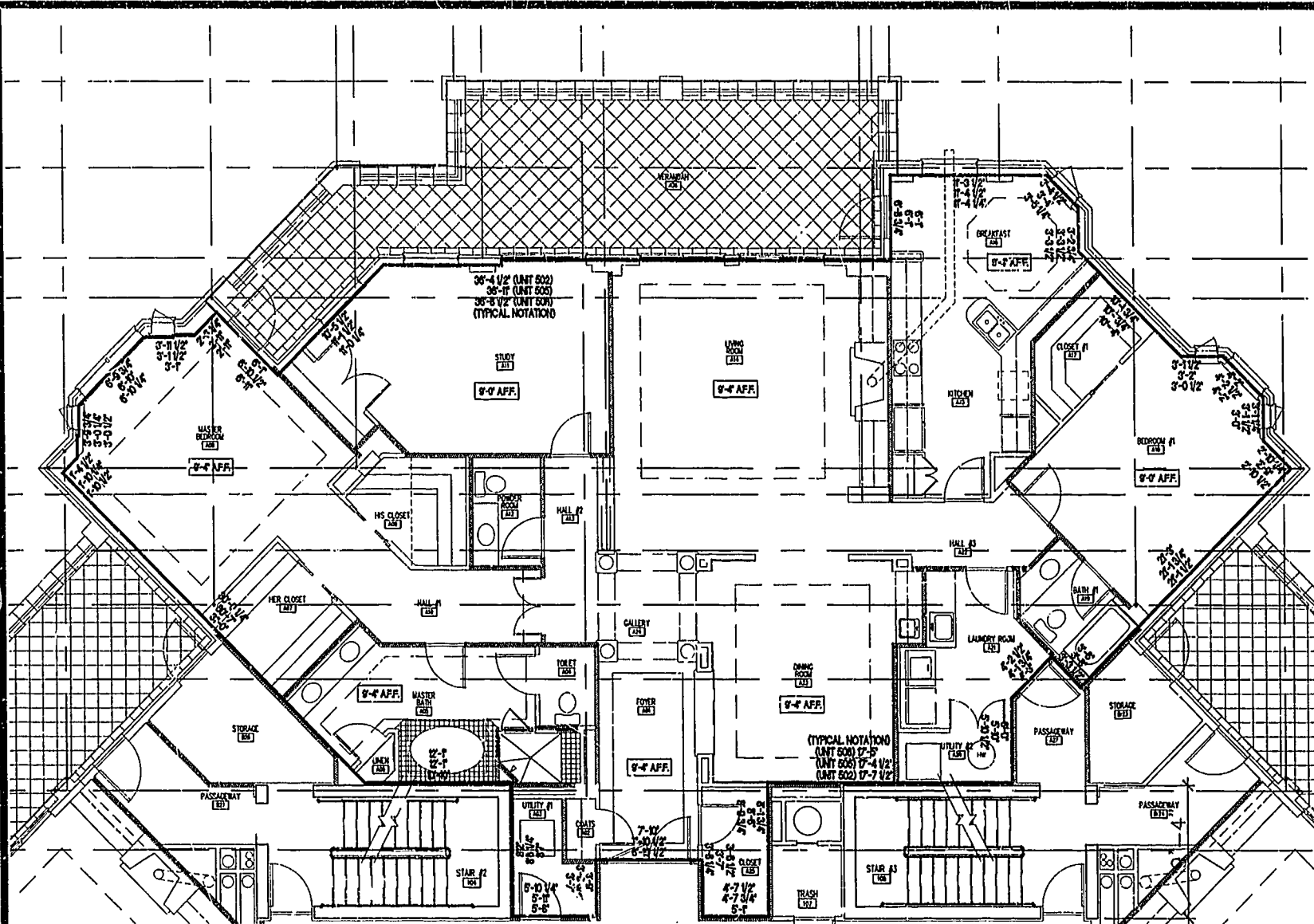


5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(757) 253-0040
Fax (757) 220-8994

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. This PLAT was recorded on 8/20/01 at 12:56 P.M. PG. 1-13 DOCUMENT # 010015611 BETSY B. WOOLRIDGE, CLERK	
No.	DATE
1	8/20/01
REVISED AREA FOR UNITS 506 AND 509 AND TEXT ON SHEET 13	
BY	JFS

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



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: *
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

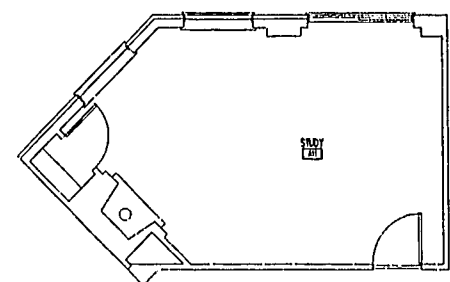


UNIT 'A' - FLOOR PLAN

NOT TO SCALE

UNIT PLAN

UNIT NO.	ORIENTATION
502 (TYPICAL- EXCEPT AS NOTED)	SAME
505	SAME
508	SAME



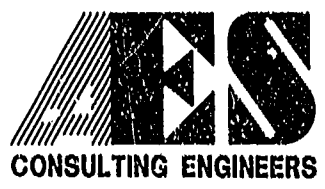
OPTIONAL STUDY FIREPLACE

NOT TO SCALE

- NOTE:
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Jan V. Hanna II
JAMES V. HANNA II, AIA
NCG ARCHITECTS INCORPORATED 8/21/01
6/29/01
DATE



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(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

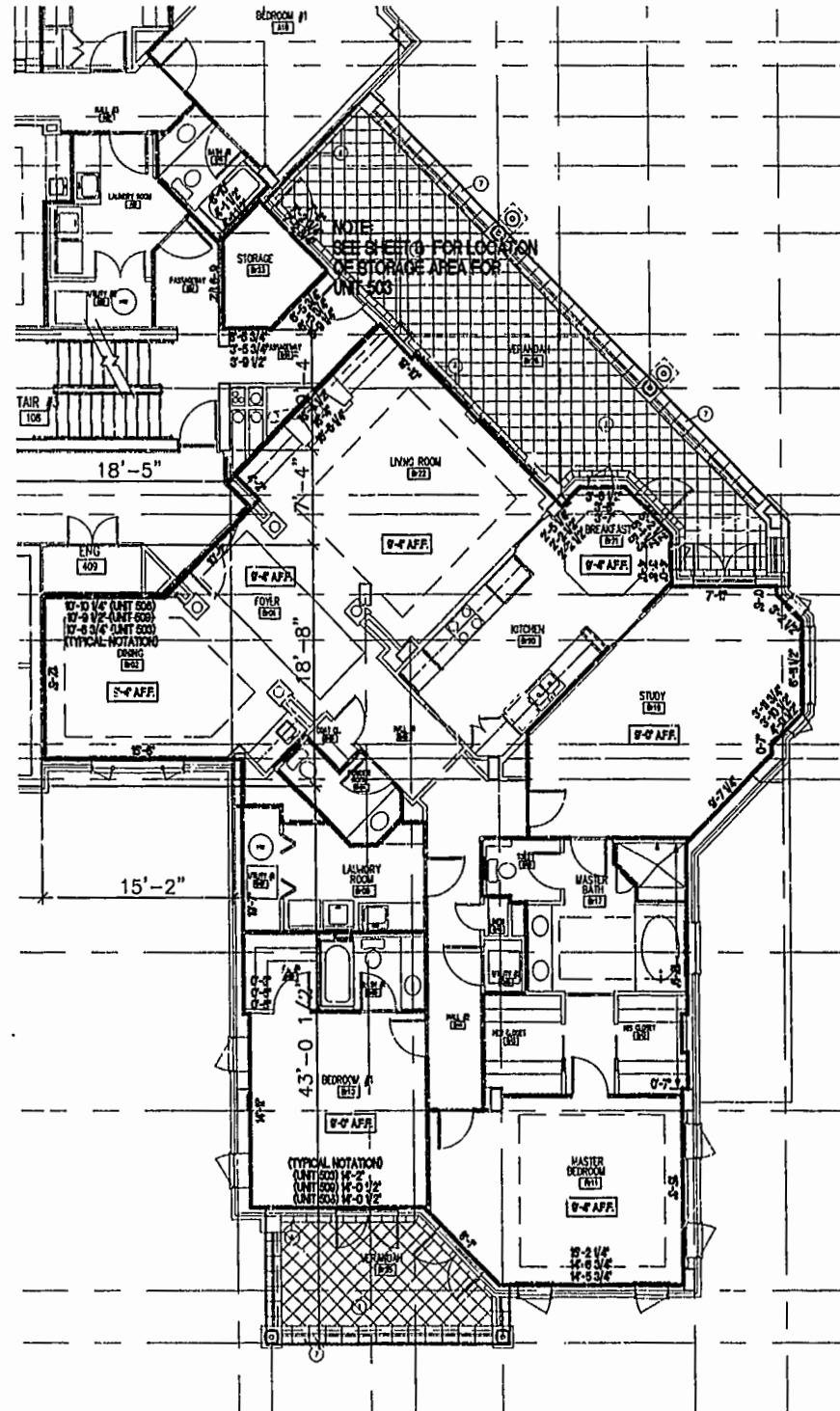
No.	DATE	REVISION / COMMENT / NOTE	BY
1	8/20/01	REVISED AREAS FOR UNITS 506 AND 509 AND TEXT ON SHEET 13	JFS

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 8/20/01 at 1:56 PM, PA 23 PG. 1-13 DOCUMENT # 010015611 Betsy B. Woolridge, Clerk
Betsy B. Woolridge, Reg. Clerk

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

08.20.01-13:54 KM_81P07.DWG JFS

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.

A.F.F. ABOVE FINISH FLOOR

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

- 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,
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SELECTIONS.

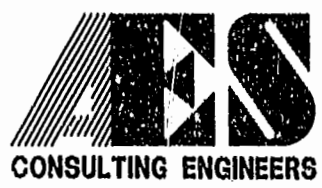
James V. Hanna II
JAMES V. HANNA II, AIA
NCG ARCHITECTS INCORPORATED 8/21/01
6/29/01
DATE

UNIT 'B1R' - FLOOR PLAN
NOT TO SCALE

UNIT PLAN

UNIT NO.	ORIENTATION
503	SAME
506 (TYPICAL- EXCEPT AS NOTED)	SAME
509	SAME

08.20.01-13:56 KM_31P08.DWG JFS



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**

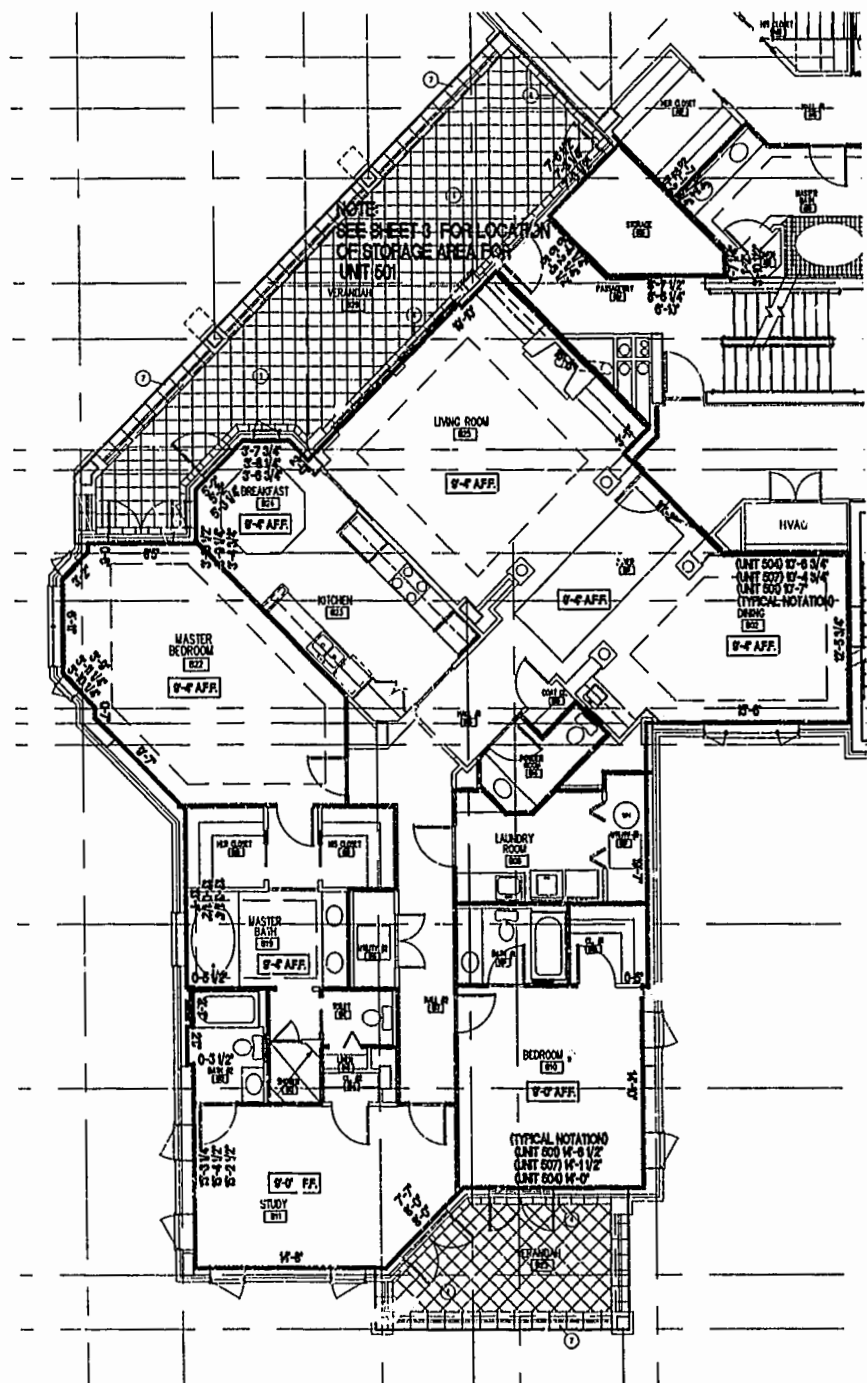
OWNER/DEVELOPER: **BUSCH PROPERTIES, INC.**
ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA

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

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

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
at 12:56 PM, P.B. 83 PG. 1-13
DOCUMENT # 010015611
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Dep. Clerk

NOTE:
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(3) REVISED TEXT FROM BALCONY TO VERANDAH ON
SHEET 13.



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A.F.F. ABOVE FINISH FLOOR

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

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.
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CERTIFICATION FOR PLANS

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A. D. Sebert 8/20/01
A. D. SEBERT, L.S. 5/25/01
DATE



UNIT 'B2' - FLOOR PLAN
NOT TO SCALE

UNIT PLAN

UNIT NO.	ORIENTATION
501	SAME
504 (TYPICAL- EXCEPT AS NOTED)	SAME
507	SAME

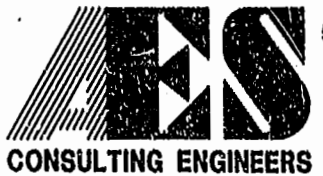
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James V. Hanna II 8/21/01
JAMES V. HANNA II, AIA 10/29/01
NCG ARCHITECTS INCORPORATED DATE

EXHIBIT A-3

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

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



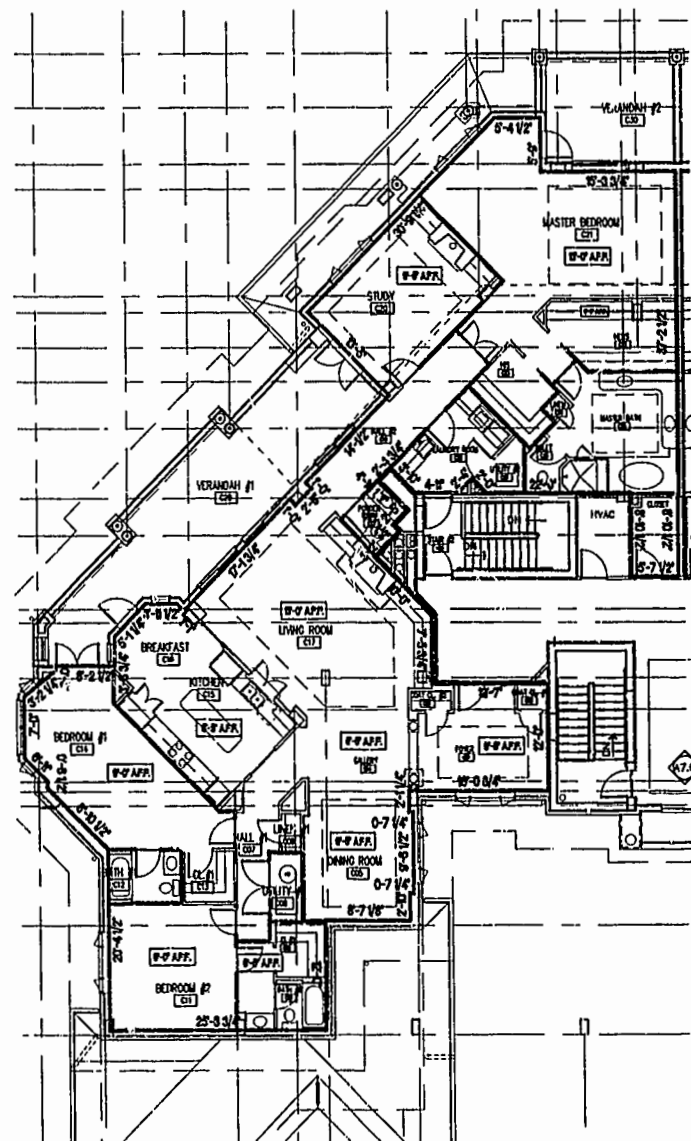
5248 Olds Towne Road, Suite 1
Williamsburg, Virginia 23188
(757) 253-0040
Fax (757) 220-8994

City of Williamsburg & County of James City Circuit Court. This PLAT was recorded on 8/20/01 at 11:56 AM, P.B. 82, PG. 1-13 DOCUMENT # 010015611 BETSY B. WOOLRIDGE, CLERK <i>Betsy Woolridge</i> , Clerk		Designed ADS	Drawn JFS
1	8/20/01	Scale NOTED	Date 5/25/01
REVISED AREAS FOR UNITS 506 AND 509 AND TEXT ON SHEET 13		Project No. 7753-8	
REVISION / COMMENT / NOTE		Drawing No. 9 OF 13	

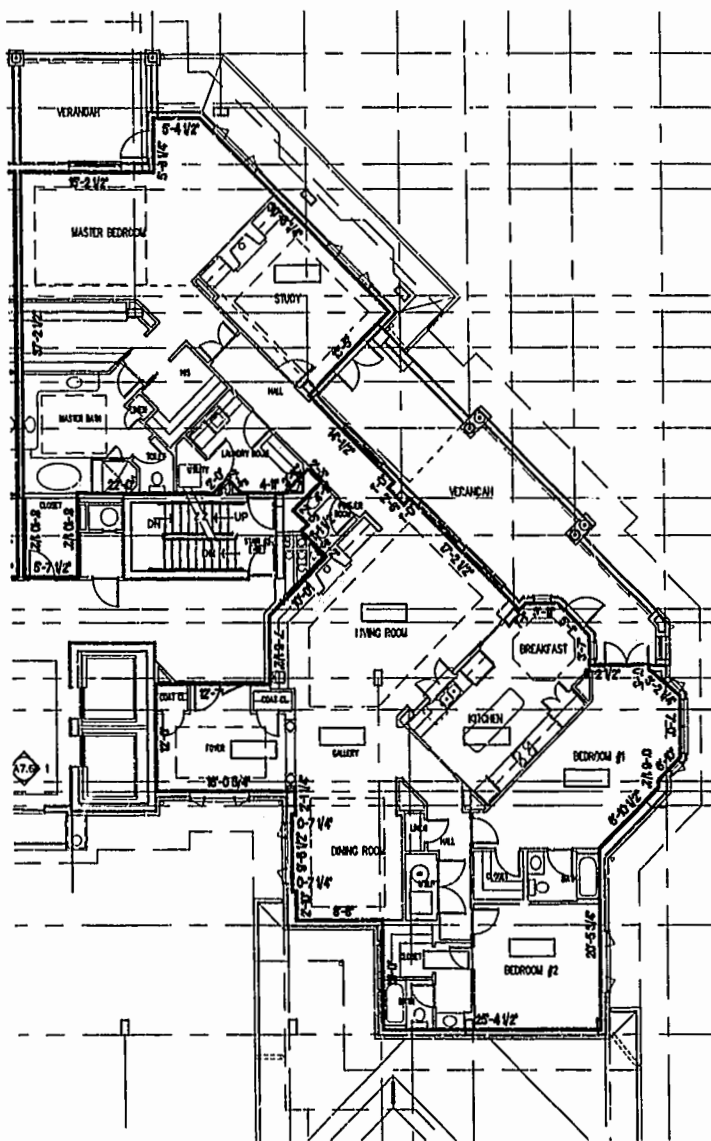
08.20.01-13:57 KM_81P09.DWG JFS

NOTE:
THIS PLAT IS A REVISION OF THE PLAT RECORDED
IN P.B. 82, PGS. 18-30. THE ONLY REVISIONS ARE:
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UNIT 'C' - FLOOR PLAN
NOT TO SCALE



UNIT 'CR' - FLOOR PLAN
NOT TO SCALE

A.F.F. ABOVE FINISH FLOOR

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

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.
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CERTIFICATION FOR PLANS

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A. D. Sebert
A. D. SEBERT, L.S.

8/20/01
5/25/01
DATE



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

8/21/01
6/27/01
DATE

08.20.01-13.59 JFS KM_81P10.DWG

UNIT PLAN

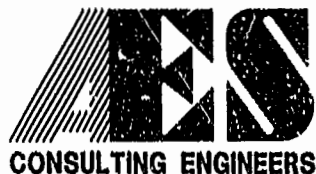
UNIT NO.
510
511

ORIENTATION
SAME
MIRRORED

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

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

City of Williamsburg & County of James City
Circuit Court. This PLAT was recorded on
29 Aug 2001
at 12:56 PM in PG 1-13
DOCUMENT # 010015611
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Dep. Clerk

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

NOTE:
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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.
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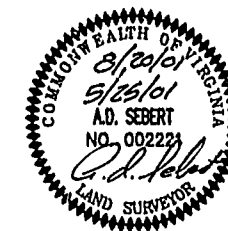
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A. D. Sebert
A. D. SEBERT, L.S.

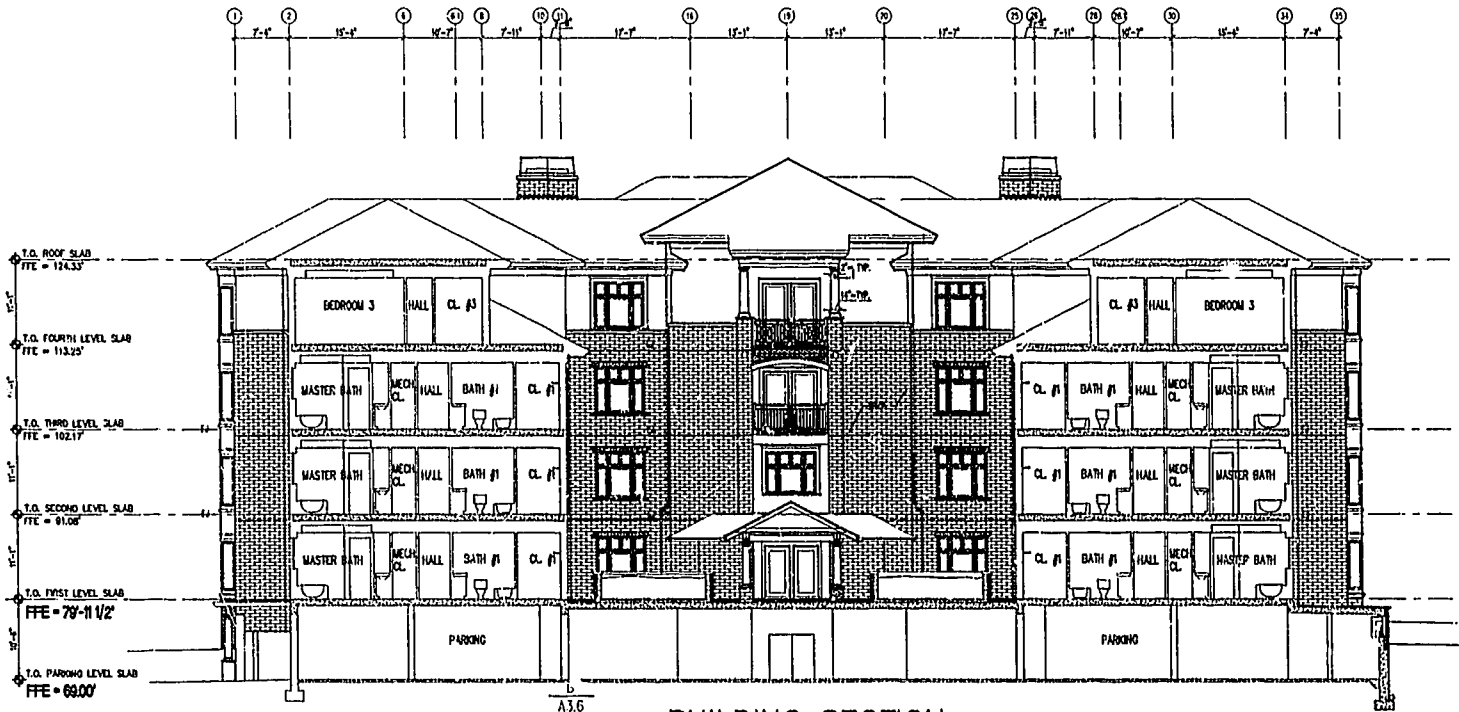
8/20/01
5/25/01
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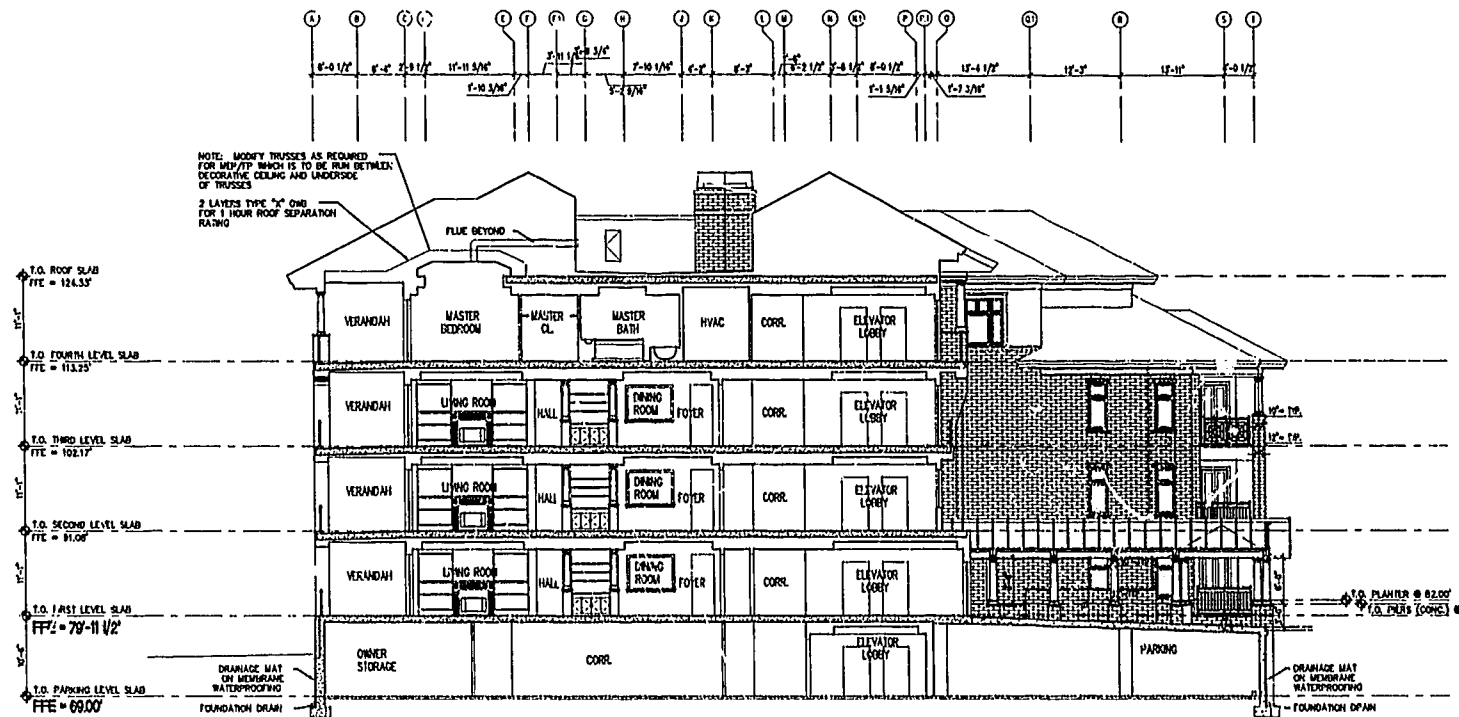
James V. Hanna II
JAMES V. HANNA II, AIA
NCG ARCHITECTS INCORPORATED

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

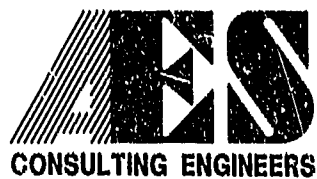


BUILDING SECTION
NOT TO SCALE

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

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