

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 85-78.58A AND F.
A.D. Seibert 9/10/01
 A. D. SEBERT, L.S. DATE

COMMON ELEMENTS
 COMMON ELEMENTS INCLUDE ALL PORTIONS OF THE CONDOMINIUM OTHER THAN THE UNITS DEFINED IN THE CONDOMINIUM INSTRUMENTS (AS DEFINED IN THE DECLARATION OF CONDOMINIUM).
 EXAMPLES OF COMMON ELEMENTS ARE:
 PARKING, PAVED AREAS, THE GROUNDS (WHETHER OR NOT LANDSCAPED), ALL PORTIONS OF THE BUILDINGS NOT A PART OF THE UNIT NOR DEFINED AS LIMITED COMMON ELEMENTS, AND ALL CONDUITS, INSTALLATIONS, WIRES, PIPES, EQUIPMENT, ETC. WHICH SERVE OTHER COMMON ELEMENTS OR WHICH SERVE MORE THAN ONE UNIT.
 THE UNIT OWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF EMBANKMENTS TO THE EXTENT THE SAME ARE LOCATED WITHIN THE COMMON ELEMENTS OF THE CONDOMINIUM AND NOT WITHSTANDING THE FACT THAT A PORTION OF THOSE EMBANKMENTS MAY BE SUBJECT TO A NATURAL OPEN SPACE EASEMENT DEDICATED TO JAMES CITY COUNTY.

LIMITED COMMON ELEMENTS
 LIMITED COMMON ELEMENTS ARE AS DEFINED IN THE CONDOMINIUM INSTRUMENTS, EXCEPT AS MAY BE OTHERWISE EXPRESSLY PROVIDED, LIMITED COMMON ELEMENTS INCLUDE VERANDAH AND ANY OTHER APPARATUS DESIGNED TO SERVE A SINGLE UNIT, BUT LOCATED OUTSIDE THE BOUNDARIES THEREOF.

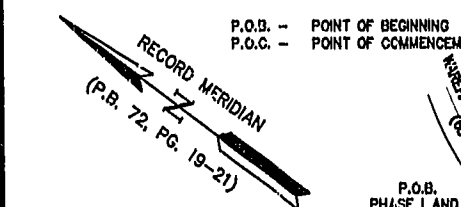
- GENERAL NOTES**
1. SITE IS ZONED R-4, RESIDENTIAL PLANNED COMMUNITY.
 2. SITE IS PART OF TAX PARCEL (51-3) (1-4).
 3. ALL LOTS ARE TO BE SERVED BY PUBLIC WATER OF THE CITY OF NEWPORT NEWS, DEPARTMENT OF PUBLIC UTILITIES, AND SEWER SYSTEMS OF THE JAMES CITY COUNTY SERVICE AUTHORITY.
 4. 7.5' DRAINAGE 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(o)(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 #8 CONTAINS 12 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 II	6.544 AC.±
PHASE I	2.573 AC.±
THE "BLUFFS ROAD" (AREA INCLUDED IN PHASE I)	1.001 AC.±
ADDITIONAL LAND #2	9.784 AC.±
ADDITIONAL LAND #3	5.706 AC.±
TOTAL AREA	24.807 AC.±

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

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

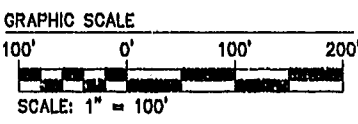


NOTE: NEW R/W PER PLAT BY A.E.S. CONSULTING ENGINEERS ENTITLED "PLAT OF SUBDIVISION AND BOUNDARY LINE ADJUSTMENT OF RIVER BLUFFS AT KINGSMILL EAST," DATED SEPTEMBER 19, 2000. (P.B. 80, PGS. 26-27)

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

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- LEGEND**
- PIV POST INDICATOR VALVE
 - W WATER VALVE
 - F FIRE HYDRANT
 - M WATER METER
 - SMH SEWER MANHOLE
 - SCC SEWER CLEANOUT
 - TEL TELEPHONE PEDESTAL
 - CIV CABLE T.V. PEDESTAL
 - TRANS ELECTRIC TRANSFORMER



LINE TABLE

NUMBER	BEARING	DISTANCE
L1	S54°31'56"E	59.84'
L2	N88°22'05"E	12.80'
L3	N88°22'05"E	14.01'
L4	S41°28'13"E	137.79'
L5	S58°29'31"E	108.61'
L6	S41°49'10"E	124.43'
L7	S53°09'50"E	127.64'
L8	S48°38'10"E	178.99'
L9	N53°09'50"W	127.64'
L10	N41°49'0"W	124.43'
L11	N58°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	178.99'
L16	N86°22'05"E	33.39'
L17	N05°51'33"E	53.72'
L18	N59°18'00"W	48.00'
L19	N30°44'00"E	83.00'
L20	N88°22'05"E	72.00'

CURVE TABLE

NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEAR
C1	28°04'12"	216.00	97.83	48.78	98.99	E01°07'18"E
C2	80°21'25"	25.00	35.06	21.11	32.46	E28°15'55"E
C3	28°58'24"	420.64	197.98	100.86	198.16	S54°37'25"E
C4	15°01'18"	365.74	95.89	48.22	95.61	S48°58'52"E
C5	14°40'21"	401.88	102.81	51.74	102.63	S49°09'21"E
C6	11°20'40"	485.98	98.22	48.27	98.07	S47°29'30"E
C7	07°33'40"	770.17	101.64	50.89	101.58	S49°23'00"E
C8	03°52'26"	743.17	50.25	25.13	50.24	N51°13'37"W
C9	11°20'40"	812.98	101.57	50.95	101.40	N47°29'30"W
C10	14°40'21"	374.88	98.00	48.26	98.73	N49°09'21"W
C11	15°01'18"	392.74	102.97	51.78	102.67	N43°58'52"W
C12	42°40'14"	393.54	293.09	153.72	286.36	N62°48'20"W
C13	83°28'09"	25.00	27.69	15.48	26.30	N64°07'29"E
C14	17°09'23"	310.00	92.83	46.78	92.48	N23°52'08"E
C15	10°09'04"	298.18	52.83	26.48	52.78	S08°42'27"E
C16	03°41'14"	743.17	47.82	23.92	47.92	N47°26'47"W

DENOTES PROPOSED VARIABLE WIDTH NATURAL OPEN SPACE EASEMENT TO BE DEDICATED TO JAMES CITY COUNTY (7.2± ACRES)

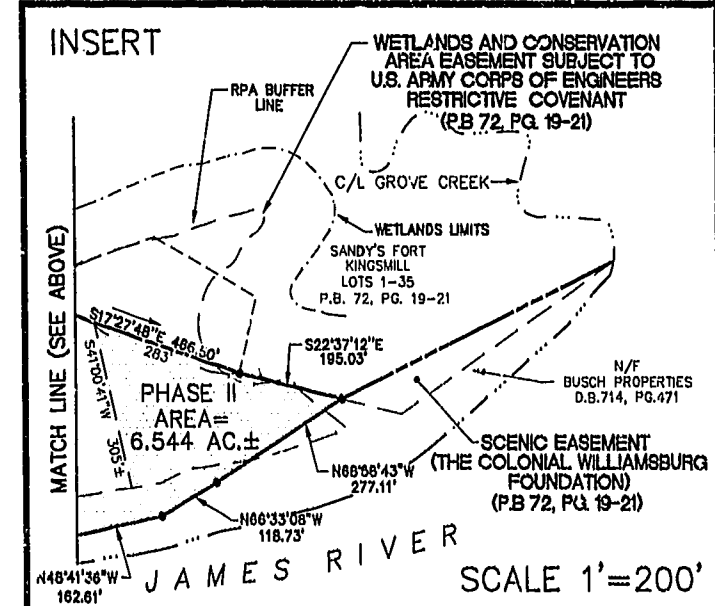
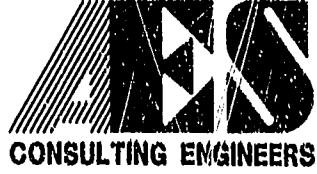


EXHIBIT A-2

PLAT OF CONDOMINIUM OF RIVER BLUFFS, A CONDOMINIUM PHASE II

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

Designed	CAH	Drawn	JFS
Scale	1"=100'	Date	9/10/01
Project No.	7753-8	Drawing No.	1 OF 12