

**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.

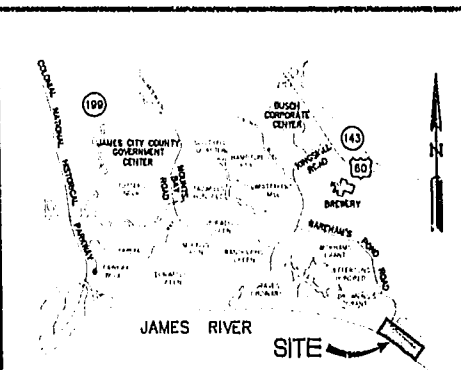
**LIMITED COMMON ELEMENTS**  
 LIMITED COMMON ELEMENTS ARE AS DEFINED IN THE CONDOMINIUM INSTRUMENTS, EXCEPT AS MAY BE OTHERWISE EXPRESSLY PROVIDED, LIMITED COMMON ELEMENTS INCLUDE VERANDAH AND ANY OTHER APPARATUS DESIGNED TO SERVE A SINGLE UNIT, BUT LOCATED OUTSIDE THE BOUNDARIES THEREOF.

- 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.

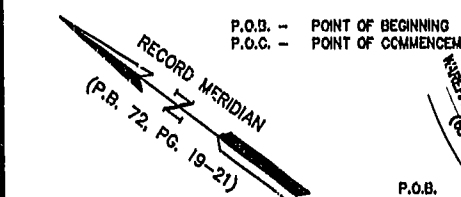
**AREA TABULATION**

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.±
<b>TOTAL AREA</b>	<b>24.807 AC.±</b>

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



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



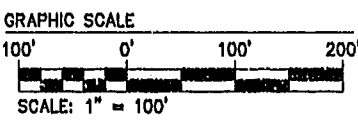
NOTE: NEW R/W PER PLAT BY A.E.S. CONSULTING ENGINEERS ENTITLED "PLAT OF SUBDIVISION AND BOUNDARY LINE ADJUSTMENT OF RIVER BLUFFS AT KINGSMILL EAST," DATED SEPTEMBER 19, 2000. (P.B. 80, PGS. 26-27)

N/F BUSCH PROPERTIES D.B.714, PG.471  
 N88°22'05"E 80.0' (TOTAL)  
 P.O.B. ADDITIONAL LAND #3  
 P.O.C. ADDITIONAL LAND #3 AND P.O.B. PHASE II  
 P.O.C. PHASE I AND "THE BLUFFS" ROAD AND P.O.B. PHASE II

ADDITIONAL LAND #3 (BEING A PORTION OF THE EAGLE PRESERVATION AREA)  
 N42°33'03"E 580.0'  
 N42°33'03"E 580.0'  
 N/F BUSCH PROPERTIES D.B.714, PG.471

N/F BUSCH PROPERTIES D.B.714, PG.471  
 N88°22'05"E 80.0' (TOTAL)  
 P.O.B. ADDITIONAL LAND #3  
 P.O.C. ADDITIONAL LAND #3 AND P.O.B. PHASE II  
 P.O.C. PHASE I AND "THE BLUFFS" ROAD AND P.O.B. PHASE II

- 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



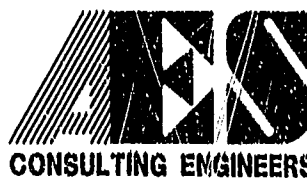
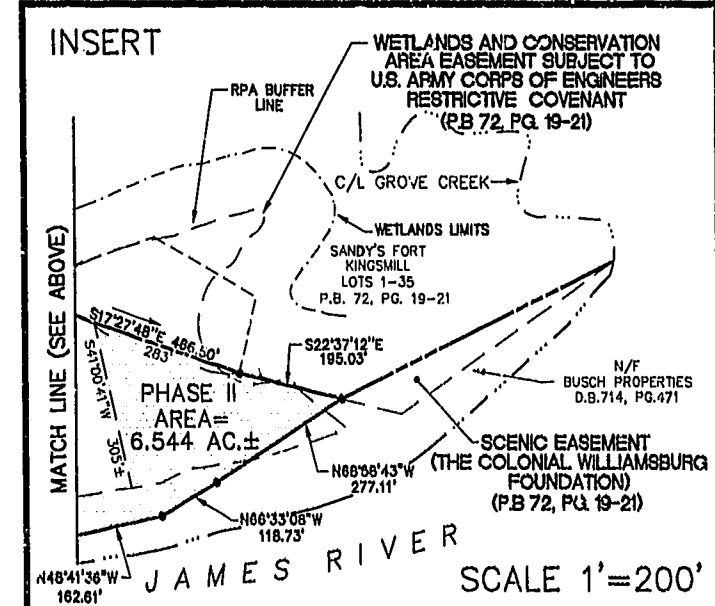
**LINE TABLE**

NUMBER	BEARING	DISTANCE
L1	S54°31'58"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)

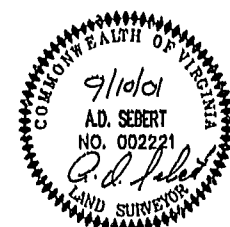


5248 Olde Towne Road, Suite 1  
 Williamsburg, Virginia 23188  
 (757) 253-0040  
 Fax (757) 220-8994

**EXHIBIT A-2**

**PLAT OF CONDOMINIUM OF RIVER BLUFFS, A CONDOMINIUM PHASE II**

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



No.	DATE	REVISION / COMMENT / NOTE	BY

City of Williamsburg & County of James City Circuit Court. This PLAT was recorded on November 21, 2001 at 10:22 AM, P.B. 84, PG. 1-12. DOCUMENT # 010021428. BLSBY B. WOOLRIDGE, CLERK

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

NOTES: \*

1. THE LOWER (HORIZONTAL) BOUNDARY OF EACH UNIT IN BUILDING #6 SHOWN ON THE PLAN AS LOCATED ON PHASE II 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 #6 SHOWN ON THE PLAN AS LOCATED ON PHASE II 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.

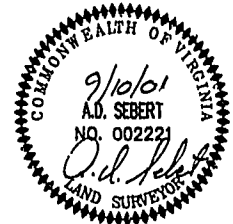
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CERTIFICATION FOR PLANS

I, HEREBY CERTIFY THAT THIS IS A CORRECT AND ACCURATE PLAN AND THAT THIS PLAN IS IN COMPLIANCE WITH THE VIRGINIA CODE ANNOTATED SUBSECTIONS 55-79.586 AND F.

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

9/10/01  
DATE



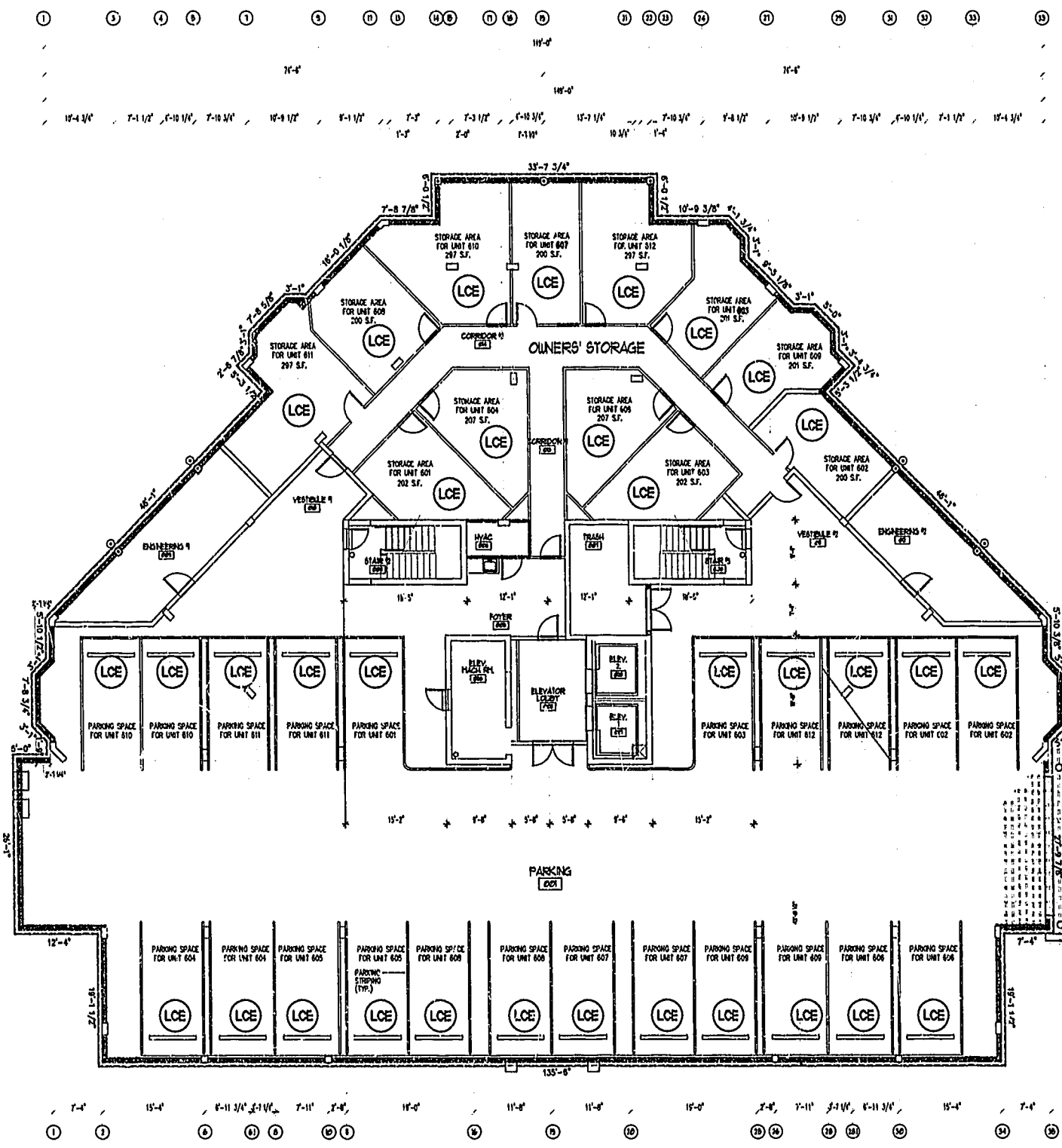
NOTE: BOLD DIMENSIONS ARE BASED UPON ACTUAL FIELD MEASUREMENTS TAKEN AT OUTSIDE FACE OF BRICK. OTHER BUILDING DIMENSIONS AND DETAILS SHOWN ARE PER PLANS BY NCG ARCHITECTS INCORPORATED.

- CE COMMON ELEMENT
- LCE LIMITED COMMON ELEMENT

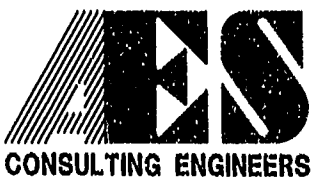
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*Jan V. Hanna*  
JAMES V. HANNA II, AIA  
NCG ARCHITECTS INCORPORATED

9/10/01  
DATE



BUILDING 6 - BASEMENT/PARKING LEVEL PLAN  
NOT TO SCALE



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EXHIBIT A-3  
PLAN OF CONDOMINIUM  
OF  
RIVER BLUFFS, A CONDOMINIUM  
PHASE II  
OWNER/DEVELOPER: BUSCH PROPERTIES, INC.  
ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA

No.	DATE	REVISION / COMMENT / NOTE	BY
		City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on November 9, 2001 at 10:31 AM, PG 112 DOCUMENT # 010021428 Betsy B. Woolkidge, Clerk	

Designed	ADS	Drawn	JFS
Scale	NOTED	Date	9/10/01
Project No.		7753-8	
Drawing No.		2 OF 12	

CE COMMON ELEMENT  
LCE LIMITED COMMON ELEMENT

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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

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*A. D. Sebort*  
A. D. SEBORT, L.S.

9/10/01  
DATE

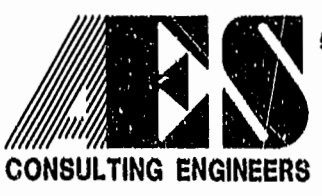


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*James V. Hanna II*  
JAMES V. HANNA II, AIA  
NCG ARCHITECTS INCORPORATED

*[Signature]*  
DATE

BUILDING 6 LEVEL 1 BUILDING PLAN  
NOT TO SCALE



5248 Olde Towne Road, Suite 1  
Williamsburg, Virginia 23188  
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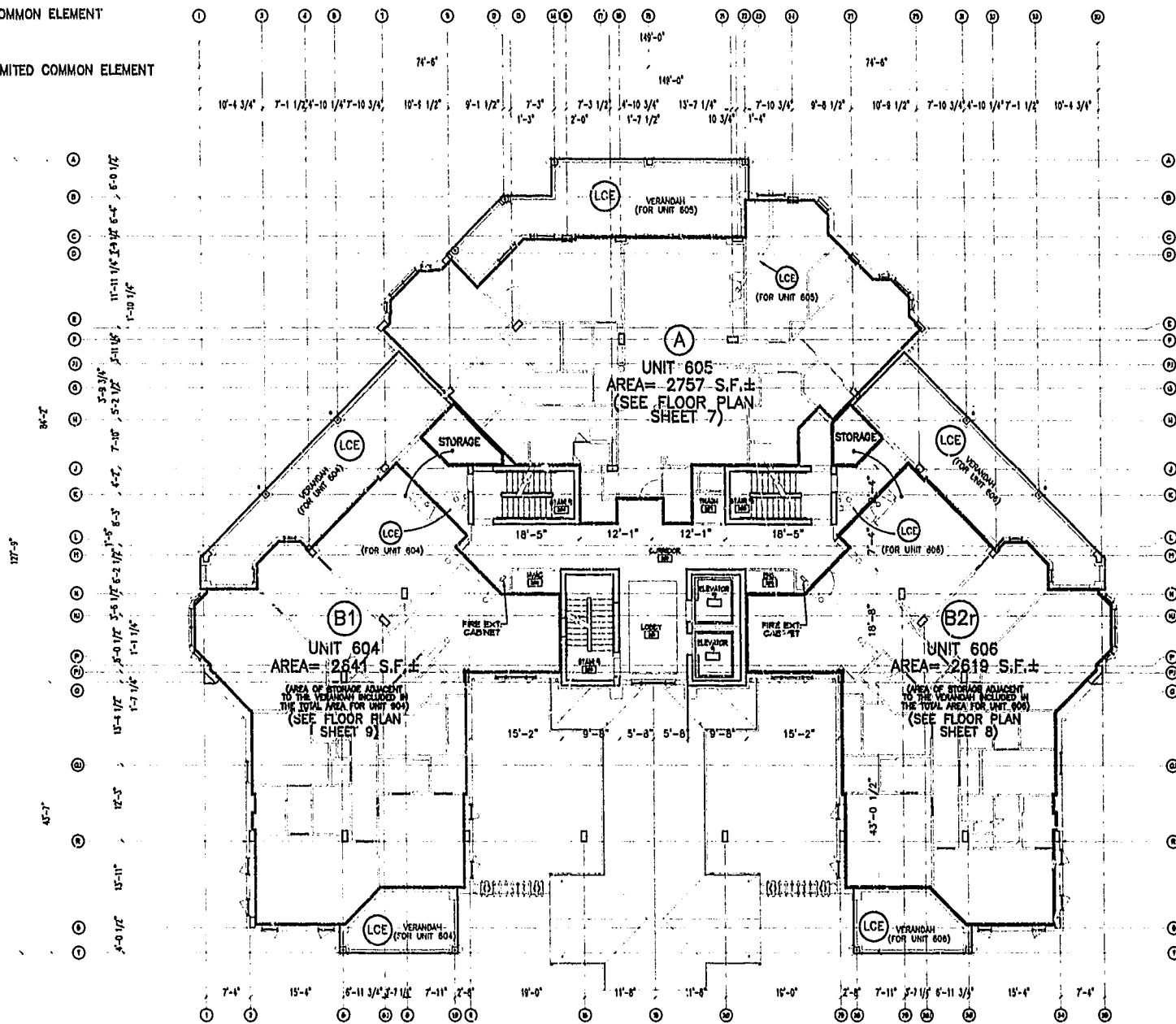
EXHIBIT A-3  
PLAN OF CONDOMINIUM  
OF  
RIVER BLUFFS, A CONDOMINIUM  
PHASE II  
OWNER/DEVELOPER: BUSCH PROPERTIES, INC.  
ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA

No.	DATE	REVISION / COMMENT / NOTE	BY

City of Williamsburg & County of James City Circuit Court, This PLAN was recorded on November 21, 2001 at 10:43 AM PM, PG 1-12 DOCUMENT # 010021428  
BETSY B. WOOLRIDGE, CLERK  
*[Signature]* Prep. Clerk

Designed ADS	Drawn JFS
Scale NOTED	Date 9/10/01
Project No. 7753-8	
Drawing No. 3 OF 12	

CE COMMON ELEMENT  
LCE 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.

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- NOTES: \*
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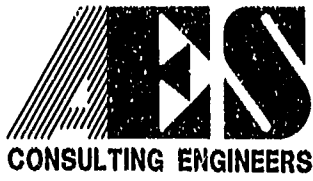
A. D. SEBERT, L.S. 9/10/01 DATE



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JAMES V. HANNA II, AIA NCG ARCHITECTS INCORPORATED 11/10/01 DATE

BUILDING 6 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 II OWNER/DEVELOPER: BUSCH PROPERTIES, INC. ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA

Table with columns: No., DATE, REVISION / COMMENT / NOTE, BY. Includes recording information for City of Williamsburg & County of James City Circuit Court.

Table with columns: Designed (ADS), Drawn (JFS), Scale, Date (9/10/01), Project No. (7753-8), Drawing No. (4 OF 12)

**CE** COMMON ELEMENT  
**LCE** LIMITED COMMON ELEMENT

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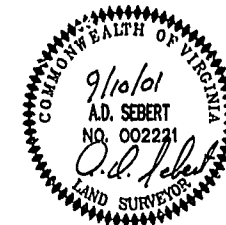
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*A. D. Sebert*  
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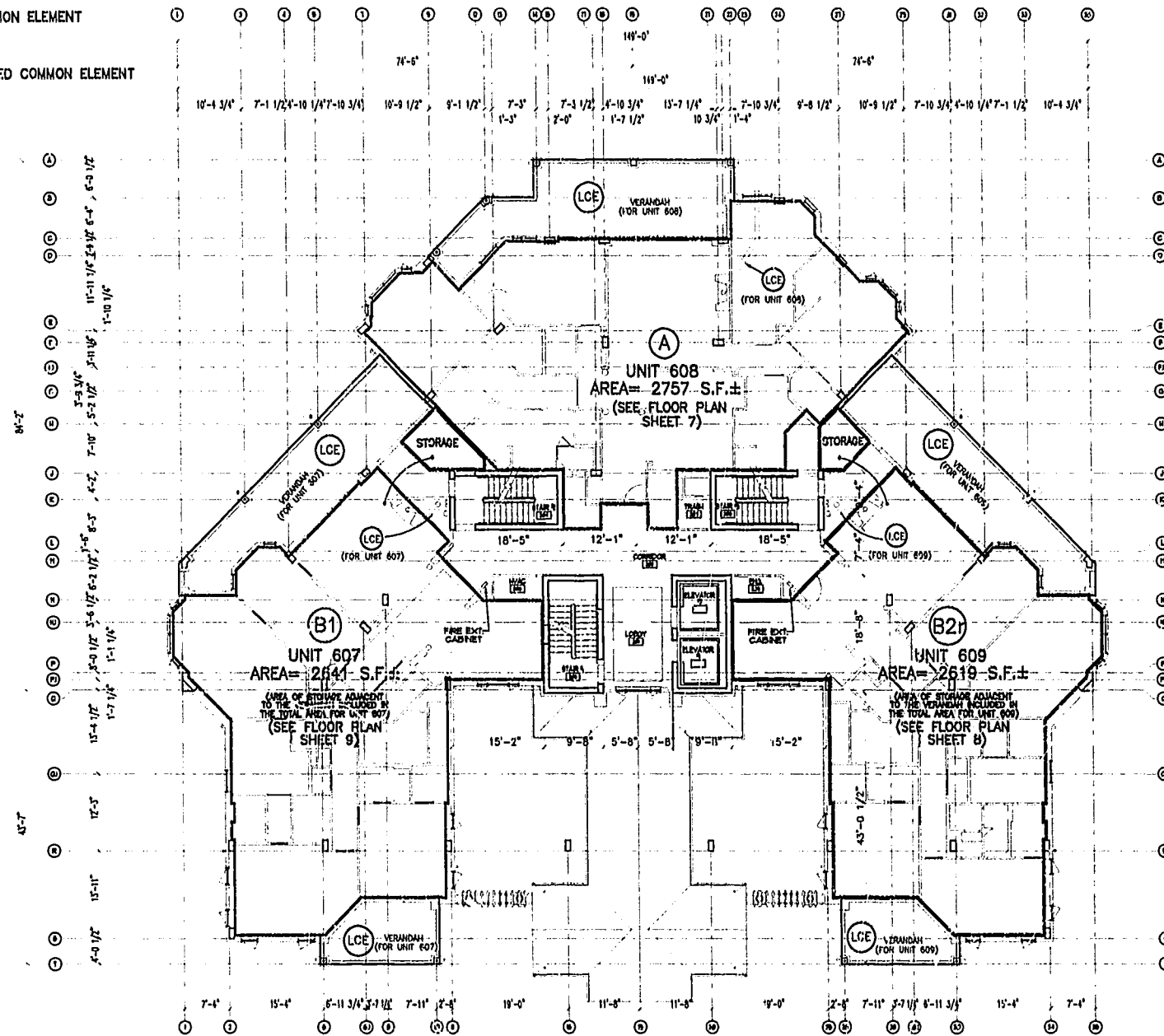
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*James V. Hanna*  
 JAMES V. HANNA, II, AIA  
 NCG ARCHITECTS INCORPORATED

11/16/01  
 DATE

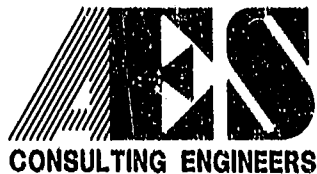


**BUILDING 6 LEVEL 3 BUILDING PLAN**  
 NOT TO SCALE

**EXHIBIT A-3**

**PLAN 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

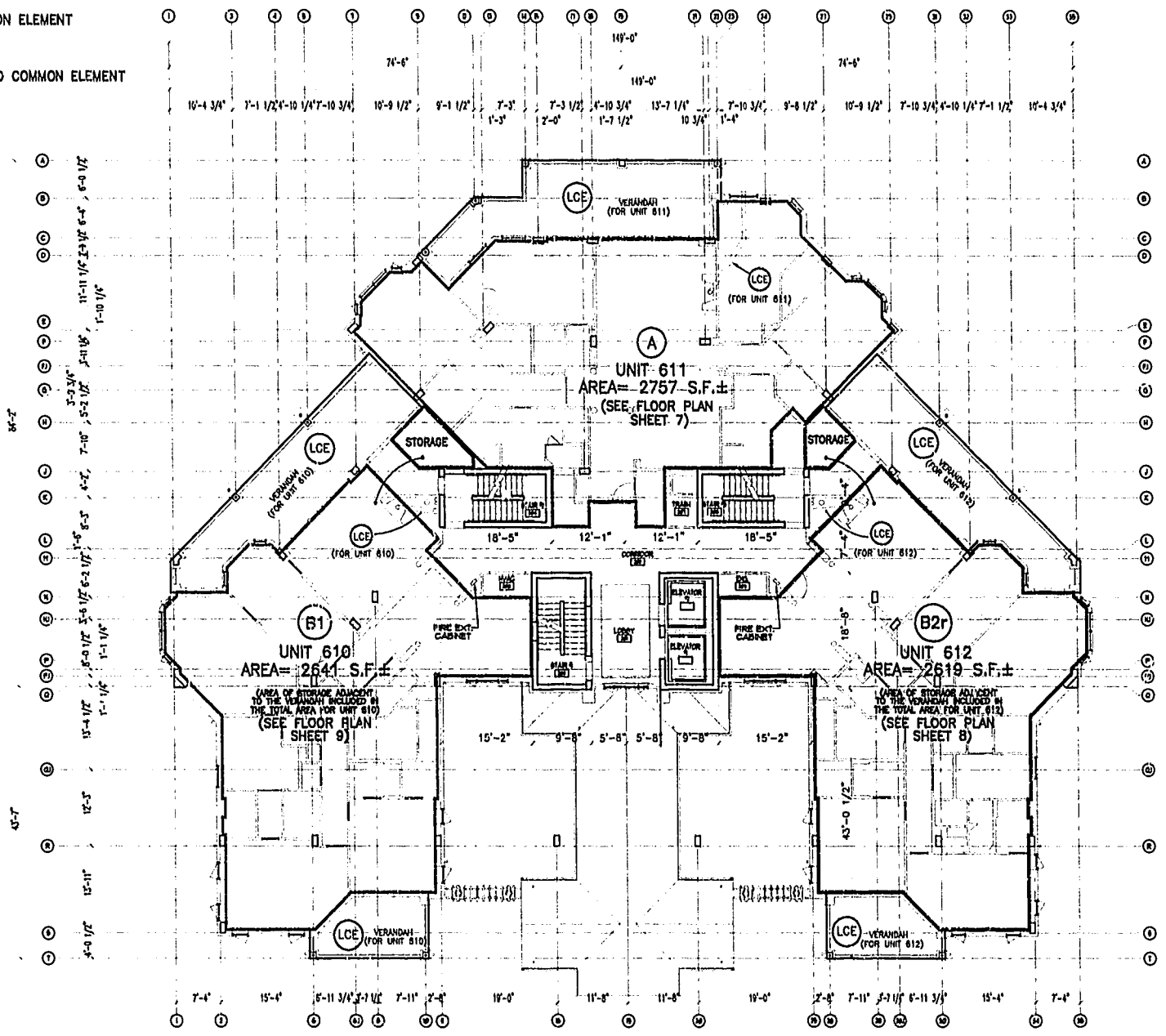
Designed	Drawn
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Scale	Date
NOTED	9/10/01
Project No.	
7753-8	
Drawing No.	
5 OF 12	

City of Williamsburg & County of James City  
 Circuit Court: This PLAN was recorded on  
 November 21, 2001  
 at 10:42 AM PM, PG 84 PG 1-15  
 DOCUMENT # 010021428  
 BETSY B. WOOLRIDGE, CLERK

CE COMMON ELEMENT  
LCE LIMITED COMMON ELEMENT

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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.

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

9/10/01  
DATE

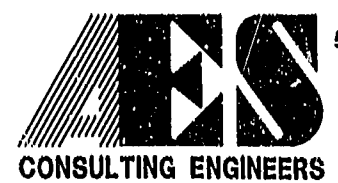


I CERTIFY THAT ALL UNITS OR PORTIONS THEREOF DEPICTED HEREON HAVE BEEN SUBSTANTIALLY COMPLETED. UNIT FIXTURES, CABINETS, FLOOR AND WALL FINISH, AND BATH ACCESSORIES HAVE NOT BEEN COMPLETED IN SOME CASES PENDING PURCHASER SELECTIONS.

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

11/10/01  
DATE

BUILDING 6 PENTHOUSE LEVEL 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 II  
OWNER/DEVELOPER: BUSCH PROPERTIES, INC.  
ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA

No.	DATE	REVISION / COMMENT / NOTE	BY

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on October 21, 2001 at 10:42 AM in PG 173 DOCUMENT # 010021428 BETSY B. WOODRIDGE, CLERK  
*Betsy B. Woodridge* Dep. Clerk

Designed ADS	Drawn JFS
Scale NOTED	Date 9/10/01
Project No. 7753-B	
Drawing No. 6 OF 12	



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 #6 SHOWN ON THE PLAN AS LOCATED ON PHASE II 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 #6 SHOWN ON THE PLAN AS LOCATED ON PHASE II 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.

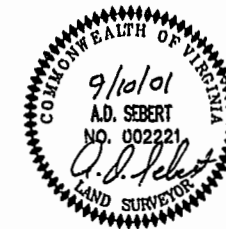
\* SEE ARTICLE II OF THE DECLARATION OF CONDOMINIUM OF RIVER BLUFFS, A CONDOMINIUM FOR A MORE DETAILED DESCRIPTION.

**CERTIFICATION FOR PLANS**

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

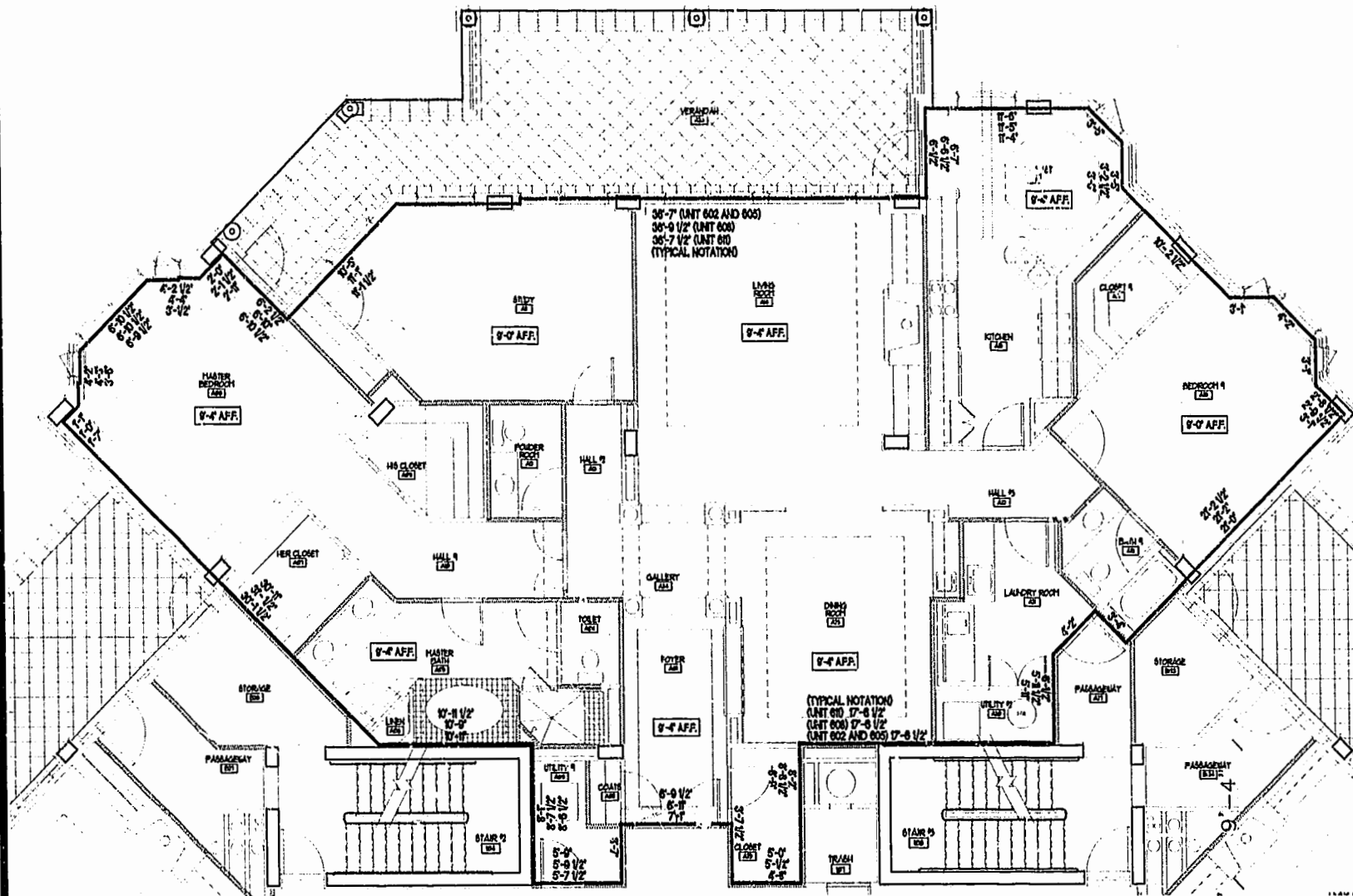
9/10/01  
DATE



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

9/10/01  
DATE



**UNIT 'A' - FLOOR PLAN**

NOT TO SCALE

**UNIT PLAN**

UNIT NO.	ORIENTATION
602 (TYPICAL- EXCEPT AS NOTED)	SAME
605	SAME
608	SAME
611	SAME

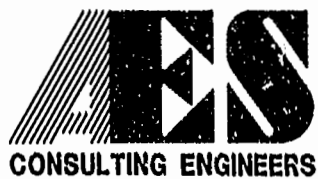
**OPTIONAL STUDY FIREPLACE**

NOT TO SCALE

**EXHIBIT A-3**

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

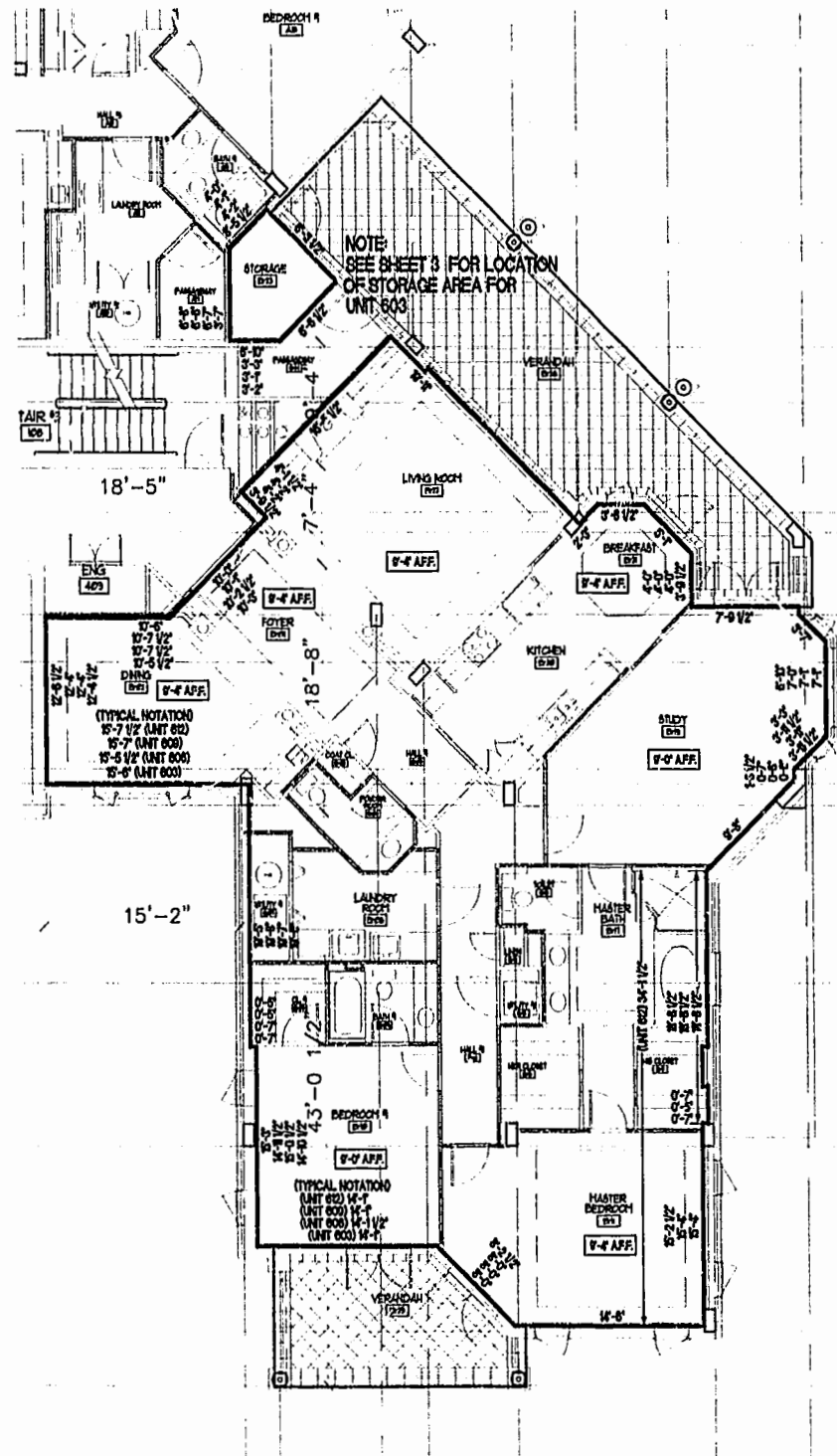
OWNER/DEVELOPER: BUSCH PROPERTIES, INC.  
ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA



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

No.	DATE	REVISION / COMMENT / NOTE	BY

Designed ADS	Drawn JFS
Scale NOTED	Date 9/10/01
Project No. 7753-8	
Drawing No. 7 OF 12	



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 #6 SHOWN ON THE PLAN AS LOCATED ON PHASE II IS THE HORIZONTAL PLANE OF THE UPPER SURFACE OF THE CONCRETE FLOOR SLAB OF THE UNIT.
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*A. D. Sebert*  
A. D. SEBERT, L.S.

9/10/01  
DATE



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

9/10/01  
DATE

UNIT 'B2R' - FLOOR PLAN  
NOT TO SCALE

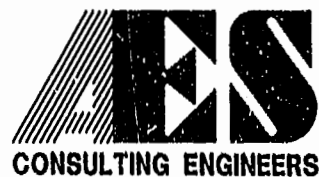
UNIT PLAN

UNIT NO.	ORIENTATION
603 (TYPICAL- EXCEPT AS NOTED)	SAME
606	SAME
609	SAME
612	SAME

EXHIBIT A-3

PLAN OF CONDOMINIUM  
OF  
RIVER BLUFFS, A CONDOMINIUM  
PHASE II

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



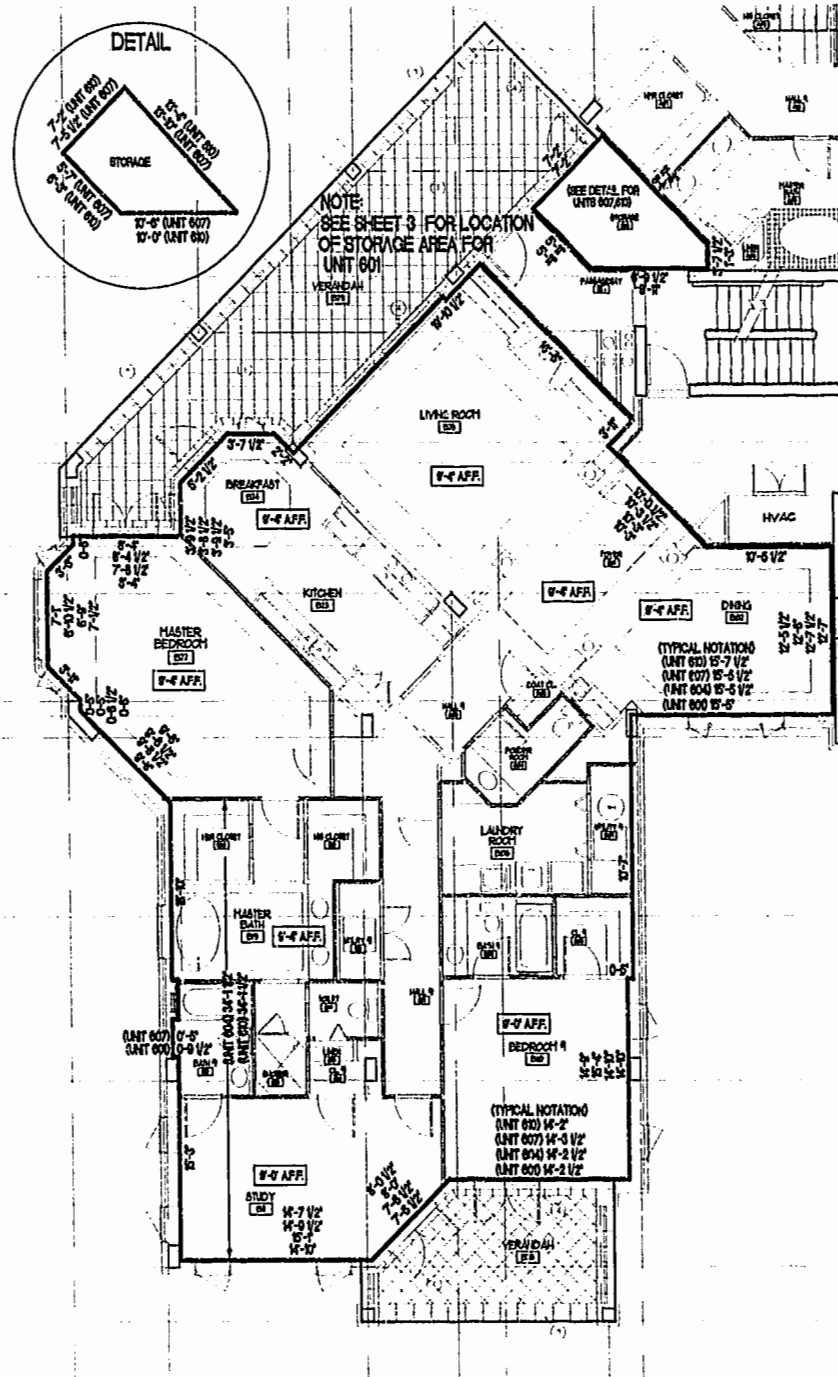
5248 Olde Towne Road, Suite 1  
Williamsburg, Virginia 23188  
(757) 253-0040  
Fax (757) 220-8994

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on <i>Challenge 21 2001</i> at <i>10:42 AM</i> on <i>09/11/01</i> PG. 1-12 DOCUMENT # <i>010021428</i> BETSY B. WOOLRIDGE, CLERK <i>Betsy B. Woolridge</i> Dep. Clerk			
No.	DATE	REVISION / COMMENT / NOTE	BY

Designed ADS	Drawn JFS
Scale NOTED	Date 9/10/01
Project No. 7753-8	
Drawing No. 8 OF 12	



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 #6 SHOWN ON THE PLAN AS LOCATED ON PHASE II IS THE HORIZONTAL PLANE OF THE UPPER SURFACE OF THE CONCRETE FLOOR SLAB OF THE UNIT.
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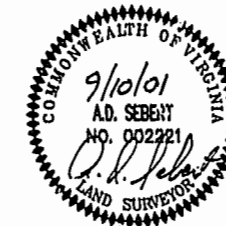
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*A. D. Sebert*  
A. D. SEBERT, L.S.

9/10/01  
DATE



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

11/10/01  
DATE

UNIT 'B1' - FLOOR PLAN

NOT TO SCALE

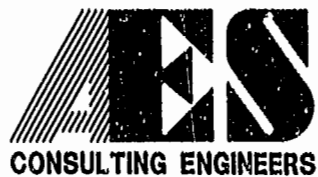
UNIT PLAN

UNIT NO.	ORIENTATION
601 (TYPICAL- EXCEPT AS NOTED)	SAME
604	SAME
607	SAME
610	SAME

EXHIBIT A-3

PLAN OF CONDOMINIUM  
OF  
RIVER BLUFFS, A CONDOMINIUM  
PHASE II

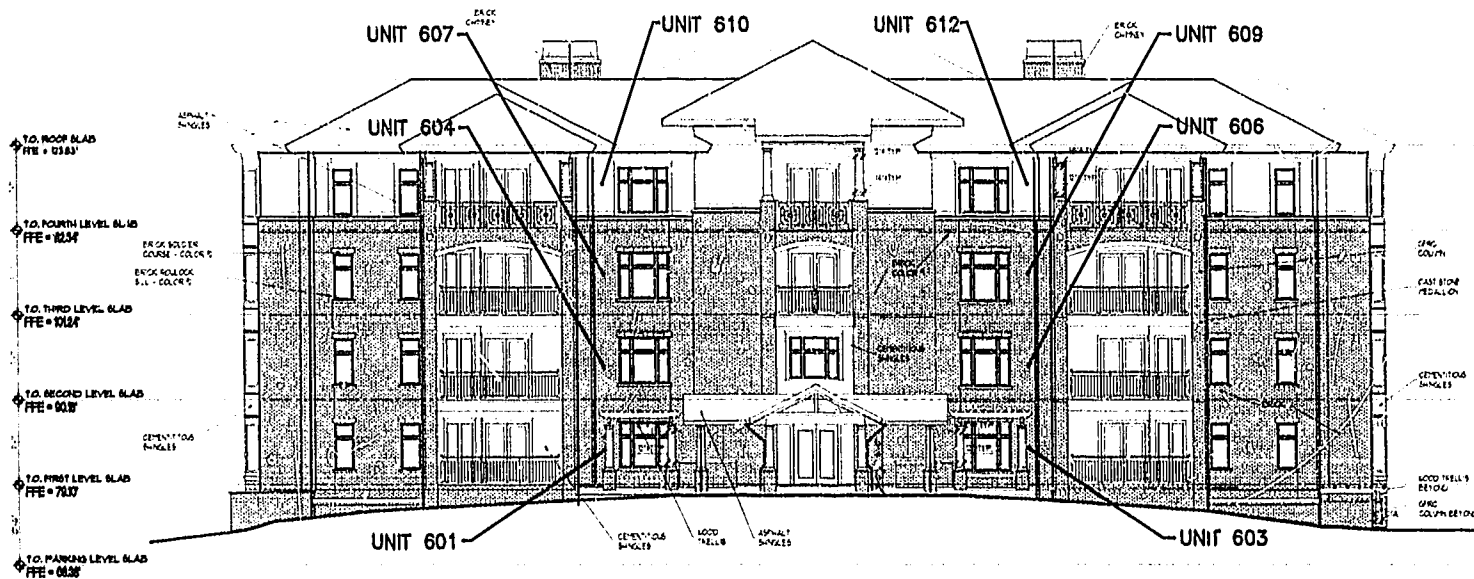
OWNER/DEVELOPER: BUSCH PROPERTIES, INC.  
ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA



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(757) 253-0040  
Fax (757) 220-8994

No.	DATE	REVISION / COMMENT / NOTE	BY

Designed ADS	Drawn JFS
Scale NOTED	Date 9/10/01
Project No. 7753-8	
Drawing No. 9 OF 12	



BUILDING 6 - ENTRY ELEVATION

NOT TO SCALE

NOTE:  
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NOTES: \*

1. THE LOWER (HORIZONTAL) BOUNDARY OF EACH UNIT IN BUILDING #6 SHOWN ON THE PLAN AS LOCATED ON PHASE II IS THE HORIZONTAL PLANE OF THE UPPER SURFACE OF THE CONCRETE FLOOR SLAB OF THE UNIT.
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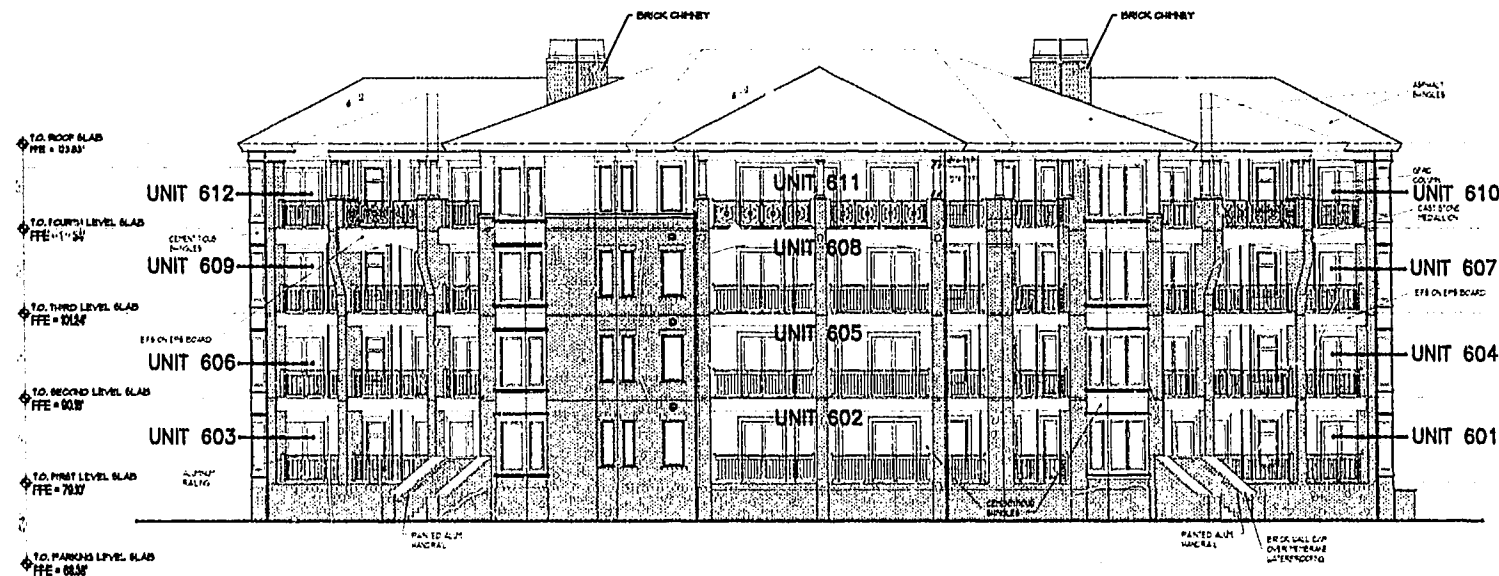
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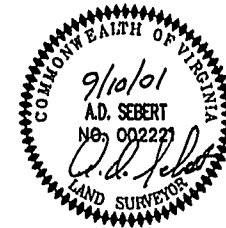
*A. D. Sebert*  
A. D. SEBERT, L.S.

9/10/01  
DATE



BUILDING 6 - VIEW ELEVATION

NOT TO SCALE



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.

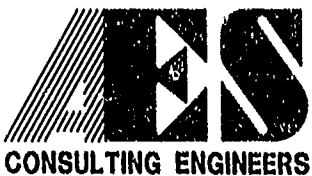
*James V. Hanna II*  
JAMES V. HANNA II, AIA  
NCG ARCHITECTS INCORPORATED

9/10/01  
DATE

EXHIBIT A-3

PLAN OF CONDOMINIUM  
OF  
RIVER BLUFFS, A CONDOMINIUM  
PHASE II

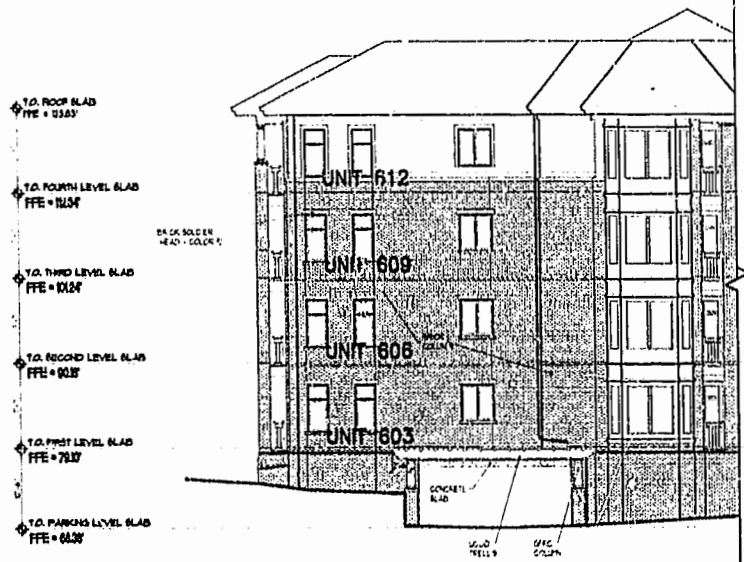
OWNER/DEVELOPER: BUSCH PROPERTIES, INC.  
ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA



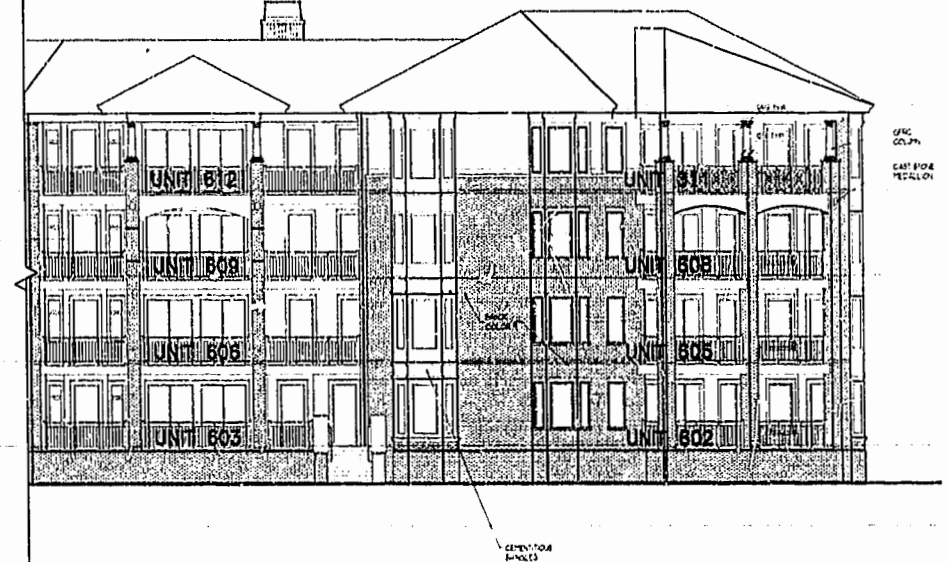
5248 Olde Towne Road, Suite 1  
Williamsburg, Virginia 23188  
(757) 253-0040  
Fax (757) 220-8994

City of Williamsburg & County of James City Circuit Court. This PLAT was recorded on 10/10/01 at 12:42 PM, PG. 1/12. DOCUMENT # 010021428. BETSY B. WOOLRIDGE, CLERK.			
No.	DATE	REVISION / COMMENT / NOTE	BY

Designed ADS	Drawn JFS
Scale NOTED	Date 9/10/01
Project No. 7753-B	
Drawing No. 10 OF 12	

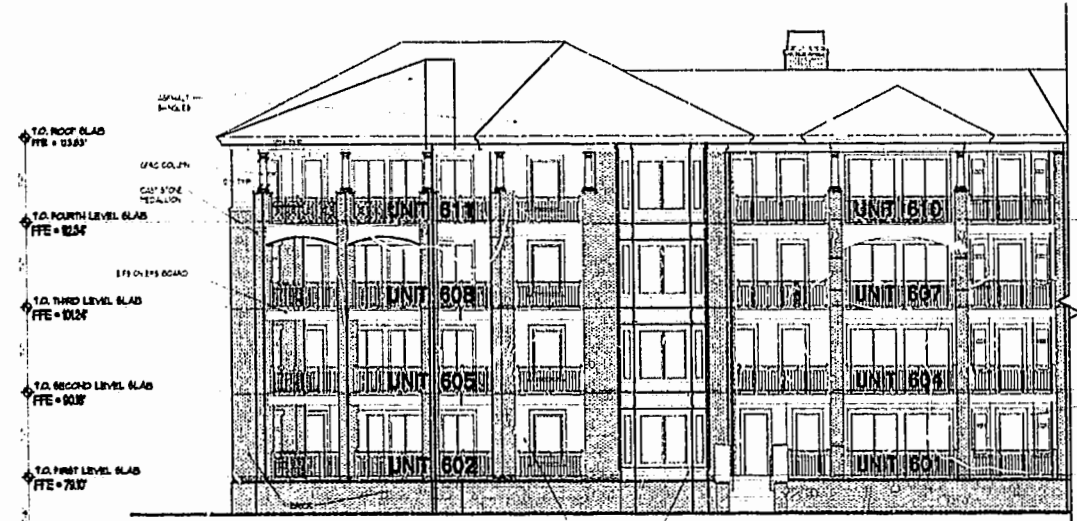


**BUILDING 6 - RIGHT SIDE ELEVATION**  
NOT TO SCALE

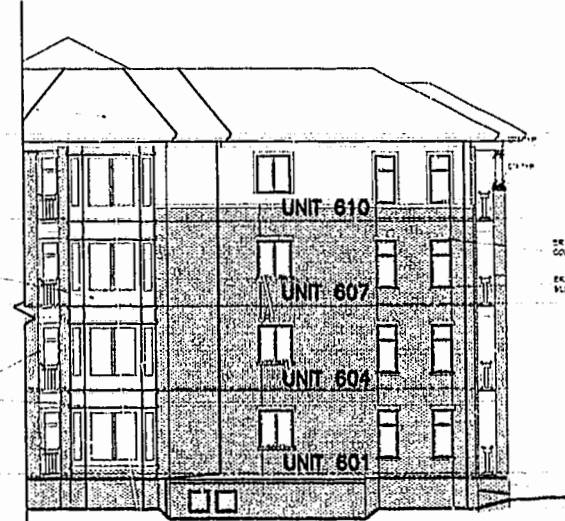


**BUILDING 6 - RIGHT SIDE ELEVATION**  
NOT TO SCALE

NOTE:  
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**BUILDING 6 - LEFT SIDE ELEVATION**  
NOT TO SCALE



**BUILDING 6 - LEFT SIDE ELEVATION**  
NOT TO SCALE

NOTES: \*

1. THE LOWER (HORIZONTAL) BOUNDARY OF EACH UNIT IN BUILDING #6 SHOWN ON THE PLAN AS LOCATED ON PHASE II 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

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

9/10/01  
DATE

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

9/10/01  
DATE

EXHIBIT A-3

PLAN OF CONDOMINIUM  
OF  
RIVER BLUFFS, A CONDOMINIUM  
PHASE II

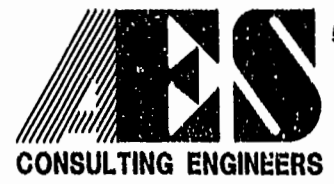
OWNER/DEVELOPER: BUSCH PROPERTIES, INC.  
ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

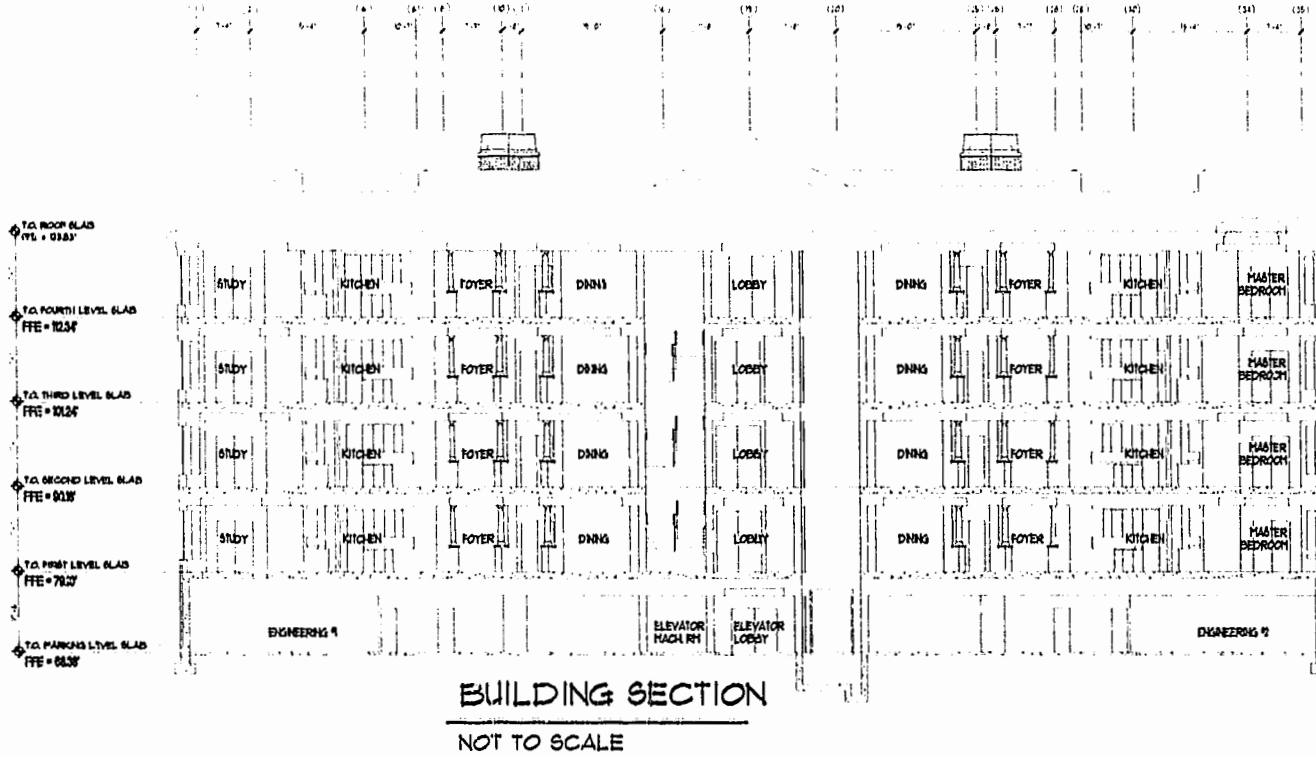
City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on November 21, 2001 at 10:42 AM, PM, PG 1-12 DOCUMENT # 010021428 Betsy B. Woolridge, Clerk *Betsy B. Woolridge* Rep. Clerk

Designed	Drawn
ADS	JFS
Scale	Date
NOTED	9/10/01
Project No.	
7753-8	
Drawing No.	
11 OF 12	



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

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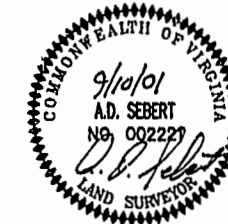
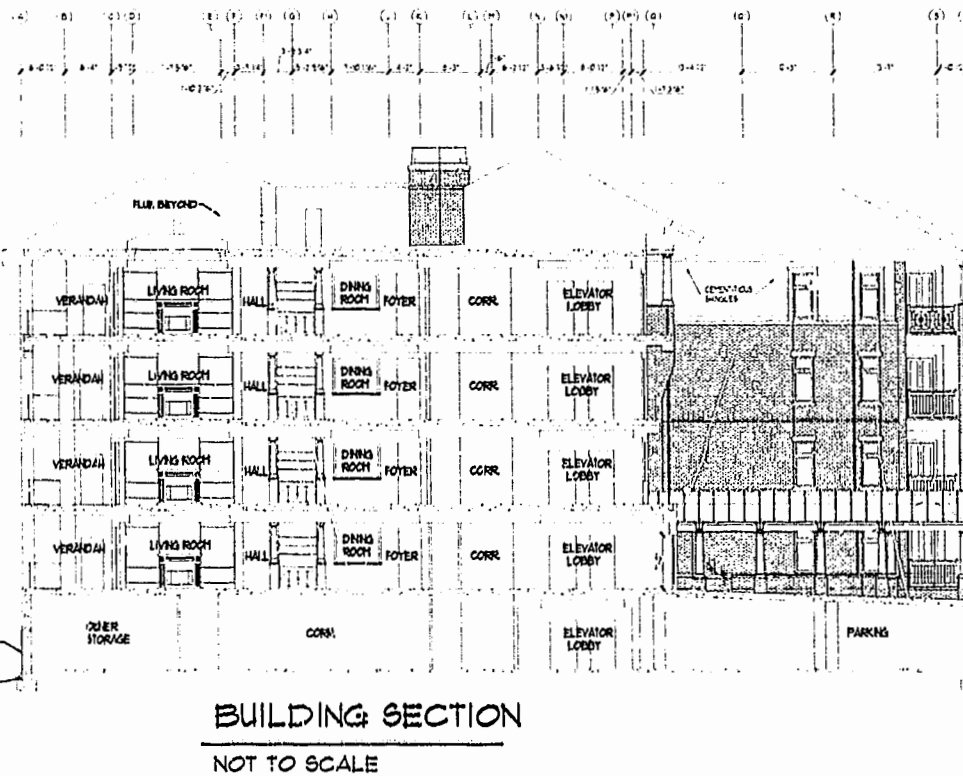
- NOTES: \*
1. THE LOWER (HORIZONTAL) BOUNDARY OF EACH UNIT IN BUILDING #8 SHOWN ON THE PLAN AS LOCATED ON PHASE II IS THE HORIZONTAL PLANE OF THE UPPER SURFACE OF THE CONCRETE FLOOR SLAB OF THE UNIT.
  2. THE UPPER (HORIZONTAL) BOUNDARIES OF EACH OF THE UNITS IN BUILDING #8 SHOWN ON THE PLAN AS LOCATED ON PHASE II 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.
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*A. D. Sebert*  
A. D. SEBERT, L.S.

9/10/01  
DATE



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

9/10/01  
DATE



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 II**

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 27 November 01 2001 at 10:42 AM PM, PG 1-72 DOCUMENT # 010021428 Betsy B. Woolridge, Clerk	
No.	DATE
REVISION / COMMENT / NOTE	
BY	

Designed ADS	Drawn JFS
Scale NOTED	Date 9/10/01
Project No. 7753-8	
Drawing No. 12 OF 12	