

CURVE TABLE					
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD	CHORD BEARING
C1	171°31'	310.07'	126.82'	48.16'	32.66'
C2	87°20'00"	25.00'	27.81'	15.46'	38.30'
C3	47°44'34"	363.56'	263.29'	153.72'	266.36'
C4	157°11'37"	372.74'	193.87'	81.78'	102.87'
C5	144°02'11"	374.28'	186.86'	48.28'	85.33'
C6	112°30'30"	312.80'	101.57'	30.95'	101.46'
C7	173°54'00"	743.17'	180.07'	48.11'	86.02'
C8	172°14'40"	537.88'	104.64'	104.37'	44779.30"
C9	144°02'11"	376.88'	193.15'	86.55'	91.90'
C10	157°11'37"	492.74'	108.91'	53.78'	108.59'
C11	87°16'58"	378.54'	298.20'	157.89'	281.45'
C12	33°28'24"	713.17'	50.55'	26.15'	58.74'
C13	37°11'48"	713.17'	17.82'	23.92'	43.87'

**GENERAL NOTES**

1. SITE IS ZONED R-4, RESIDENTIAL PLANNED COMMUNITY.
2. SITE IS PART OF TAX PARCEL (501-3) (1-4).
3. WETLANDS AND LAND WITHIN RESERVE PROTECTION AREAS SHALL REMAIN AS A NATURAL UNDEVELOPED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 (5) OF THE UNITED CITY COUNTY CODE.
4. NATURAL OPEN SPACE ELEMENTS SHALL REMAIN IN A NATURAL UNDEVELOPED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF CONVEYANCE.
5. THE BLUFFY ROAD IS SUBJECT TO A DECLARATION OF ACCESS EASEMENT BENEFITING THE ADDITIONAL LANDS.
6. THIS PROPERTY LIES IN ZONE Y (ARLIS) DETERMINED TO BE OUTSIDE THE 100-YEAR FLOOD CHANCE FLOODPLAIN FOR FIRM 8000020210C DATED 5/26/87.
7. REFERENCED INSTRUMENT 200800011.
8. UNDER DEVELOPMENT: BLACK PINEWOOD, INC. 210 SHERMAN'S FORD ROAD EAST WILLIAMSBURG, VIRGINIA 23185

**SURVEYORS CERTIFICATE**

WE, UNDERSIGNED, A LICENSED LAND SURVEYOR, DOES HEREBY CERTIFY THAT THIS PLAN IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF VA CODE ANNA. SUBSECTION 05-79.5A AND 7. *Robert G. Mann 9/19/2008*

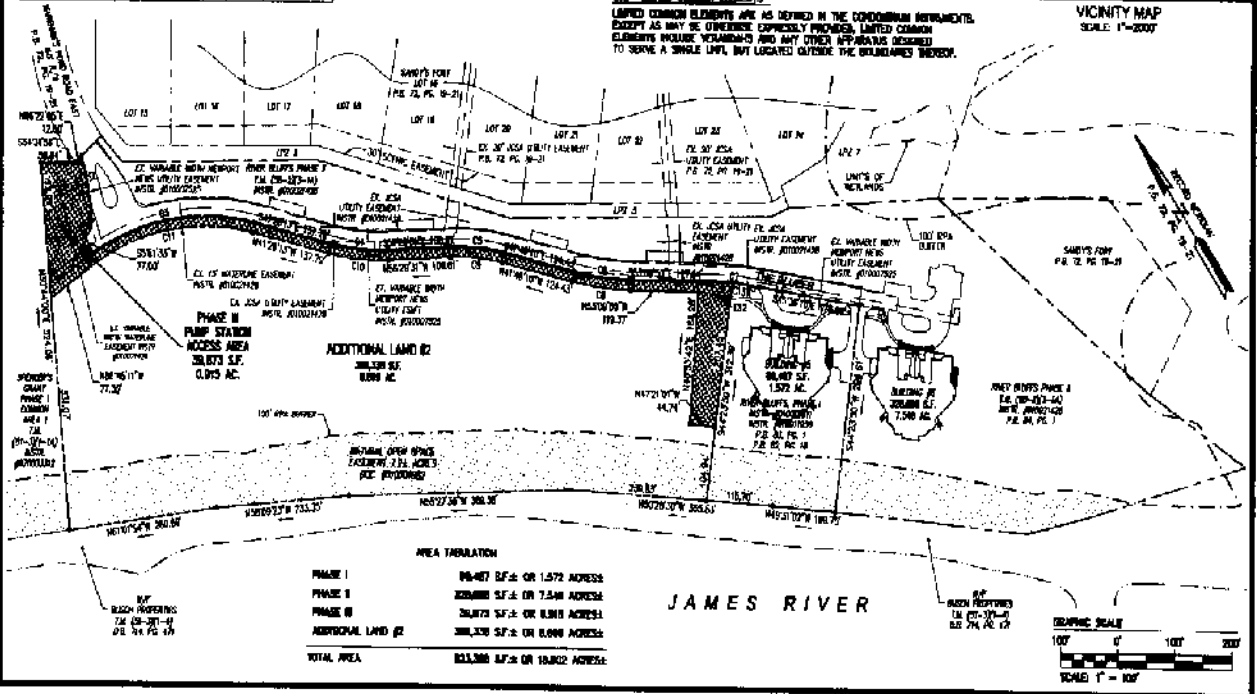
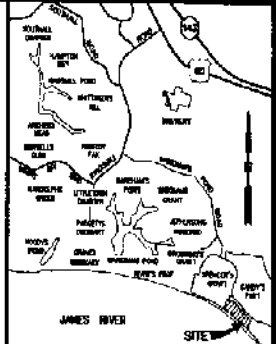
**CC - COMMON ELEMENTS**

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:  
 PLANNED PARKING AREAS, THE GRADING (ON OR NOT LANDSCAPED), ALL PORTIONS OF THE BUILDINGS NOT A PART OF THE UNIT NOR DEFINED AS LIMITED COMMON ELEMENTS, AND ALL CONDUITS, UTILIZATION, 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 ELEMENTS TO THE EXTENT THE SAME ARE LOCATED WITHIN THE COMMON ELEMENTS OF THE CONDOMINIUM AND NOT WITHIN THE FACT THAT A PORTION OF THESE ELEMENTS MAY BE SUBJECT TO A NATURAL OPEN SPACE EASEMENT DEDICATED TO JAMES CITY COUNTY.

**LCE - LIMITED COMMON ELEMENTS**

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



**AES**  
 CONSULTING ENGINEERS  
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EXHIBIT A.1  
 FLAT OF CONDOMINIUM  
**RIVER BLUFFS, A CONDOMINIUM**  
 PHASE II  
 PUMP STATION ACCESS AREA  
 ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA



DATE	REVISION / COMMENT / NOTE	BY

Designed by	Drawn by
Scale	Date
Project No.	Drawn No.
1 of 1	

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