

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
A. D. SEBERT, L.S.

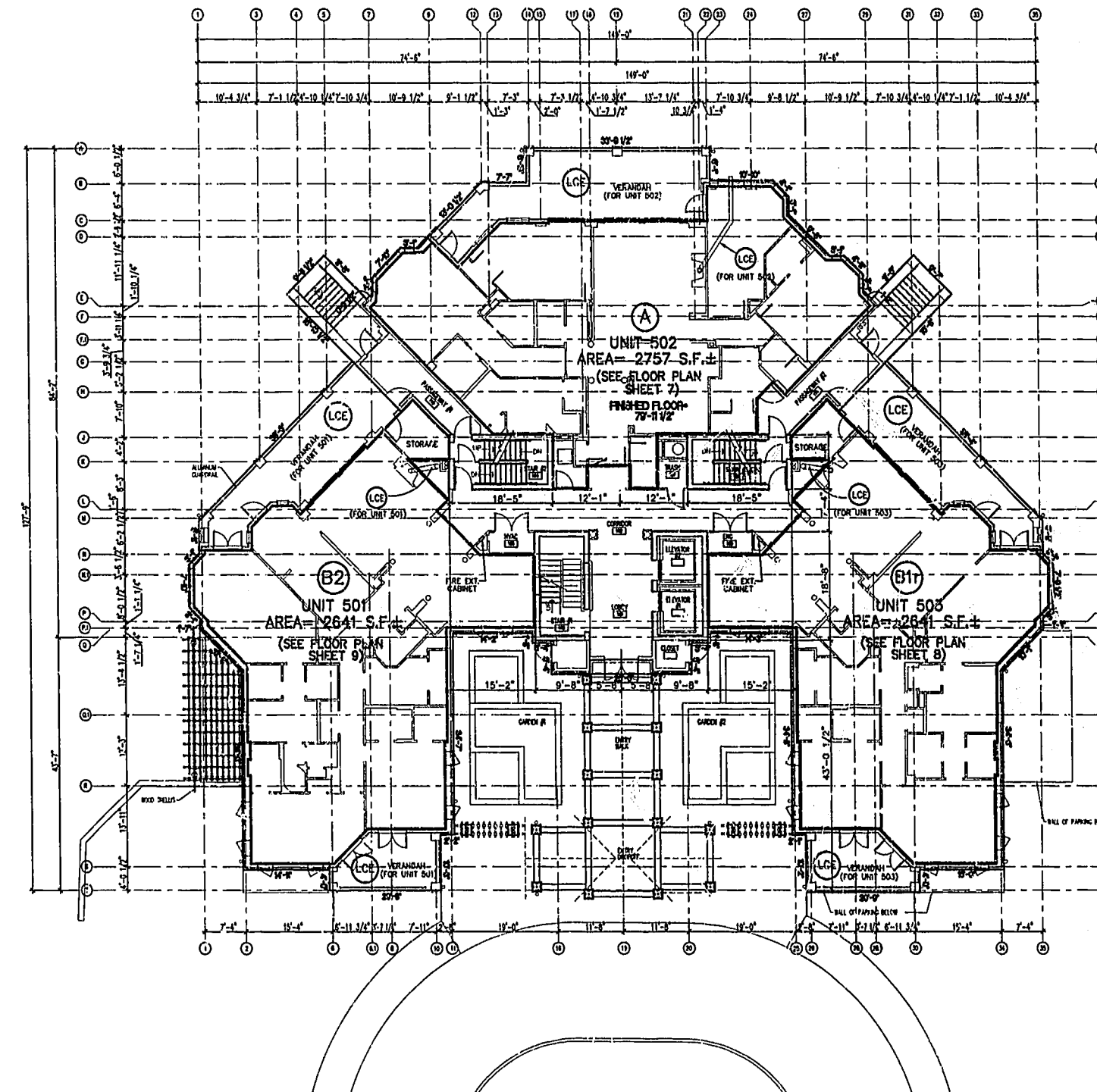
8/20/01
5/25/01
DATE



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

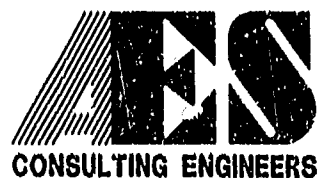
8/21/01
6/29/01
DATE



NOTE:
THIS PLAT IS A REVISION OF THE PLAT RECORDED IN P.B. 82, PGS. 18-30. THE ONLY REVISIONS ARE:
(1) REVISED UNIT 508 AREA TO 2819 S.F.± ON SHEET 4.
(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 1 BUILDING PLAN

NOT TO SCALE



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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 12:56 PM, PG. 1-13	
DOCUMENT # 010015611	
BETSY B. WOOLRIDGE, CLERK	
<i>Betsy B. Woolridge</i> Dep. Clerk	
No.	DATE
1	8/20/01
REVISED AREAS FOR UNITS 508 AND 509 AND TEXT ON SHEET 13	
BY JFS	

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