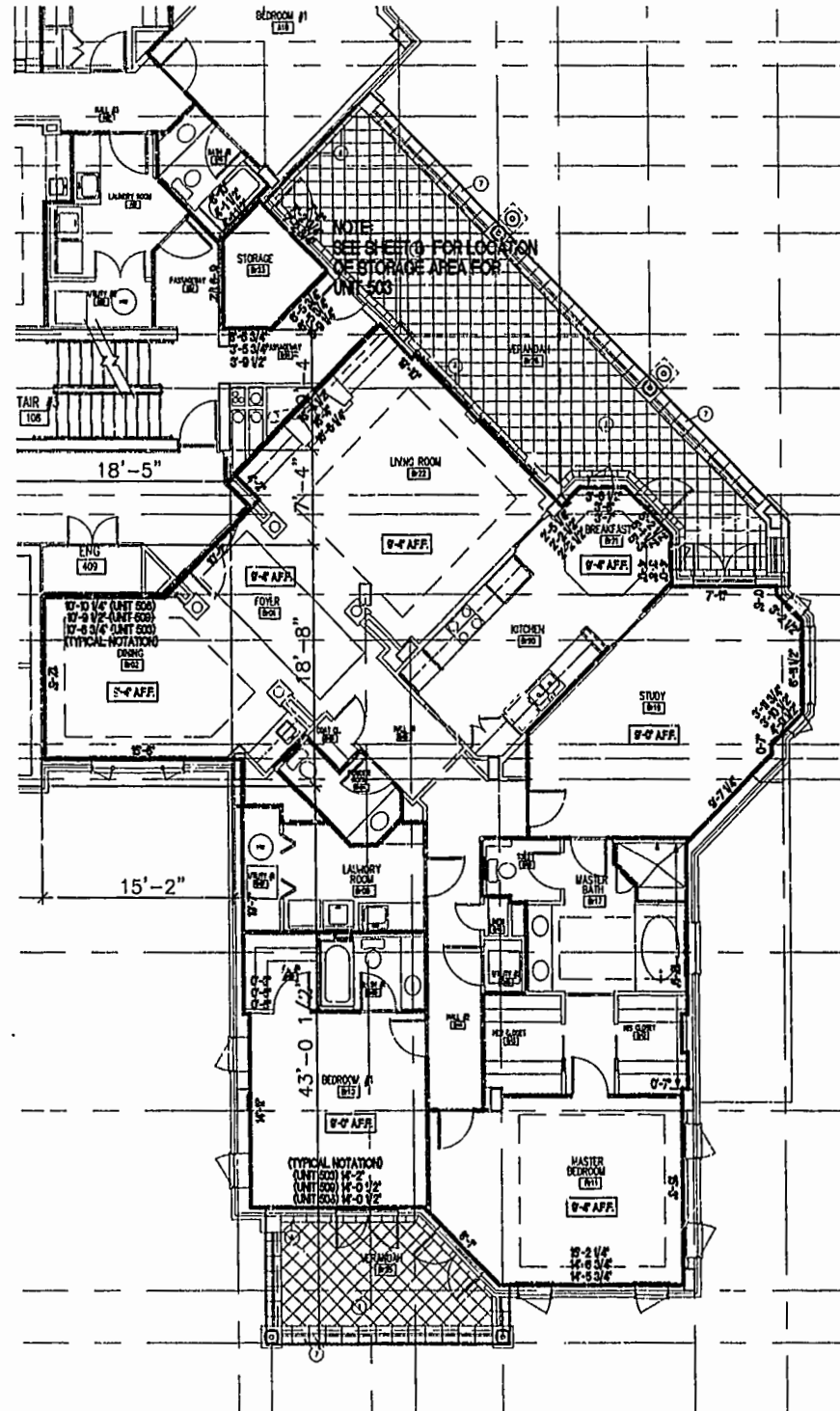


NOTE:  
THIS PLAT IS A REVISION OF THE PLAT RECORDED  
IN P.B. 82, PGS. 18-30. THE ONLY REVISIONS ARE:  
(1) REVISED UNIT 506 AREA TO 2619 S.F.± ON SHEET 4.  
(2) REVISED UNIT 509 AREA TO 2619 S.F.± ON SHEET 5.  
(3) REVISED TEXT FROM BALCONY TO VERANDAH ON  
SHEET 13.



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, 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

5/21/01  
6/29/01  
DATE

**UNIT 'B1R' - FLOOR PLAN**  
NOT TO SCALE

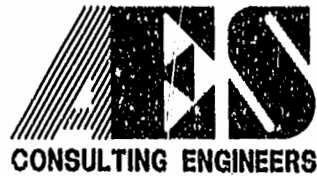
**UNIT PLAN**

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

**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  
at 12:56 PM, P.B. 83 PG. 1-13  
DOCUMENT # 010015611  
BETSY B. WOOLRIDGE, CLERK  
*Betsy B. Woolridge* Dep. Clerk

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

08.20.01-13:56 KM\_31P08.DWG JFS