

FAIRFIELD COMMUNITIES, INC., HEREINAFTER REFERRED TO AS "DEVELOPER," IS THE OWNER OF ALL REAL PROPERTY SHOWN AND DEPICTED UPON THIS PLAT, AND THE PLAT IS FILED OF RECORD SUBJECT TO THE FOLLOWING PROVISIONS:

ON THE 19th DAY OF March, 2001, THE DEVELOPER RECORDED A DOCUMENT ENTITLED "PROJECT AND TIME-SHARE INSTRUMENT FOR FAIRFIELD WILLIAMSBURG AT GOVERNOR'S GREEN, A TIME-SHARE" (THE "INSTRUMENT"), IN BOOK 010003101, PAGE 131, ET SEQ., IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF YORK COUNTY, VIRGINIA, BY WHICH THE DEVELOPER COMMITTED CERTAIN REAL PROPERTY DESCRIBED THEREIN TO A TIME-SHARE PROGRAM AND CREATED A TIME-SHARE PROJECT KNOWN AS "FAIRFIELD WILLIAMSBURG AT GOVERNOR'S GREEN, A TIME-SHARE" (THE "TIME-SHARE PROJECT") CONSISTING OF TIME-SHARE UNITS AS DEFINED IN THE INSTRUMENT. THE REAL PROPERTY DEPICTED ON THIS PLAT AND CAPITALIZED TERMS UTILIZED HEREON ARE SUBJECT TO THE INSTRUMENT, UNLESS OTHERWISE PROVIDED. THE REAL PROPERTY DEPICTED ON THIS PLAT CONSISTS OF APPROXIMATELY 6.4925 ACRES, UPON WHICH WILL BE CONSTRUCTED FOUR (4) BUILDINGS, ALSO DEPICTED. THREE (3) BUILDINGS WILL CONTAIN TWELVE (12) TIME-SHARE UNITS AND ONE (1) BUILDING WILL CONTAIN NINETEEN (19) TIME-SHARE UNITS FOR A TOTAL OF FIFTY-FIVE (55) TIME-SHARE UNITS IN PHASE 1A. THE FOUR (4) BUILDINGS CONSIST OF THREE (3) FLOORS EACH. UNITS 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1311, 1312, 1313, 1314, 1511, 1512, 1513, 1514, 1711, 1712, 1713, AND 1714 ARE FIRST FLOOR UNITS; UNITS 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1321, 1322, 1323, 1324, 1521, 1522, 1523, 1524, 1721, 1722, 1723, 1724 ARE SECOND FLOOR UNITS; AND UNITS NUMBERED 1231, 1232, 1233, 1234, 1235, 1331, 1332, 1333, 1334, 1531, 1532, 1533, 1534, 1731, 1732, 1733, AND 1734 ARE THIRD FLOOR UNITS. THE RESPECTIVE UNIT NUMBERS FOR EACH BUILDING ARE SHOWN IN TABULAR FORM HEREON. ARTICLE IV OF THE INSTRUMENT DESCRIBES AND ESTABLISHES THE BOUNDARIES FOR THE TIME-SHARE UNITS.

COMMON ELEMENTS CONSIST OF ALL REAL PROPERTY DEPICTED ON THIS PLAT, EXCEPT FOR THE TIME-SHARE UNITS.

SUBJECT TO THE INSTRUMENT, THE DEVELOPER RESERVES THE RIGHT TO BRING ADDITIONAL PROPERTY WITHIN THE TIME-SHARE PROJECT, AND THE RIGHT TO COMMIT ADDITIONAL REAL PROPERTY TO THE TIME-SHARE PROJECT AND CREATE ADDITIONAL TIME-SHARE UNITS AND COMMON AREAS, AND TO ELIMINATE UNIMPROVED REAL PROPERTY IN ANY PHASE FOR WHICH THE DEVELOPER CONTROL PERIOD CONTINUES.

THE REAL PROPERTY DEPICTED ON THIS PLAT IS SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVED RIGHTS OF THE DEVELOPER CONTAINED WITHIN THE INSTRUMENT, ALL ZONING ORDINANCES NOW EXISTING OR HEREAFTER APPLICABLE TO THE TIME-SHARE PROJECT, EXISTING EASEMENTS FOR INGRESS AND EGRESS, PEDESTRIAN AND VEHICULAR PURPOSES, AND EXISTING UTILITY SERVICE AND DRAINAGE EASEMENTS. PURSUANT TO THE TERMS OF THE INSTRUMENT, THE DEVELOPER RESERVES THE RIGHT TO GRANT ANY ADDITIONAL EASEMENTS THE DEVELOPER DEEMS NECESSARY FOR THE ESTABLISHMENT AND MAINTENANCE OF THE TIME-SHARE PROJECT AND THE BENEFIT OF TIME-SHARE OWNERS AND TO GRANT SUCH RIGHT TO THE GOVERNOR'S GREEN VACATION OWNERS ASSOCIATION, INC. (THE "ASSOCIATION").

THE DEVELOPER RESERVES THE RIGHT TO ALTER OR MODIFY THE INTERIOR DESIGN AND ARRANGEMENT OF TIME-SHARE UNITS. DEVELOPER RESERVES THE RIGHT, FOR TIME-SHARE UNITS FOR WHICH IT IS RECORD OWNER AND FROM WHICH NO TIME-SHARE ESTATES HAVE BEEN SOLD, TO REPLAT SUCH UNIT(S) AND COMBINE TWO OR MORE UNITS INTO A SINGLE UNIT. ANY ALTERATION, MODIFICATION OR CHANGE SHALL BE ACCOMPLISHED THROUGH THE RECORDATION OF A SUPPLEMENTAL INSTRUMENT TO THE INSTRUMENT. DEVELOPER RESERVES THE RIGHT TO FILE A REPLAT TO CORRECT ANY SURVEY OR OTHER ERROR DEPICTED ON THE PLAT.

THE STREETS HEREON ARE PRIVATE AND SHALL BE MAINTAINED BY THE DEVELOPER DURING THE DEVELOPER CONTROL PERIOD AND THEREAFTER BY THE ASSOCIATION. THE DRIVEWAYS AND PARKING AREAS LOCATED WITHIN THE TIME-SHARE PROJECT ARE COMMON ELEMENTS AND SHALL BE MAINTAINED BY THE DEVELOPER DURING THE DEVELOPER CONTROL PERIOD AND THEREAFTER BY THE ASSOCIATION.

ANY RESERVED PROPERTY OR COMMERCIAL PROPERTY SHOWN ON THIS PLAT ARE NOT PART OF THE TIME-SHARE PROJECT.

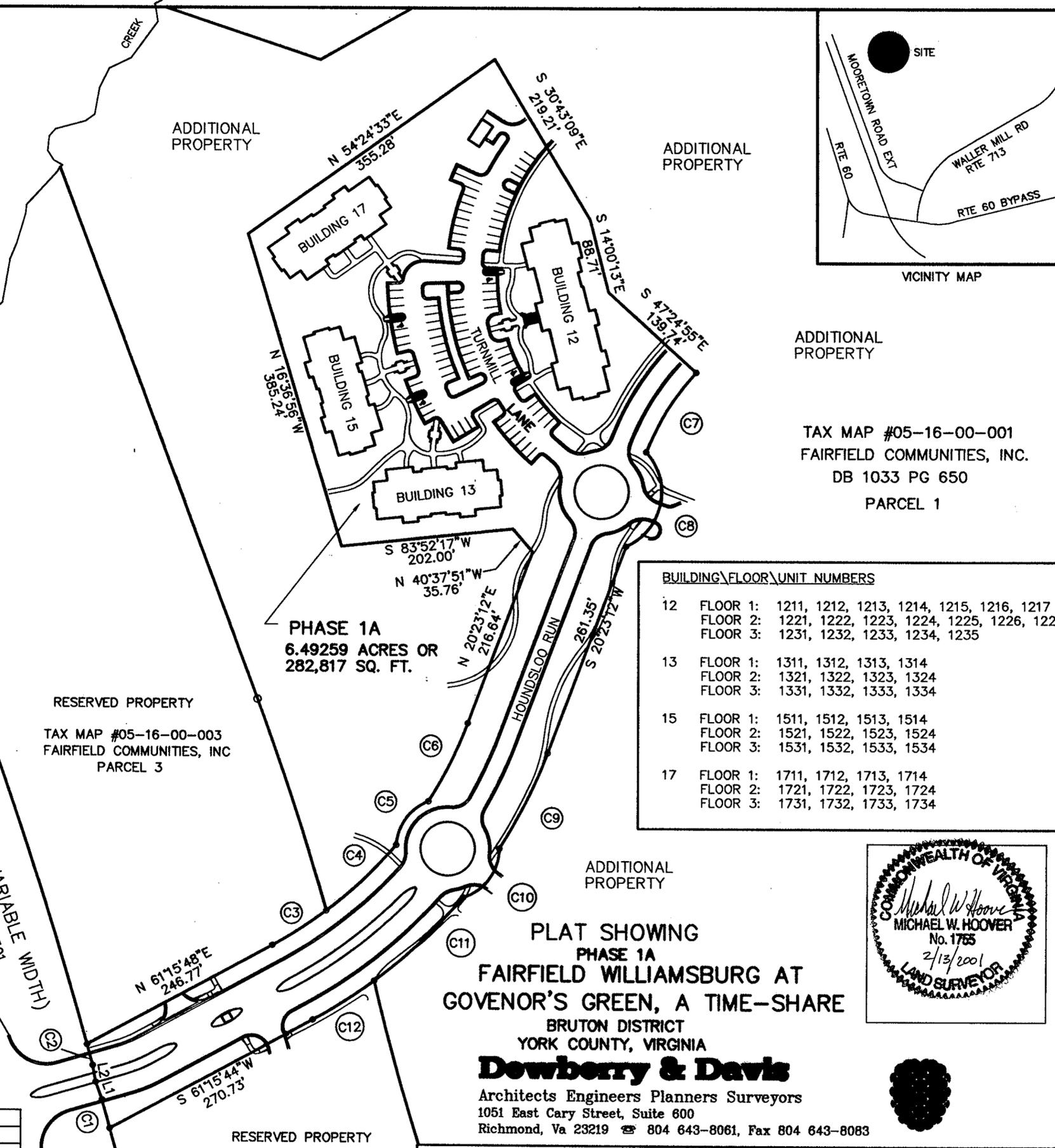
CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	CHORD
C1	5628.27	35.15	17.57	00°21'28"	N15°09'53"W	35.15
C2	5854.65	25.45	12.72	00°14'57"	N15°31'24"W	25.45
C3	500.00	75.30	37.72	08°37'42"	N56°56'53"E	75.23
C4	500.00	113.68	57.08	13°01'36"	N46°07'14"E	113.43
C5	60.50	67.54	37.78	63°57'47"	N35°55'58"E	64.08
C6	500.00	103.60	51.98	11°52'17"	N26°19'21"E	103.41
C7	297.50	111.08	56.20	21°23'39"	S31°53'16"W	110.44
C8	70.50	132.72	96.78	107°51'33"	S11°47'40"W	113.97
C9	600.00	126.78	63.63	12°06'25"	S26°26'25"W	126.55
C10	60.50	77.09	44.78	73°00'36"	S35°55'58"W	71.98
C11	600.00	143.78	72.24	13°43'49"	S46°14'12"W	143.44
C12	600.00	85.45	42.80	08°09'37"	S57°10'55"W	85.38

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N19°20'19"W	22.25
L2	N10°36'09"W	20.11

PROJECT\R9901002\PHASE1A2.DWG SCALE : 1" = 100'

VIRGINIA STATE GRID NORTH - SOUTH ZONE 1983

MORETOWN ROAD (VARIABLE WIDTH)
REF VDOT 0603-09-171, C-501



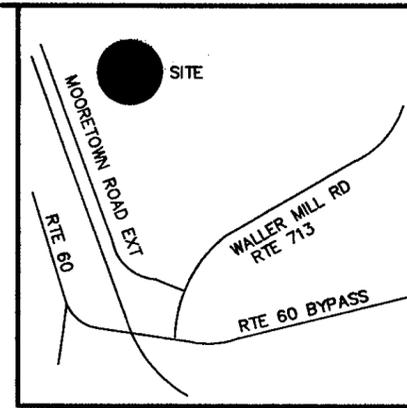
PHASE 1A
6.49259 ACRES OR
282,817 SQ. FT.

RESERVED PROPERTY
TAX MAP #05-16-00-003
FAIRFIELD COMMUNITIES, INC
PARCEL 3

RESERVED PROPERTY
PARCEL 2

BUILDING\FLOOR\UNIT NUMBERS
12 FLOOR 1: 1211, 1212, 1213, 1214, 1215, 1216, 1217 FLOOR 2: 1221, 1222, 1223, 1224, 1225, 1226, 1227 FLOOR 3: 1231, 1232, 1233, 1234, 1235
13 FLOOR 1: 1311, 1312, 1313, 1314 FLOOR 2: 1321, 1322, 1323, 1324 FLOOR 3: 1331, 1332, 1333, 1334
15 FLOOR 1: 1511, 1512, 1513, 1514 FLOOR 2: 1521, 1522, 1523, 1524 FLOOR 3: 1531, 1532, 1533, 1534
17 FLOOR 1: 1711, 1712, 1713, 1714 FLOOR 2: 1721, 1722, 1723, 1724 FLOOR 3: 1731, 1732, 1733, 1734

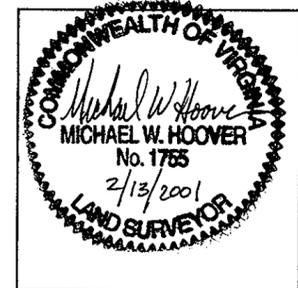
TAX MAP #05-16-00-001
FAIRFIELD COMMUNITIES, INC.
DB 1033 PG 650
PARCEL 1



PLAT SHOWING
PHASE 1A
FAIRFIELD WILLIAMSBURG AT
GOVERNOR'S GREEN, A TIME-SHARE
BRUTON DISTRICT
YORK COUNTY, VIRGINIA

Dowberry & Davis

Architects Engineers Planners Surveyors
1051 East Cary Street, Suite 600
Richmond, Va 23219 ☎ 804 643-8061, Fax 804 643-8083



DATE : 02-13-2001
LAST REVISED: 02-13-2001

SHEET 1 OF 1

PFA-463A

Filed in the Clerk's Office, Circuit Court, York Co., VA the 19 day of March, 2001. Tester: Lynn S. Jenkins, Clerk. U:\SURVEY\PROJECT\R9901002\PHASE1A2.DWG Wed Mar 14 11:58:02 2001