

Flat Book No. 10 Page 254  
 Filed in the Clerk's Office, Circuit Court, York Co., Va.  
 the 6th day of June 1985  
 Tests: Edith M. Elliott, Clerk 11:21  
[Signature] D.C.



GRAPHIC SCALE 1"=50'

DATE	REVISIONS	
3-17-86	NOTES AND AREA	LOW
11-19-85	R BEARINGS AND DIMENSIONS	TMB

FAIRFIELD WILLIAMSBURG, INC. (DEVELOPER) IS THE OWNER OF ALL REAL PROPERTY SHOWN ON THIS PLAT AND THIS PLAT IS FILED FOR RECORD SUBJECT TO THE FOLLOWING PROVISIONS:

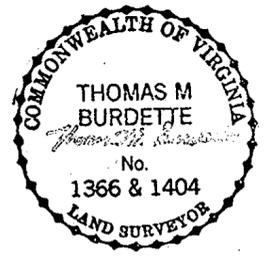
ON THE 5TH DAY OF JUNE, 1985, DEVELOPER RECORDED A DOCUMENT ENTITLED "PROJECT AND TIME-SHARE INSTRUMENT FOR FAIRFIELD WILLIAMSBURG" IN DEED BOOK 417, PAGE 503 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF YORK COUNTY, VIRGINIA ("YORK COUNTY CLERK'S OFFICE"). AS AMENDED BY "CORRECTION SUPPLEMENTAL INSTRUMENT TO PROJECT AND TIME-SHARE INSTRUMENT FOR FAIRFIELD WILLIAMSBURG" RECORDED IN DEED BOOK PAGE \_\_\_\_\_, IN THE YORK COUNTY CLERK'S OFFICE ("INSTRUMENT"), 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," CONSISTING OF TIME-SHARE UNITS AND COMMON AREAS, AS DEFINED IN THE INSTRUMENT. AMONG OTHER THINGS, THE DEVELOPER RESERVED UNTO ITSELF IN THE INSTRUMENT THE RIGHT TO COMMIT ADDITIONAL REAL PROPERTY TO THE TIME-SHARE PROJECT AND CREATE ADDITIONAL TIME-SHARE UNITS AND COMMON AREAS.

ON THE 3RD DAY OF SEPTEMBER, 1985, DEVELOPER RECORDED A DOCUMENT ENTITLED "FIRST SUPPLEMENTAL INSTRUMENT TO PROJECT AND TIME-SHARE INSTRUMENT FOR FAIRFIELD WILLIAMSBURG" IN DEED BOOK 423, PAGE 491, AS AMENDED BY "CORRECTION SUPPLEMENTAL INSTRUMENT TO FIRST SUPPLEMENTAL INSTRUMENT FOR FAIRFIELD WILLIAMSBURG" RECORDED IN DEED BOOK PAGE \_\_\_\_\_, IN THE YORK COUNTY CLERK'S OFFICE ("FIRST SUPPLEMENTAL INSTRUMENT"), BY WHICH THE DEVELOPER COMMITTED CERTAIN REAL PROPERTY DESCRIBED THEREIN AS PHASE TWO OF THE TIME-SHARE PROJECT, CONSISTING OF TIME-SHARE UNITS AND COMMON AREAS, AS DEFINED IN THE FIRST SUPPLEMENTAL INSTRUMENT.

ON THE \_\_\_\_\_ DAY OF MARCH, 1986, DEVELOPER RECORDED A DOCUMENT ENTITLED "SECOND SUPPLEMENTAL INSTRUMENT TO PROJECT AND TIME-SHARE INSTRUMENT FOR FAIRFIELD WILLIAMSBURG" IN DEED BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, IN THE YORK COUNTY CLERK'S OFFICE ("SECOND SUPPLEMENTAL INSTRUMENT"), BY WHICH DEVELOPER COMMITTED THE REAL PROPERTY DESCRIBED THEREIN AND DEPICTED ON THE PLAT ENTITLED "FAIRFIELD WILLIAMSBURG TIME SHARE PROJECT PHASE THREE ONE-A AND ONE-B", RECORDED IN PLAT BOOK 10, PAGE 208, IN THE YORK COUNTY CLERK'S OFFICE ON JANUARY 24, 1986, CONSISTING OF TIME-SHARE UNITS AND COMMON AREAS, AS DEFINED IN THE SECOND SUPPLEMENTAL INSTRUMENT.

THE PLAT RECORDED IN PLAT BOOK 10, PAGE 208 CONTAINS AN ERRONEOUS AREA AND DEVELOPER RECORDS THIS PLAT TO CORRECT. THIS PLAT SUPERCEDES AND REPLACES IN ALL RESPECTS THE PLAT RECORDED IN PLAT BOOK 10, PAGE 208.

THE REAL PROPERTY DEPICTED HEREON CONSTITUTES REVISED PHASE THREE OF THE FAIRFIELD WILLIAMSBURG TIME-SHARE PROJECT. 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 3.8075 ACRES, UPON WHICH WILL BE CONSTRUCTED THE SEVEN (7) BUILDINGS ALSO DEPICTED. THREE (3) BUILDINGS WILL CONTAIN SIX (6) TIME-SHARE UNITS AND FOUR (4) BUILDINGS WILL CONTAIN FOUR (4) TIME-SHARE UNITS, FOR A TOTAL OF THIRTY-FOUR (34) TIME-SHARE UNITS IN PHASE THREE. EACH BUILDING CONSISTS OF TWO (2) FLOORS: UNITS NUMBERED IN THE 100 SERIES (E.G., UNIT 101, UNIT 102) ARE FIRST FLOOR UNITS. UNITS NUMBERED IN THE 200 SERIES (E.G., UNIT 201, UNIT 202) ARE SECOND FLOOR UNITS. THE UNIT NUMBER FOR EACH SECOND FLOOR UNIT IS SHOWN IN PARENTHESES BENEATH THE FIRST FLOOR UNIT NUMBER. THE PREFIX DIGIT MERELY IDENTIFIES THE BUILDING NUMBER AND IS NOT PART OF THE UNIT DESCRIPTION (E.G., 30-101 IS UNIT 101 IN BUILDING 30). ARTICLE IV OF THE INSTRUMENT DESCRIBES AND ESTABLISHES THE BOUNDARIES FOR EACH TIME-SHARE UNIT.



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

SUBJECT TO THE INSTRUMENT, THE DEVELOPER RESERVES THE RIGHT TO BRING ADDITIONAL PROPERTY WITHIN THE FAIRFIELD WILLIAMSBURG TIME-SHARE PROJECT 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 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 PROJECT AND THE BENEFIT OF TIME-SHARE OWNERS AND TO GRANT SUCH RIGHT TO THE FAIRFIELD WILLIAMSBURG PROPERTY OWNERS ASSOCIATION, INC.

THE DEVELOPER RESERVES THE RIGHT TO ALTER OR MODIFY THE INTERIOR DESIGN ARRANGEMENT OF TIME-SHARE UNITS. THE 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 AND PLAT.

THE STREETS HEREON ARE PRIVATE AND SHALL BE MAINTAINED BY THE DEVELOPER DURING THE DEVELOPER CONTROL PERIOD FOR PHASE THREE AND THEREAFTER BY THE FAIRFIELD WILLIAMSBURG PROPERTY OWNERS ASSOCIATION. THE DRIVEWAYS AND PARKING AREA LOCATED WITHIN PHASE THREE OF THE PROJECT ARE COMMON ELEMENTS AND SHALL BE MAINTAINED BY THE DEVELOPER DURING THE DEVELOPER CONTROL PERIOD FOR PHASE THREE AND THEREAFTER BY THE FAIRFIELD WILLIAMSBURG PROPERTY OWNERS ASSOCIATION.

- NOTES:
1. ALL UTILITY SERVICES ARE UNDERGROUND.
  2. BUILDINGS SHOWN AND DIMENSIONS TO BUILDINGS ARE FOR PROPOSED STRUCTURES.
  3. ANY IMPROVEMENTS TO PROPERTY ARE SUBJECT TO YORK COUNTY AND STATE CODE AND SHALL BE SUBJECT TO EASEMENTS, SERVITUDES AND COVENANTS OF RECORD.

# FAIRFIELD WILLIAMSBURG TIME SHARE PROJECT REVISED PHASE THREE

BRUTON DISTRICT  
YORK COUNTY, VIRGINIA

SCALE: 1" = 50'  
 OCT. 18 1985  
 REV. NOV. 1, 1985  
 REV. DEC. 20, 1985

**Dewberry & Davis**  
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