

FAIRFIELD WILLIAMSBURG
TIME-SHARE PROJECT
PHASE ONE
Bruton District
York County, Virginia.

J. J. ALFONSO
Land Surveyor
Newport News, Virginia.

Date: Jan. 3, 1985 Scale 1" = 50'

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

ON THE _____ DAY OF _____, 1985, THE DEVELOPER FILED FOR RECORDATION A DOCUMENT ENTITLED "PROJECT AND TIME-SHARE INSTRUMENT FOR FAIRFIELD WILLIAMSBURG" (THE "INSTRUMENT"), BY WHICH THE DEVELOPER, SUBJECT TO THE COVENANTS, RESTRICTIONS, EASEMENTS, TERMS, RIGHTS, OBLIGATIONS, CHARGES, AND LIENS CONTAINED IN THE INSTRUMENT, COMMITTED THE REAL PROPERTY DEPICTED UPON THIS PLAT TO A TIME-SHARE PROGRAM AND CREATED A TIME-SHARE PROJECT KNOWN AS FAIRFIELD WILLIAMSBURG, CONSISTING OF TIME-SHARE UNITS AND COMMON ELEMENTS. THE REAL PROPERTY DEPICTED HEREON CONSTITUTES PHASE ONE OF THE FAIRFIELD WILLIAMSBURG TIME-SHARE PROJECT. THE INSTRUMENT, AND ITS EXHIBITS, ARE RECORDED IN DEED BOOK _____, AT PAGE _____, ET SEQ., IN THE CLERK'S OFFICE OF YORK COUNTY, VIRGINIA. 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 2.102 ACRES, UPON WHICH WILL BE CONSTRUCTED THE THREE (3) BUILDINGS, ALSO DEPICTED. TWO (2) BUILDINGS WILL CONTAIN SIX (6) TIME-SHARE UNITS AND ONE (1) BUILDING WILL CONTAIN FOUR (4) TIME-SHARE UNITS, FOR A TOTAL OF SIXTEEN (16) TIME-SHARE UNITS IN PHASE ONE. 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. 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 TIME-SHARE UNITS.

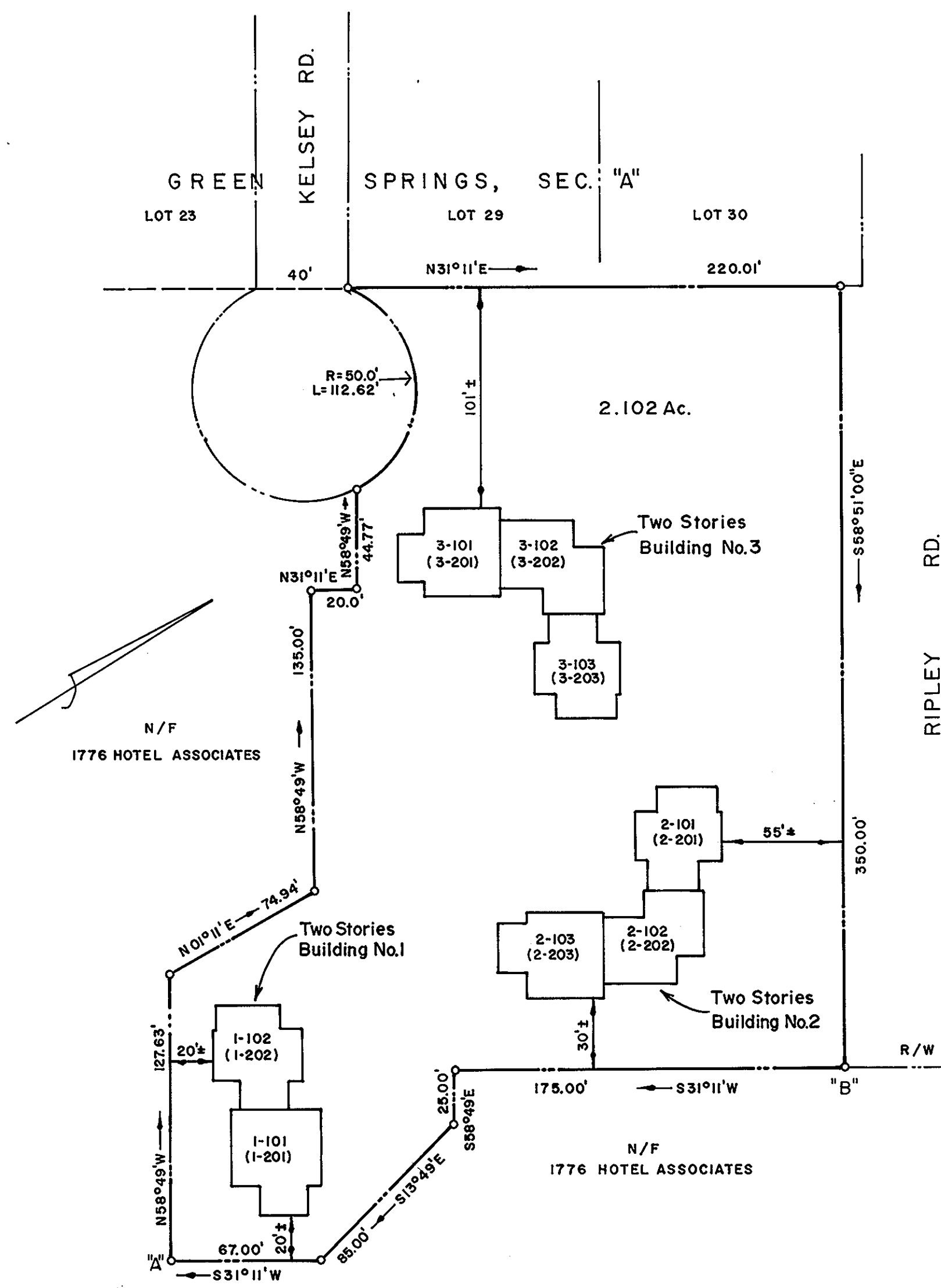
SUBJECT TO THE INSTRUMENT, THE DEVELOPER RESERVES THE RIGHT TO BRING ADDITIONAL PROPERTY WITHIN THE FAIRFIELD WILLIAMSBURG TIME-SHARE PROJECT AND TO ELIMINATE UNIMPROVED REAL PROPERTY IN ANY PHASE FOR WHICH THE DEVELOPER CONTROL PERIOD CONTINUES.

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 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.

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

- NOTES:
1. ALL UTILITIES SERVICES ARE UNDERGROUND THROUGHOUT THIS PROJECT.
 2. THIS IS A COMPOSITE PLAT, IT DOES NOT REPRESENT A FIELD SURVEY.
 3. BUILDINGS SHOWN AND DIMENSIONS TO BUILDINGS ARE FOR PROPOSED STRUCTURES.
 4. ANY IMPROVEMENTS TO PROPERTY SUBJECT TO COUNTY AND STATE CODE AND SHALL BE SUBJECT TO EASEMENTS, SERVITUDES AND COVENANTS OF RECORD.



THE PLOTTING OF THIS PROPERTY IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES AND WISHES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

Handwritten signature: Margaret News Service Corp by J. J. Alfonso

STATE OF VIRGINIA
City of Newport News
I, ETHEL W. FOX a Notary Public in and for the State and City aforesaid, do hereby certify that the above named persons whose names are signed to the foregoing writing have acknowledge the same before me in my City and State aforesaid.
Given under my hand this 4 day at June 1985
My commission expires May 19, 1986

NOTARY PUBLIC ETHEL W. FOX

Filed in the Clerk's Office, Circuit Court, York Co., Va.
the 5th day of June 19 85
Tests:
Edith M. Elliott, Clerk

Exhibit D to Project and Time-share Instrument for Fairfield Williamsburg