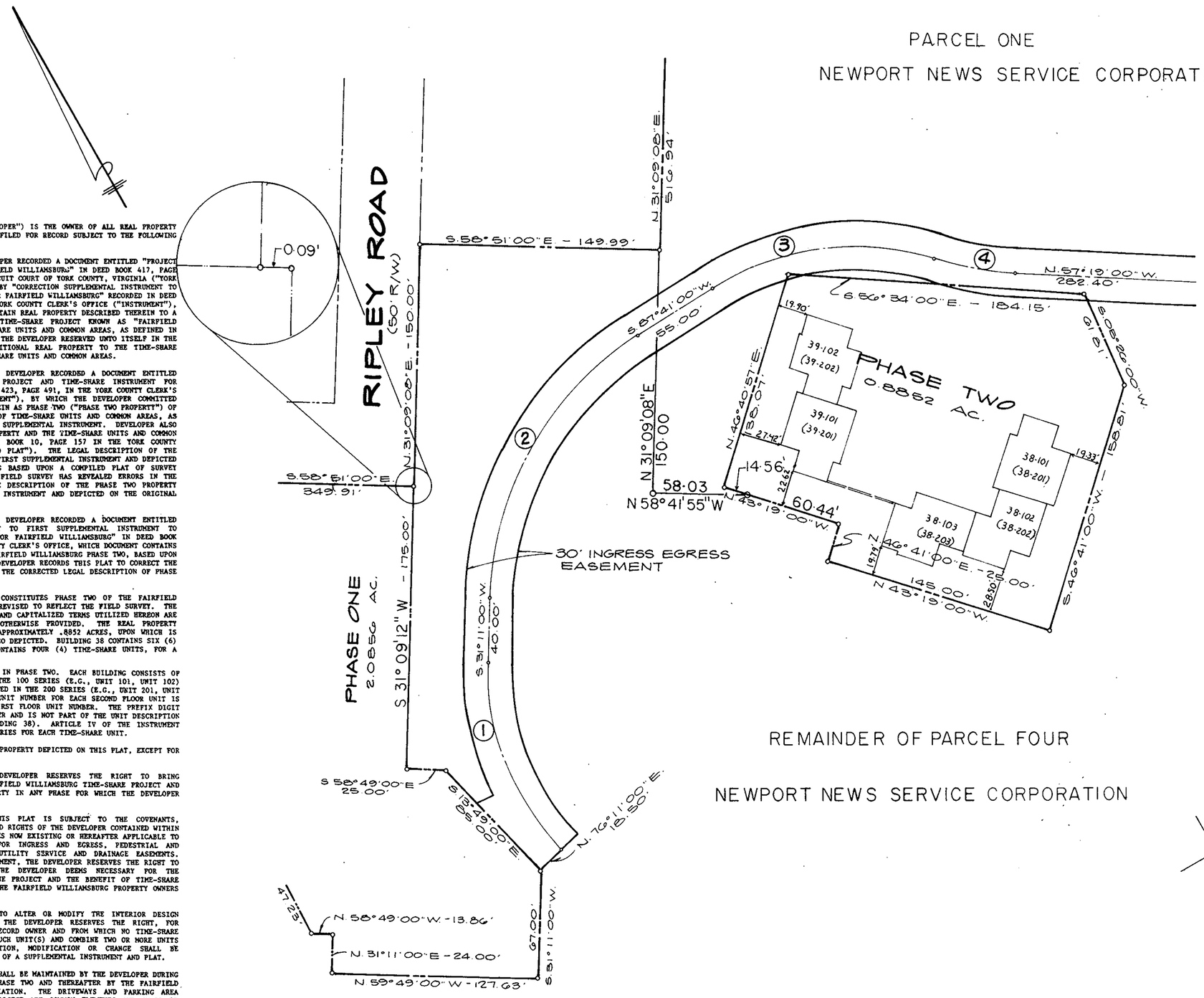
CURVE DATA						
NO.	RADIUS	DELTA	ARC	TAN	CHORD	CH. BEARING
1	160.00	45°47'13"	127.86	67.57	124.49	S.08°17'23"W.
2	197.50	56°30'03"	194.76	106.12	186.96	S.59°25'58"W.
3	167.50	49°00'02"	143.25	76.34'	138.92	N.67°49'03"W.
4	210.00'	13°59'57"	51.31'	25.78'	51.18'	S.50°19'01"E.



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, IN THE YORK COUNTY CLERK'S OFFICE ("FIRST SUPPLEMENTAL INSTRUMENT"), BY WHICH THE DEVELOPER COMMITTED CERTAIN REAL PROPERTY DESCRIBED THEREIN AS PHASE TWO ("PHASE TWO PROPERTY") OF THE TIME-SHARE PROJECT, CONSISTING OF TIME-SHARE UNITS AND COMMON AREAS, AS DEFINED IN THE INSTRUMENT AND FIRST SUPPLEMENTAL INSTRUMENT. DEVELOPER ALSO RECORDED A PLAT OF THE PHASE TWO PROPERTY AND THE TIME-SHARE UNITS AND COMMON AREAS COMPRISING PHASE TWO IN PLAT BOOK 10, PAGE 157 IN THE YORK COUNTY CLERK'S OFFICE ("ORIGINAL PHASE TWO PLAT"). THE LEGAL DESCRIPTION OF THE PHASE TWO PROPERTY CONTAINED IN THE FIRST SUPPLEMENTAL INSTRUMENT AND DEPICTED ON THE ORIGINAL PHASE TWO PLAT WAS BASED UPON A COMPILED PLAT OF SURVEY DESCRIBED THEREIN AND A SUBSEQUENT FIELD SURVEY HAS REVEALED ERRORS IN THE COMPILED PLAT OF SURVEY AND IN THE DESCRIPTION OF THE PHASE TWO PROPERTY CONTAINED IN THE FIRST SUPPLEMENTAL INSTRUMENT AND DEPICTED ON THE ORIGINAL PHASE TWO PLAT.

ON THE _____ DAY OF MARCH , 1986, DEVELOPER RECORDED A DOCUMENT ENTITLED "CORRECTION SUPPLEMENTAL INSTRUMENT TO FIRST SUPPLEMENTAL INSTRUMENT TO PROJECT AND TIME-SHARE INSTRUMENT FOR FAIRFIELD WILLIAMSBURG" IN DEED BOOK _____, PAGE _____, IN THE YORK COUNTY CLERK'S OFFICE, WHICH DOCUMENT CONTAINS A CORRECTED LEGAL DESCRIPTION FOR FAIRFIELD WILLIAMSBURG PHASE TWO, BASED UPON THE FIELD SURVEY REFERENCED ABOVE. DEVELOPER RECORDS THIS PLAT TO CORRECT THE ORIGINAL PHASE TWO PLAT AND REFLECT THE CORRECTED LEGAL DESCRIPTION OF PHASE TWO RESULTING FROM THE FIELD SURVEY.

THE REAL PROPERTY DEPICTED HEREON CONSTITUTES PHASE TWO OF THE FAIRFIELD WILLIAMSBURG TIME-SHARE PROJECT, AS REVISED TO REFLECT THE FIELD SURVEY. 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 .8852 ACRES, UPON WHICH IS CONSTRUCTED THE TWO (2) BUILDINGS ALSO DEPICTED. BUILDING 38 CONTAINS SIX (6) TIME-SHARE UNITS AND BUILDING 39 CONTAINS FOUR (4) TIME-SHARE UNITS, FOR A TOTAL OF TEN (10) TIME-SHARE UNITS IN PHASE TWO. 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., 38-101 IS UNIT 101 IN BUILDING 38). ARTICLE IV OF THE INSTRUMENT DESCRIBES AND ESTABLISHES THE BOUNDARIES FOR EACH TIME-SHARE UNIT.

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, PEDESTRIAL 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 TWO AND THEREAFTER BY THE FAIRFIELD WILLIAMSBURG PROPERTY OWNERS ASSOCIATION. THE DRIVEWAYS AND PARKING AREA LOCATED WITHIN PHASE TWO OF THE PROJECT ARE COMMON ELEMENTS AND SHALL BE MAINTAINED BY THE DEVELOPER DURING THE DEVELOPER CONTROL PERIOD FOR PHASE TWO 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 CO. AND STATE CODE AND SHALL BE SUBJECT TO EASEMENTS, SERVITUDES AND COVENANTS OF RECORD.

PLAT OF FAIRFIELD WILLIAMSBURG TIME SHARE PROJECT REVISED PHASE TWO

BRUTON DISTRICT
YORK COUNTY, VIRGINIA

Dewberry & Davis
ENGINEERS ARCHITECTS PLANNERS SURVEYORS
8401 ARLINGTON BLVD., FAIRFAX, VA. 22031
703 849-0100

SCALE: 1" = 50' JANUARY 15, 1986

COMMONWEALTH OF VIRGINIA
THOMAS M BURDETTE
No. 1366 & 1404
LAND SURVEYOR

3-7-86	ADD DETAIL AND TIE TO PH-II L.O.M.
	REVISIONS

Plat Book No. 10 Page 243
Filed in the Clerk's Office, Circuit Court, York Co., Va.
the 6th day of June 1986
Teste: Edith M. Elliott, Clerk 11:43
D. C.