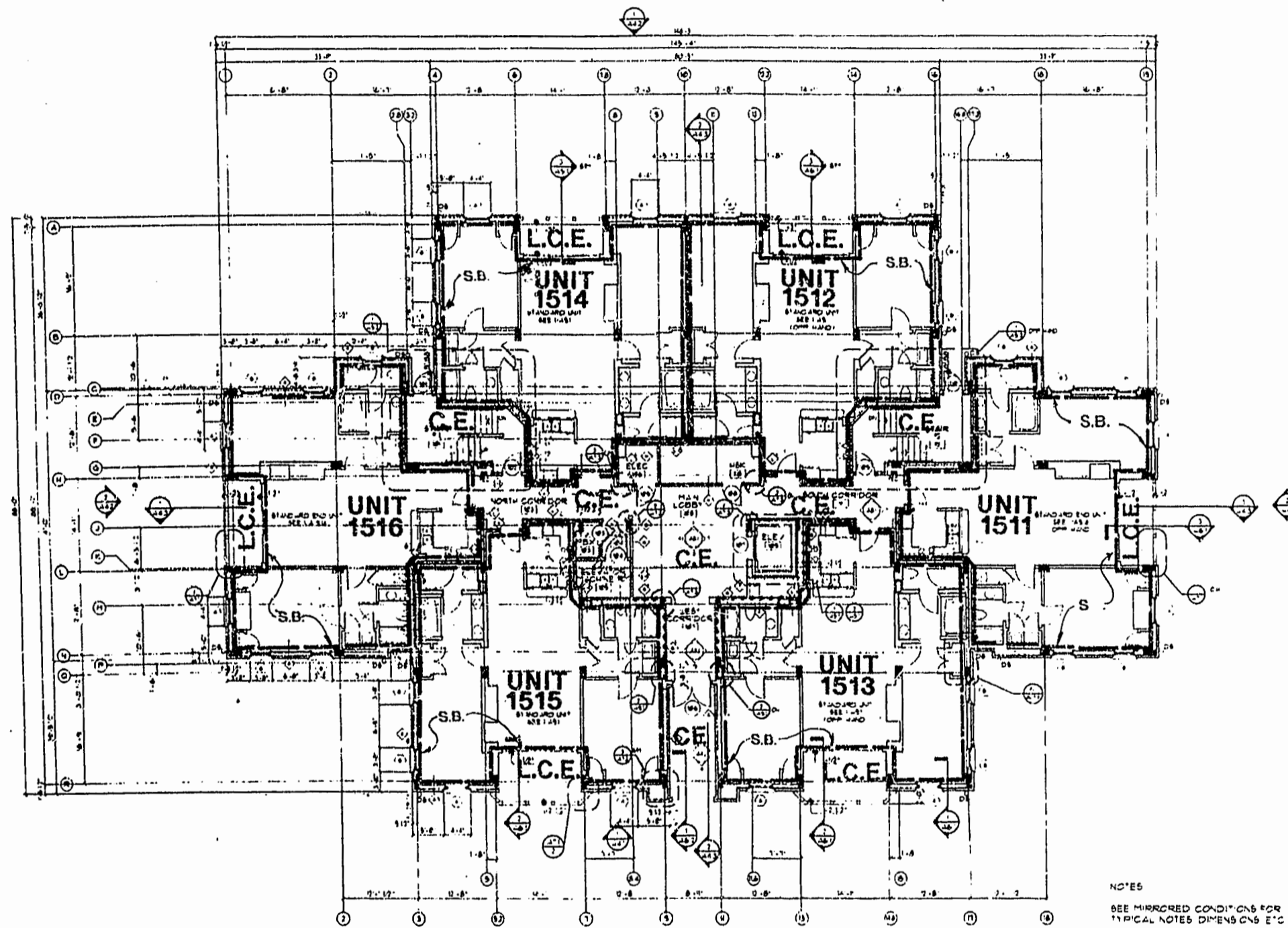


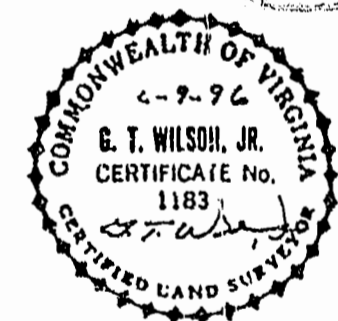
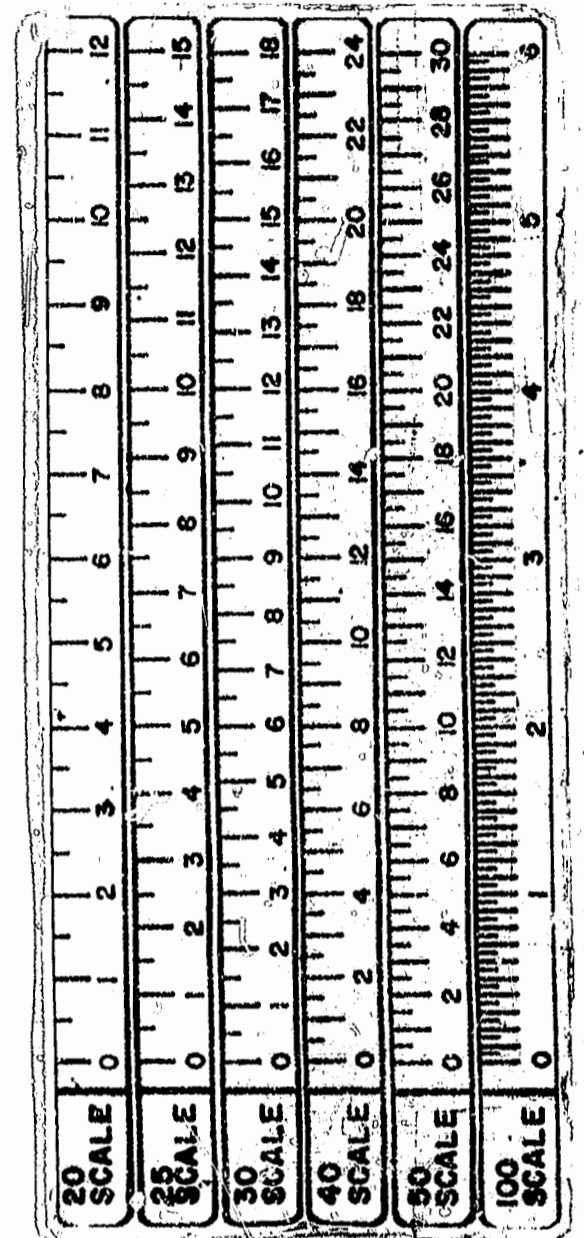
NOTES:

1. THE LOWER (HORIZONTAL) BOUNDARY OF EACH UNIT IN BUILDING "D" SHOWN ON THE PLAT AS LOCATED ON PHASE IV IS THE HORIZONTAL PLANE OF THE UPPER SURFACE OF THE FLOOR SLAB OF THE UNIT.
2. THE UPPER (HORIZONTAL) BOUNDARY OF EACH OF THE UNITS IN BUILDING "D" SHOWN ON THE PLAT AS LOCATED ON PHASE IV IS THE HORIZONTAL PLANE (S) OF THE LOWER SURFACE OF THE FLOOR SLAB CONSTITUTING THE CEILING OF THE UNIT; IT BEING UNDERSTOOD THAT THE TEXTURED CEILING COATING IS PART OF THE UNIT.



NOTES
SEE MIRRORED CONDITIONS FOR
TYPICAL NOTES DIMENSIONS ETC

FIRST LEVEL FLOOR PLAN
UNITS 1511 THRU 1516



SURVEYOR'S CERTIFICATE

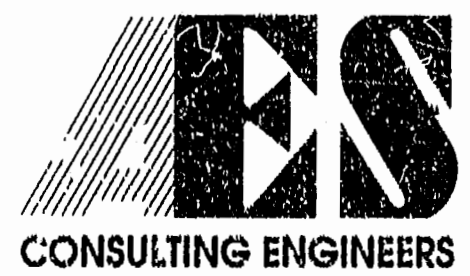
I, HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS IS A CORRECT AND ACCURATE PLAN AND THAT THIS PLAN IS IN COMPLIANCE WITH THE VIRGINIA CODE ANNOTATED SUBSECTIONS 55-79.58B AND E. I FURTHER CERTIFY THAT ALL UNITS OR PORTIONS THEREOF DEPICTED HEREON HAVE BEEN SUBSTANTIALLY COMPLETED.

G. T. Wilson, Jr.
G. T. WILSON, JR., C.L.S. 2-9-96
DATE

LEGEND:
S.B. - SIDE (PERIMETRIC) BOUNDARY
C.E. - COMMON ELEMENT
L.C.E. - LIMITED COMMON ELEMENT

NOTE:
BOLD DIMENSIONS BASED ON ACTUAL FIELD MEASUREMENTS.
OTHER DATA TAKEN FROM PLANS PER NICHOLS CARTER GRANT ARCHITECTS.

EXHIBIT A-3



5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(804) 253-0040
Fax (804) 220-8994

**PLAT OF CONDOMINIUM
MANOR CLUB
AT FORD'S COLONY
PHASE IV**
OWNER/DEVELOPER: MARRIOTT OWNERSHIP RESORTS, INC.
POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA

11:58	27 day of June 1996		
Recorded			
D.B. No. 198	03088		
Balance Sheet	OK		
No.	DATE	REVISION / COMMENT / NOTE	BY

Designed	Drawn
Scale	Date
NONE	2/9/96
Project No.	
7739 - CD	
Drawing No.	
2 of 9	