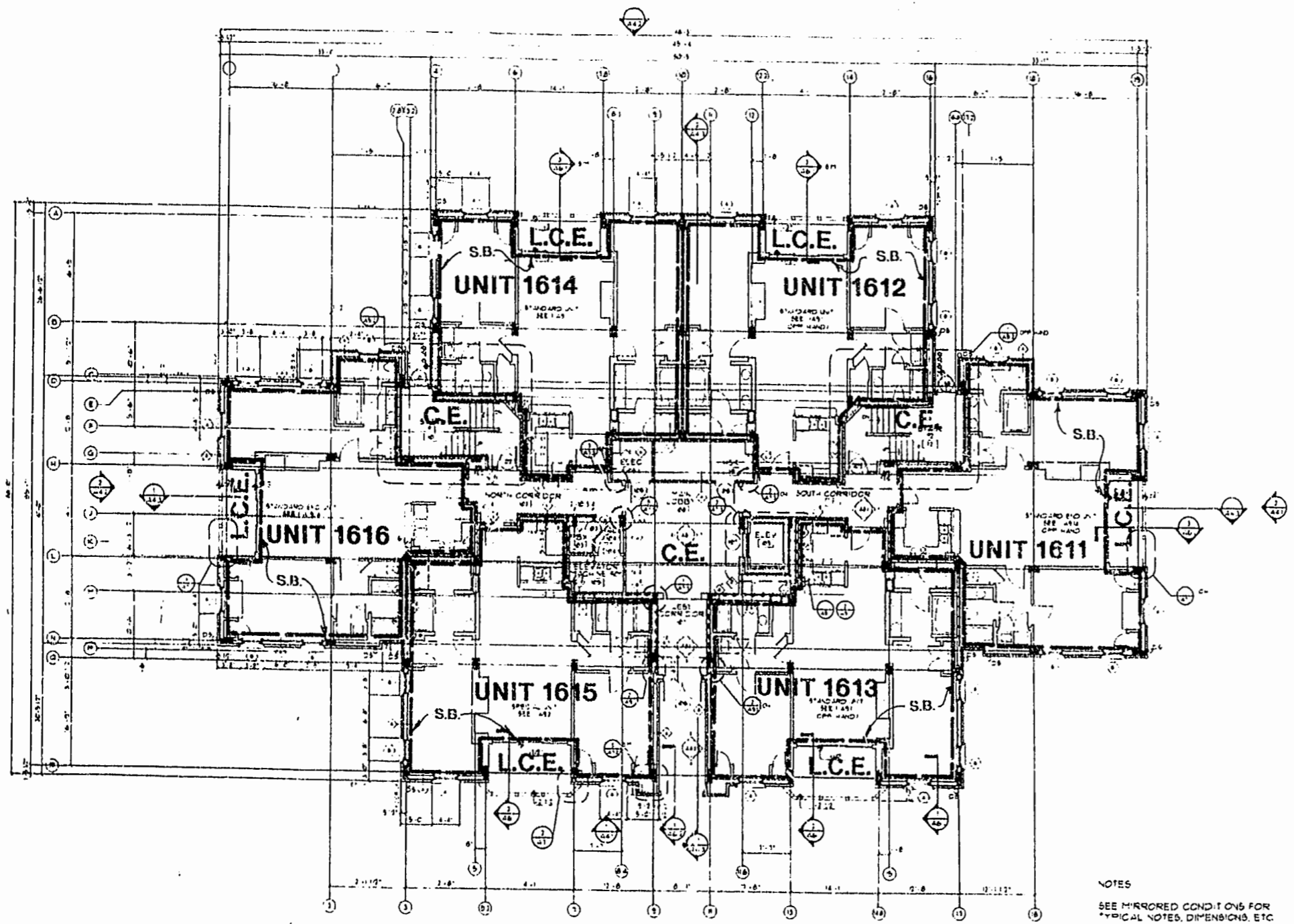
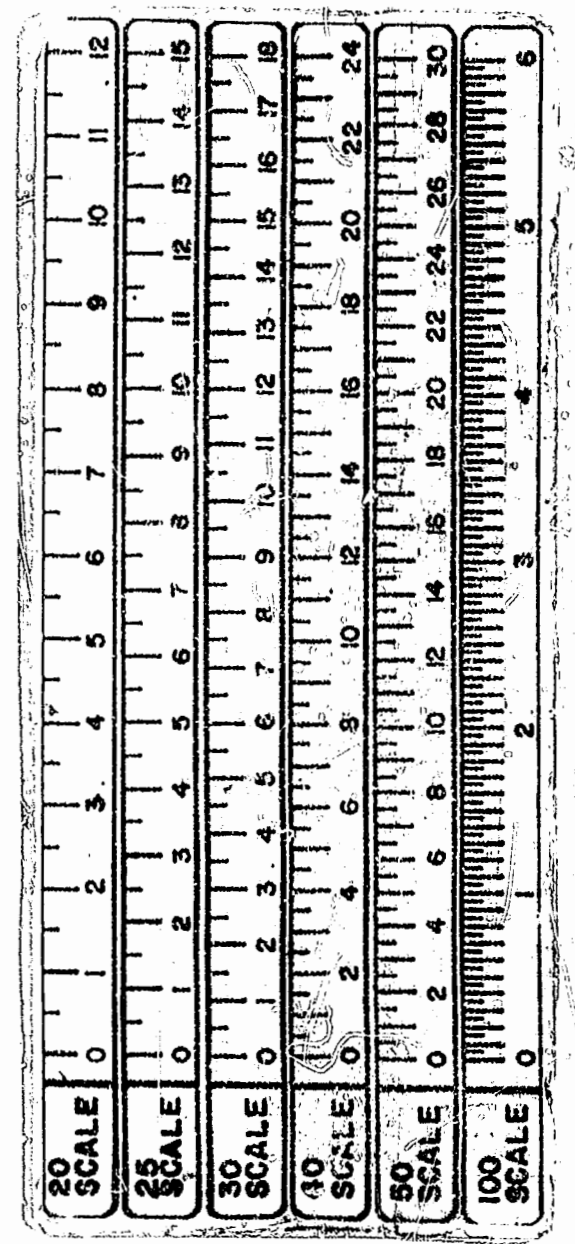


- NOTES.
1. THE LOWER (HORIZONTAL) BOUNDARY OF EACH UNIT IN BUILDING "E" SHOWN ON THE PLAT AS LOCATED ON PHASE V IS THE HORIZONTAL PLANE OF THE UPPER SURFACE OF THE FLOOR SLAB OF THE UNIT.
 2. THE UPPER (HORIZONTAL) BOUNDARY OF EACH OF THE UNITS IN BUILDING "E" SHOWN ON THE PLAT AS LOCATED ON PHASE V 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.



FIRST LEVEL FLOOR PLAN
UNITS 1611 THRU 1616

NOTES
SEE MIRRORED CONDITIONS FOR TYPICAL NOTES, DIMENSIONS, ETC



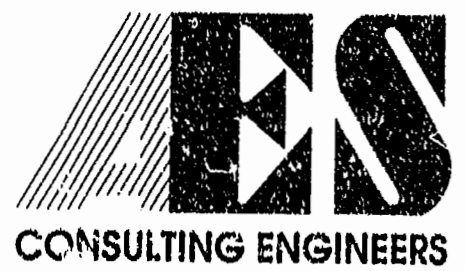
SURVEYOR'S CERTIFICATE

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.

E. 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.



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

EXHIBIT A-3

**PLAT OF CONDOMINIUM
MANOR CLUB
AT FORD'S COLONY
PHASE V**

OWNER/DEVELOPER: MARRIOTT OWNERSHIP RESORTS, INC.
POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA

Designed	Drawn		
Scale	Date		
NONE	2/9/96		
Project No.			
7739 - CE			
Drawing No.			
2 of 10			
No.	DATE	REVISION / COMMENT / NOTE	BY

Designed	Drawn
Scale	Date
NONE	2/9/96
Project No.	
7739 - CE	
Drawing No.	
2 of 10	