

BOOK 4646 PAGE 286

92974

DEED OF DEDICATION

THIS DEED OF DEDICATION made and entered into this 24th day of June, 1977, by and between TOLLGATE, INC., a Virginia Corporation, party of the first part; and JAMES R. AYERS, and HERBERT PARKER, Trustees, parties of the second part; and ARLINGTON TRUST COMPANY, Trustee u/d Earl P. and Margaret V. Hartman, Noteholder, party of the third part.

WITNESSETH:

WHEREAS, Tollgate, Inc. is the sole owner and proprietor of the hereinafter described property, having acquired the same by virtue of deeds from Alice Strange Ankers, dated April 5, 1977 and recorded in Deed Book 4586 at Page 281 and deed from Earl P. Hartman and Margaret V. Hartman, his wife, dated April 1, 1977 and recorded in Deed Book 4596, Page 159, among the land records of Fairfax County, Virginia, and;

WHEREAS, the parties of the second part are the Trustees by virtue of a Deed of Trust dated April 1, 1977 and recorded in Deed Book 4596 at Page 161, among the land records of Fairfax County, Virginia, and;

WHEREAS, the party of the third part is the holder of the Note secured by the aforesaid Deed of Trust, and;

WHEREAS, the said parties hereto, being all of the owners and proprietors and parties having any interest in the hereinafter-described land, desire to subdivide as Tollgate of Falls Church, the hereinafter-described land in accordance with the plat attached hereto and made a part hereof.

NOW, THEREFORE, for and in consideration of the premises and the sum of One Dollar (\$1.00) in hand paid, the receipt of which is hereby acknowledged, the said parties do hereby subdivide all of the land lying, situate and being in the City of Falls Church, County of Fairfax, Virginia, and more

LAW OFFICES
WILLIAM M. BASKIN
301 PARK AVENUE
FALLS CHURCH, VIRGINIA

particularly described as follows:

"Beginning at an iron pipe set in the southwest line of East Broad Street, said pipe marks the north corner of Hayes; thence with the northwest line of Hayes, S 33°29'58"W, 325.60 feet to an iron pipe in the north line of Buffalo Park, Section One; thence with the said north line of Buffalo Park, Section One, N 78°19'54"W, 284.00 feet to an iron pipe, said pipe marks the southern corner of other land of Tollgate, Inc. (formerly Hansen); thence with the southeast line of Tollgate, Inc. and then Hansen, N 33°31'20"E, 297.89 feet to an iron pipe in the line of Hansen, said pipe marks the west corner of Ankers; thence with the southwest line of Ankers, S 56°28'40" E, 103.93 feet to an iron pipe, said pipe marks the south corner of Ankers; thence with the southeast line of Ankers, N 33°31'20"E, 162.73 feet to an iron pipe in the southwest line of East Broad Street; thence with the southwest line of East Broad Street, S 46°04'09" E, 162.20 feet to the beginning and containing 88,209 square feet."

THE HEREINAFTER-DESCRIBED property is hereby subdivided into building lots in accordance with that certain plat of survey made by Walter L. Phillips, Incorporated, Civil Engineers and Land Surveyors, Fairfax County, Virginia, dated June 1, 1977 as indicated on said plat which is filed herewith and made a part of this Dedication, said subdivision to be known as Lots 1 through 16, Parcel "A", Tollgate of Falls Church.

WE DECLARE that the said subdivision and dedication hereof is made with the free consent of all owners of said property in accordance with the Statute Law of Virginia in such cases made and provided governing the subdivision and platting of land. The said subdivision and lots as shown upon the plat attached hereto and made a part hereof is approved for recording by the City of Falls Church as evidenced by an endorsement thereon of such approval.

WITNESS the following signatures and seals, this 24th day of June, 1977.

TOLLGATE, INC.

By: [Signature]
Vice President

LAW OFFICES
WILLIAM M. BASKIN
501 PARK AVENUE
FALLS CHURCH, VIRGINIA

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James R. Ayers
James R. Ayers, Trustee

Herbert Parker
Herbert Parker, Trustee


ARLINGTON TRUST COMPANY, Trustee
u/d Earl P. and Margaret V. Hartman

By Margaret V. Hartman
Vice President

STATE OF VIRGINIA
COUNTY OF FAIRFAX, to wit:

I, the undersigned, a Notary Public in and for the State and County aforesaid, hereby certify that W. LEE PHILLIPS, JR., Vice President, Tollgate, Inc., whose name as such is signed to the foregoing Deed of Dedication, personally appeared before me and acknowledged the same.


WITNESS my hand and seal this 24th day of June, 1977.

My Commission Expires: Nov. 25, 1978
Patricia J. Beveridge
Notary Public


STATE OF VIRGINIA
COUNTY OF Arlington, to wit:

I, the undersigned, a Notary Public in and for the State and County aforesaid, do hereby certify that JAMES R. AYERS AND HERBERT PARKER, Trustees, whose names are signed the the foregoing Deed of Dedication, personally appeared before me and acknowledged the same.

WITNESS my hand and seal this 29th day of June, 1977.

John Cottrell
Notary Public

My Commission Expires: 4/1/80

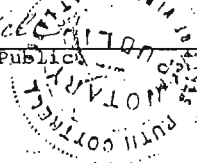
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STATE OF VIRGINIA

COUNTY OF Arlington, to wit:

I, the undersigned, a Notary Public in and for the State and County aforesaid, do hereby certify that Barbara S. Smith, the Asst. Trust Officer of ARLINGTON TRUST COMPANY, whose name as such is signed to the foregoing Deed of Dedicated, personally appeared before me and acknowledged the same.

WITNESS my hand and seal this 29th day of June, 1977.

Richard Cottrell
Notary Public


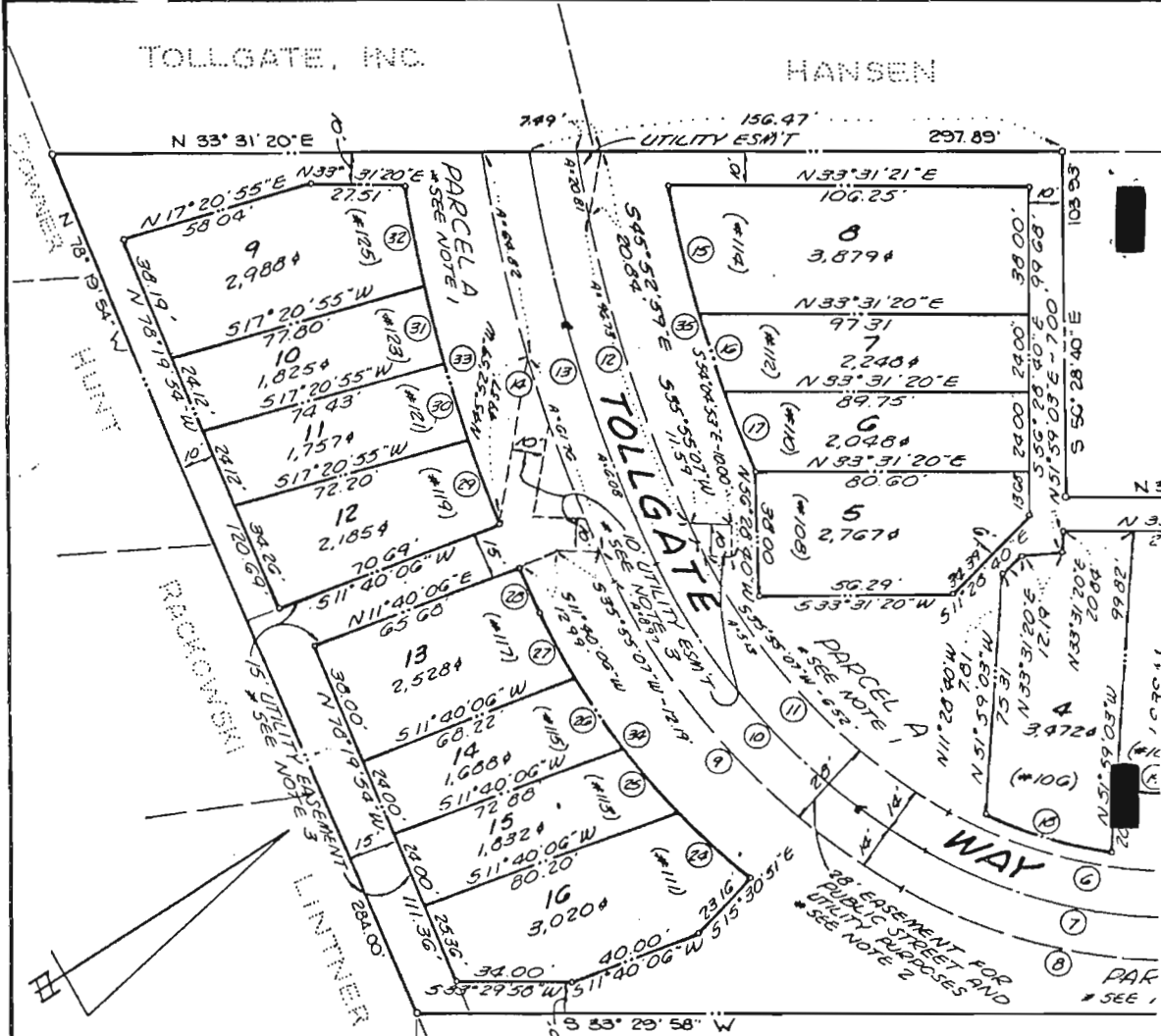
My Commission Expires: 11/1/78

This instrument with certificate annexed, with plat attached admitted to record-Office of Circuit Court

Fairfax County, Va. JUL 1 1977 at 2:55 P.M.

Teste: James E. Hoopes Clerk

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NOTES:

1. THE AREA CONTAINED IN PARCEL A IS SET ASIDE FOR THE PRIVILEGE AND EXCLUSIVE USE OF 'THE TOLLGATE HOMEOWNERS ASSOCIATION' AND IS SUBJECT TO PRESENT AND FUTURE RECORDED EASEMENTS.

2. THE AREA CONTAINED WITHIN THE 20' EASEMENT AND UTILITY PURPOSES IS TO BE MAINTAINED FOR FALLS CHURCH. THE HOMEOWNERS TAXED ON THIS PROPERTY.

3. THE UTILITIES WITHIN THE 10' AND 15' ARE TO BE MAINTAINED BY THE CITY OF DETENTION, HOUSE CONNECTIONS, SURFACE MAINTAINED BY THE HOMEOWNERS A.

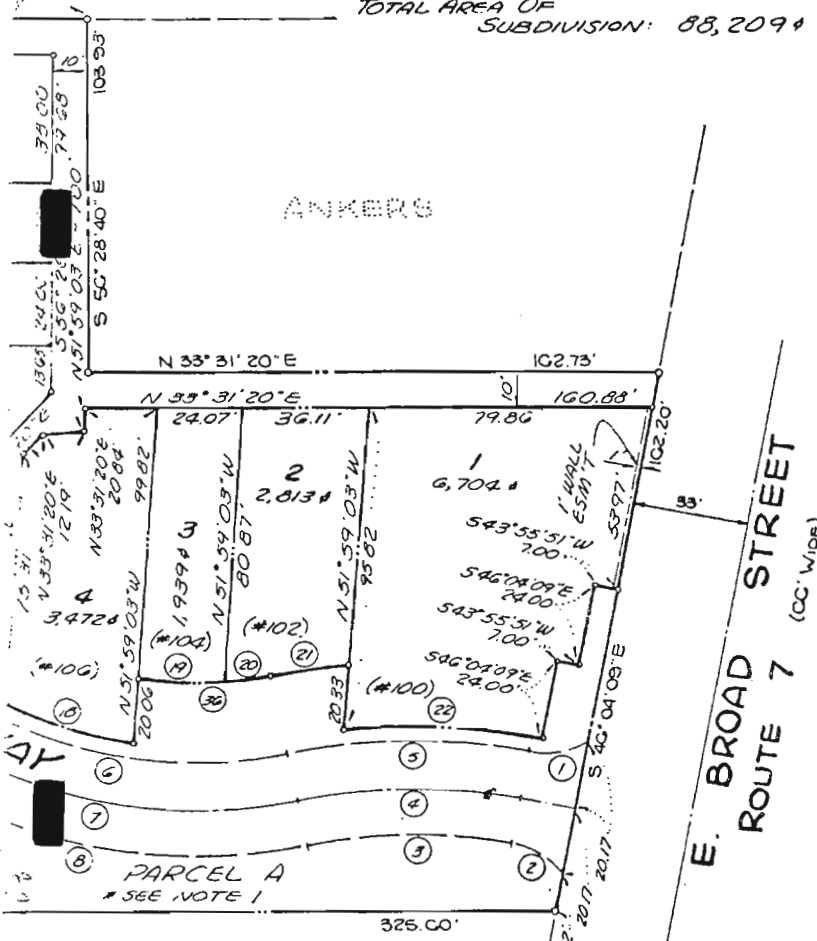
CURVE DATA

NO	RADIUS	DELTA	TAN	ARC	CHORD	CHORD BEARING	NO	RADIUS	DELTA	TAN	ARC	CHORD
1	2346	42°31'33"	9.13	1741	1702	N22°40'02"E	20	102.00	07°42'52"	6.88	13.73	13.73
2	2346	42°31'25"	9.13	1741	1701	S65°11'25"W	21	203.00	06°33'06"	11.62	23.21	23.21
3	137.00	22°14'42"	29.63	58.63	58.26	S92°45'30"W	22	189.00	17°40'07"	28.99	56.43	56.43
4	165.00	22°14'42"	35.19	69.06	69.06	S92°45'30"W	23	1010				
5	178.00	22°14'42"	35.19	69.06	69.06	N32°45'30"E	24	238.00	07°12'24"	13.99	28.92	28.92
6	126.00	43°00'46"	49.65	92.38	92.38	N43°11'32"E	25	238.00	06°02'35"	12.56	25.10	25.10
7	140.00	43°00'46"	55.17	102.63	102.63	S43°11'32"W	26	238.00	05°53'18"	12.24	24.86	24.86
8	154.00	43°00'46"	60.68	112.91	112.91	S43°11'32"W	27	238.00	05°33'37"	11.56	23.10	23.10
9	214.00	34°29'07"	66.42	128.80	128.80	S81°56'28"W	28	508.00	01°41'37"	7.51	15.02	15.02
10	200.00	34°29'07"	62.07	120.38	118.57	S41°56'28"W	29	508.00	03°03'39"	13.57	27.14	27.14
11	186.00	34°29'07"	57.75	110.27	110.27	N81°56'28"E	30	508.00	02°42'26"	12.00	24.00	24.00
12	456.00	13°52'00"	62.19	123.63	123.25	S73°02'55"E	31	508.00	02°42'34"	12.01	24.02	24.02
13	470.00	13°47'32"	65.21	129.59	129.18	N72°55'02"W	32	508.00	03°26'15"	15.24	30.48	30.48
14	484.00	13°02'47"	68.22	135.55	135.11	N72°47'54"W	33	508.00	11°54'54"	33.01	105.64	105.64
15	432.00	05°10'45"	19.34	39.05	39.04	N69°32'48"W	34	238.00	22°41'33"	52.11	102.57	101.1
16	432.00	03°20'16"	12.54	25.17	25.16	N73°38'15"W	35	432.00	11°55'27"	65.12	84.91	84.91
17	432.00	03°24'25"	12.85	25.69	25.68	N77°20'36"W	36	102.00	21°14'03"	19.12	37.80	37.80
18	122.00	18°25'04"	19.78	39.22	39.05	S31°19'24"W						
19	102.00	13°31'11"	12.09	24.07	24.01	S36°09'36"W						

AREA SUMMARY

AREA OF LOTS: 43,693#
 AREA OF PARCEL A: 44,516#
 TOTAL AREA OF SUBDIVISION: 88,209#

STATE OF VIRGINIA
 COUNTY OF Fairfax To WIT
 SUBSCRIBED AND SWORN TO
 BEFORE ME IN THE COUNTY AND
 STATE AFORESAID THIS 20th DAY
 OF June, 1977.
Patricia P. Mendenhall
 NOTARY PUBLIC
 MY COMMISSION EXPIRES Dec.



SURVEY...
 IN THE...
 APRIL...
 AND M...
 AND R...
 LAND...
 THIS...
 SHOWN...
 TO THE...
 G.P.

Wa
 OWNER...
 H...
 AND...
Joe
Wa
Junc

THE 20' EASEMENT FOR PUBLIC STREET TO BE MAINTAINED BY THE CITY MEOWMERS ASSOCIATION WILL BE 10' AND 15' UTILITY EASEMENTS TO THE CITY OF FALLS CHURCH. DRAINAGE TRENCHES, SURFACE DRAINS, ETC. TO BE MAINTAINED BY MEOWMERS ASSOCIATION.

CITY OF FALLS CHURCH, VIRGINIA
 APPROVED
 PLANNING COMMISSION
 CITY OF FALLS CHURCH
 DATE June 20, 1977
Adrian L. Brown

ARC	CHORD	CHORD BEARING
13.73	13.72	S25°42'35"W
23.21	23.20	N24°57'42"E
35.43	35.21	S35°59'28"W
29.94	29.92	N78°03'21"E
25.10	25.09	N84°42'30"E
24.43	24.43	S89°19'14"E
23.10	23.09	S85°35'46"E
15.02	15.02	S79°58'09"E
27.14	27.13	S75°54'01"E
24.00	24.00	S73°00'59"E
28.02	28.02	S70°18'29"E
30.46	30.43	S67°18'04"E
25.63	25.63	S61°24'28"E
23.59	23.59	N86°30'05"E
29.91	29.91	S73°05'05"E
37.80	37.79	N32°16'10"E

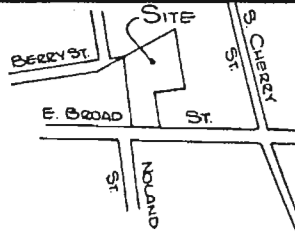
ZONING DISTRICT: R-C, CLUSTER RESIDENTIAL AND R-1A, RESIDENTIAL

RECORDED IN DEEDBOOK PAGE CIVIL 6 207 P.

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STATE OF VIRGINIA
COUNTY OF Fairfax To WIT
SUBSCRIBED AND SWORN TO
BEFORE ME IN THE COUNTY AND
STATE AFORESAID THIS 20th DAY
OF June, 1977.

Patricia R. Mendenhall
NOTARY PUBLIC
MY COMMISSION EXPIRES Dec. 11, 1979



VICINITY MAP
SCALE: 1" = 500'

SURVEYOR'S CERTIFICATE:

I, WALTER L. PHILLIPS, A DULY CERTIFIED LAND SURVEYOR
IN THE COMMONWEALTH OF VIRGINIA, HEREBY CERTIFY THAT
THE LAND SHOWN HEREON IS NOW IN THE NAME OF TOLLGATE,
INC., A VIRGINIA CORPORATION. A PORTION OF SAID LAND WAS
ACQUIRED FROM ALICE S. ANKERS, WIDOW, BY DEED DATED
APRIL 6, 1977 AND RECORDED IN DEED BOOK 4586 AT
PAGE 281. ANOTHER PORTION WAS ACQUIRED FROM EARL P.
AND MARGARET V. HARTMAN BY DEED DATED APRIL 25, 1977
AND RECORDED IN DEED BOOK 4586 AT PAGE 159 AMONG THE
LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.

I FURTHER CERTIFY THAT CONCRETE MONUMENTS SHOWN
THIS (o) AND IRON PIPES SHOWN THIS (o) WILL BE PLACED AS
SHOWN ON THIS PLAT IN ACCORDANCE WITH THE CITY OF FALLS
CHURCH SUBDIVISION ORDINANCE, AND BEARINGS SHOWN REFER
TO THE TRUE MERIDIAN.

GIVEN UNDER MY HAND THIS 17th DAY OF June, 1977.

Walter L. Phillips
CERTIFIED LAND SURVEYOR

OWNER'S CERTIFICATE:

THE SUBDIVISION SHOWN HEREON IS WITH THE FULL DESIRE
AND CONSENT OF THE UNDERSIGNED OWNERS.

TOLLGATE, INC. By
Walter L. Phillips, Vice President
June 20, 1977

FALLS CHURCH, VIRGINIA

APPROVED
PLANNING COMMISSION
OF FALLS CHURCH

FINAL PLAT

TOLLGATE

OF FALLS CHURCH

CITY OF FALLS CHURCH, VIRGINIA
BEING A RESUBDIVISION OF
PARCEL 21 (11) SECTION 21 & PARCEL A (25) SECTION 21
TO BE KNOWN AS
LOTS 1 THROUGH 10, PARCEL A, (27) SECTION 21
SCALE: 1" = 30' JUNE 1, 1977

WALTER L. PHILLIPS 32974

INCORPORATED
CIVIL ENGINEERS - LAND SURVEYORS - PLANNERS
207 PARK AVENUE, FALLS CHURCH, VIRGINIA 22046

RESIDENTIAL
RESIDENTIAL

PAGE