

DEED OF DEDICATION

THIS DEED OF DEDICATION made and entered into this 24<sup>th</sup> 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

*Parcel A  
Subdivision*

*W.M.B.*

LAW OFFICES  
WILLIAM M. BASKIN  
801 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 24<sup>th</sup> day of June, 1977.

TOLLGATE, INC.

By: 

Vice President

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  
West Coast Officer

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 24<sup>th</sup> 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 29<sup>th</sup> day of June, 1977.

My Commission Expires: 4/1/80  
John Cottrell  
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

Robert S. Hall, the Asset 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.

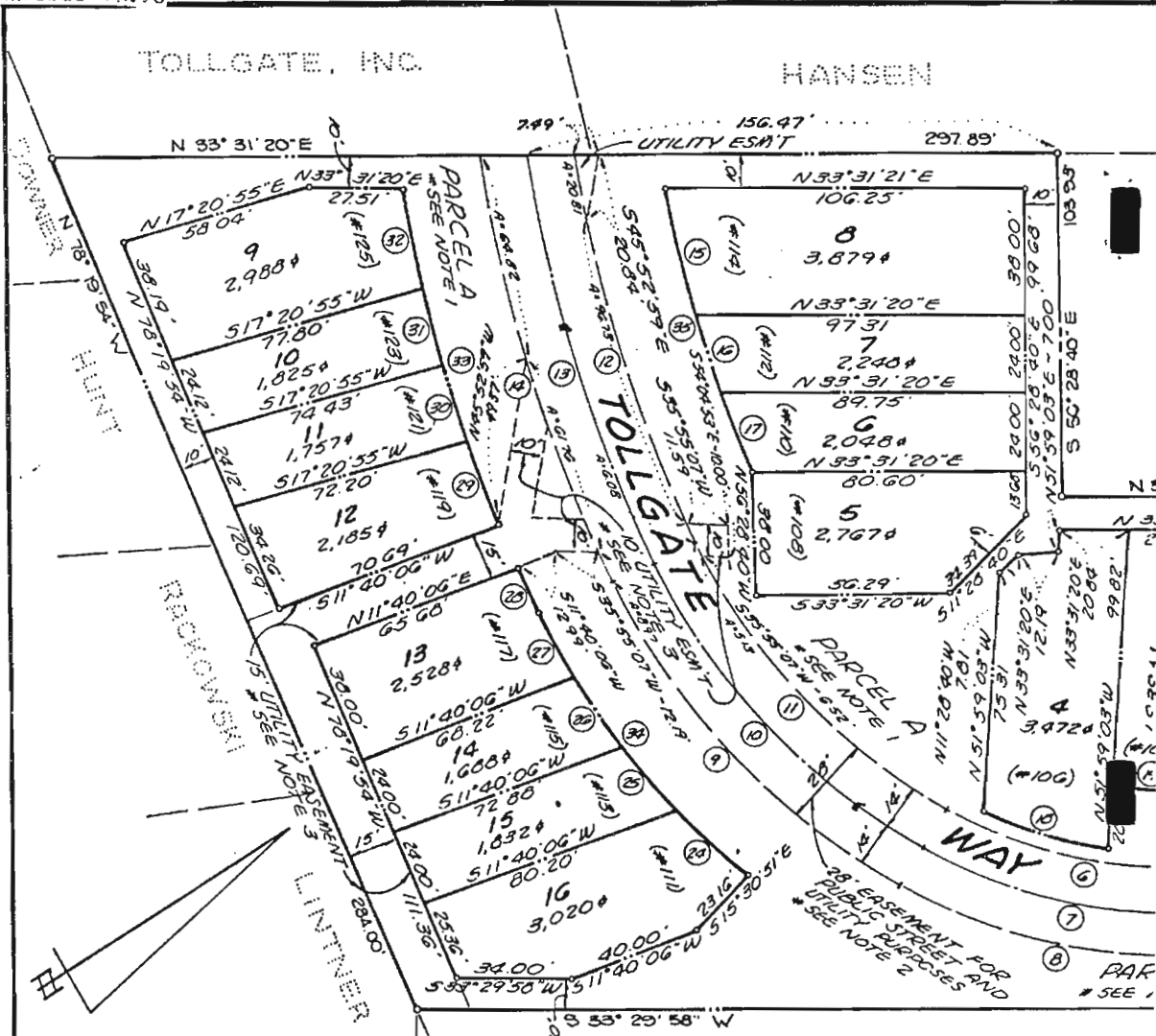
Richard Cottrell  
Notary Public  


My Commission Expires: 11/180

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. Hodgson Clerk



**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 28' EASEMENT AND UTILITY PURPOSES IS TO BE MAIN OF 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.

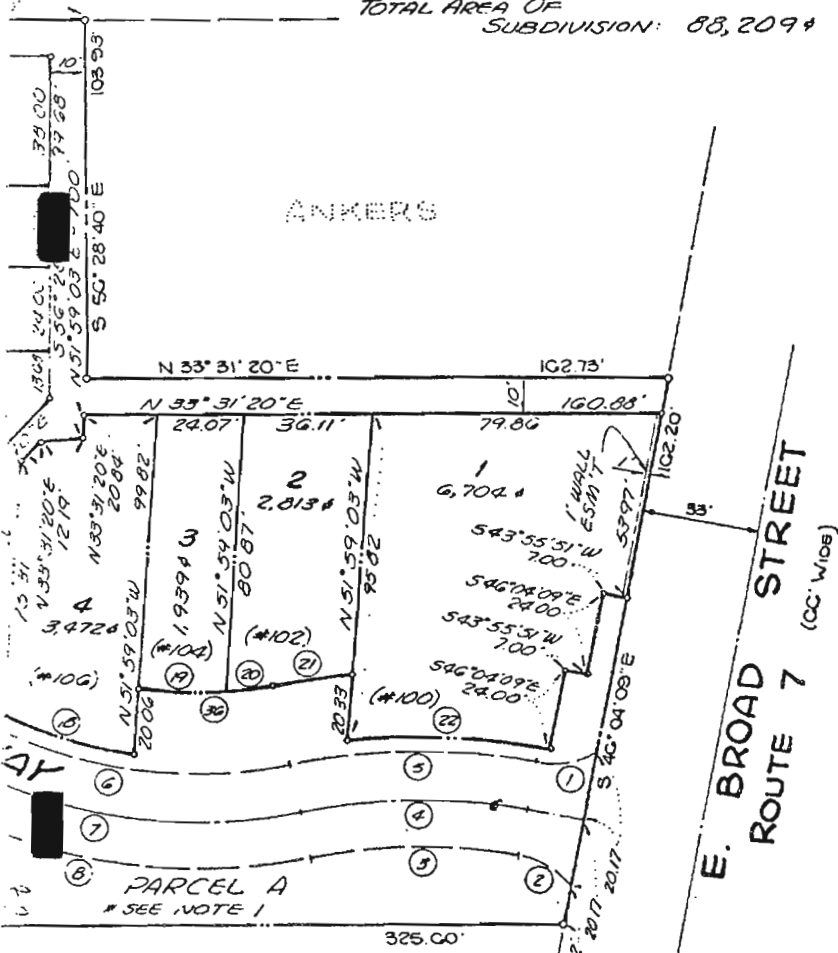
**CURVE DATA**

NO	RADIUS	DELTA	TAN	ARC	CHORD	CHORD BEARING	NO	RADIUS	DELTA	TAN	ARC	CHORD
1	2346	02°51'33"	9.15	17.81	1702	N22°40'02"E	20	10200	07°42'52"	6.88	15.79	19.12
2	2346	02°51'25"	9.15	17.81	1701	S65°11'25"W	21	20300	06°53'06"	11.62	23.21	25.10
3	15100	22°14'42"	29.69	56.63	58.22	S92°48'30"W	22	18300	17°40'07"	28.98	56.43	56.63
4	16500	22°14'42"	32.44	64.06	63.62	S92°48'30"W	23	VOID				
5	17900	22°14'42"	35.19	69.50	67.02	N32°40'30"E	24	23800	07°12'24"	12.99	29.48	31.92
6	12600	43°00'46"	49.65	92.38	92.38	N43°11'32"E	25	23800	06°02'35"	12.56	25.10	25.10
7	14000	43°00'46"	55.17	105.10	102.65	S43°11'32"W	26	23800	05°53'18"	12.24	24.46	24.46
8	15400	43°00'46"	60.68	115.61	112.91	S43°11'32"W	27	23800	05°33'37"	11.56	23.10	23.10
9	21800	32°29'07"	66.92	128.80	126.87	S81°56'28"E	28	50800	01°41'37"	7.51	15.02	15.02
10	20000	32°29'07"	62.07	120.38	118.57	S81°56'28"E	29	50800	03°03'39"	13.57	27.14	27.14
11	18600	32°29'07"	57.78	111.95	110.27	N81°56'28"E	30	50800	02°42'26"	12.00	24.00	24.00
12	45600	13°47'52"	62.19	123.63	123.25	S15°02'55"E	31	50800	02°42'34"	12.01	24.02	24.02
13	47000	13°47'52"	65.21	129.59	129.18	N72°55'02"W	32	50800	03°26'15"	15.24	30.48	30.48
14	48400	16°08'47"	68.22	135.55	135.11	N72°47'58"W	33	50800	11°34'54"	33.01	105.64	105.64
15	43200	03°10'45"	19.54	39.05	39.04	N69°42'48"W	34	23800	22°41'53"	32.11	102.37	101.10
16	43200	03°20'16"	12.59	25.16	25.16	N73°38'15"W	35	43200	11°55'27"	45.12	84.41	84.41
17	43200	03°24'25"	12.85	25.69	25.68	N77°20'36"W	36	10200	21°42'03"	19.12	37.80	37.80
18	12200	18°25'04"	14.78	29.22	29.05	S31°19'24"W						
19	10200	19°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 *Saufer* TO WIT  
 SUBSCRIBED AND SWORN TO  
 BEFORE ME IN THE COUNTY AND  
 STATE AFORESAID THIS 20<sup>th</sup> DAY  
 OF *June*, 1977.  
*Patricia R. Mendenhall*  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES *Dec.*



SURVEY...  
 IN THE...  
 THE...  
 INC...  
 ACCORD...  
 APRIL...  
 PAGE 23...  
 AND M...  
 AND R...  
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*Wa*  
 OWNER...  
 AND...  
*Joe*  
*Wa*  
*Junc*

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

CITY OF FALLS CHURCH, VIRGINIA

APPROVED  
 PLANNING COMMISSION  
 CITY OF FALLS CHURCH

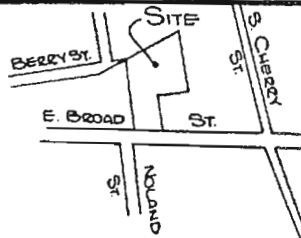
DATE *June 20, 1977*  
*Adrian L. Cronin*

ARC	CHORD	CHORD BEARING
13.75	13.72	S25°32'35"W
23.21	23.20	N24°57'42"E
55.43	56.21	S35°59'28"W
29.92	29.92	N78°05'21"E
25.10	25.09	N84°42'50"E
24.46	24.45	S89°19'14"E
23.10	23.09	S83°35'46"E
15.02	15.02	S79°38'09"E
27.14	27.13	S75°54'01"E
24.00	24.00	S73°00'59"E
24.02	24.02	S70°18'29"E
30.48	30.47	S67°14'04"E
105.64	105.45	S71°28'23"E
102.37	101.80	N86°30'05"E
89.91	89.74	S73°05'03"E
37.60	37.39	N32°18'10"E

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

RECORDED IN DEEDBOOK PAGE CIVIL L 207 P.

STATE OF VIRGINIA  
COUNTY OF Fairfax To wit  
SUBSCRIBED AND SWORN TO  
BEFORE ME IN THE COUNTY AND  
STATE AFORESAID THIS 20<sup>th</sup> DAY  
OF June, 1977.  
*Patricia Q. 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 4306 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 4596 AT PAGE 159 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.

I FURTHER CERTIFY THAT CONCRETE MONUMENTS SHOWN TIR'S (o) AND IRON PIPES SHOWN TIR'S (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 17<sup>th</sup> 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 16, PARCEL A, (27) SECTION 21  
SCALE: 1"=30' JUNE 1, 1977

**WALTER L. PHILLIPS 35974**  
INCORPORATED

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

RESIDENTIAL  
RESIDENTIAL