

20856

DEED OF RESUBDIVISION

THIS DEED OF RESUBDIVISION made and entered into this 3rd day of April, 1978, 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; and CALDWELL C. KENDRICK and ROBERT D. HOLLAND, JR., Trustees, parties of the fourth part; and FIRST VIRGINIA BANK of Fairfax County, Virginia, Noteholder, party of the fifth part.

W I T N E S S E T H :

WHEREAS, Tollgate, Inc. is the sole owner and proprietor of the hereinafter described property, 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 Noteholder of the Note secured by the aforesaid Deed of Trust, and

WHEREAS, the parties of the fourth part are the Trustees by virtue of a Deed of Trust dated August 23, 1977, and recorded in Deed Book 4691, at Page 603, among said County land records, and

WHEREAS, the party of the fifth part is the Noteholder under 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, do hereby join in this Deed of Resubdivision.

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 resubdivide all of the land lying, situate and being in

the City of Falls Church, County of Fairfax, Virginia, and more 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 HEREINBEFORE DESCRIBED property is 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 20, 1977, and revised March 13, 1978, as indicated on said plat which is filed herewith and made a part of this Dedication, said subdivision known as Lots 1 through 16 and Parcel "A", Tollgate of Falls Church.

WE DECLARE that the said subdivision and dedication hereof is made with the free consent of all the 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 day of April, 1978.

TOLLGATE, INC.

By Walter L. Phillips (SEAL)
Vice President

[Signature] (SEAL)
James R. Ayers, Trustee

[Signature] (SEAL)
Herbert Parker, Trustee

First American Bank of Virginia
~~ARLINGTON TRUST COMPANY~~, Trustee
u/d Earl P. and Margaret V. Hartman

By: [Signature] (SEAL)

FIRST VIRGINIA BANK, Noteholder

By: [Signature] (SEAL)

[Signature] (SEAL)
Caldwell C. Kendrick, Trustee

[Signature] (SEAL)
Robert D. Holland, Jr., Trustee

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 Resubdivision, personally appeared before me and acknowledged the same.

WITNESS my hand and seal this 3rd day of April, 1978.

[Signature]
Notary Public

My Commission Expires: 4/20/81

STATE OF VIRGINIA

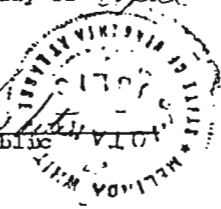
COUNTY OF Orange, to wit:

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 to the foregoing Deed of Resubdivision, personally appeared before me and acknowledged the same.

WITNESS my hand and seal this 3 day of April, 1978.

Shelinda J. White
Notary Public
My Commission Expires: 11/180



STATE OF VIRGINIA

COUNTY OF Shelton, to wit:

I, the undersigned, a Notary Public in and for the State and County aforesaid, do hereby certify that Jancy A. Harrison, the Assistant Trust Officer of ARLINGTON TRUST COMPANY, whose name as such is signed to the foregoing Deed of Resubdivision, personally appeared before me and acknowledged the same.

WITNESS my hand and seal this 3 day of April, 1978.

Shelinda J. White
Notary Public
My Commission Expires: 11/180

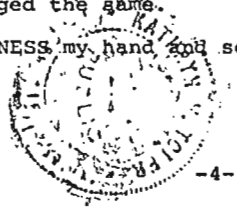


STATE OF VIRGINIA

COUNTY OF Lancaster, to wit:

I, the undersigned, a Notary Public in and for the State and County aforesaid, do hereby certify that Donald S. Lawson, the Vice President of FIRST VIRGINIA BANK, whose name as such is signed to the foregoing Deed of Resubdivision, personally appeared before me and acknowledged the same.

WITNESS my hand and seal this 6 day of April, 1978.



BOOK 4845

Kathryn M. Saler
Notary Public



My Commission Expires: 11-13-81

STATE OF VIRGINIA
COUNTY OF Fairfax, to wit:

I, the undersigned, a Notary Public in and for the State and County aforesaid, do hereby certify that ~~CALEWELL C. KENDRICK~~ and ROBERT D. HOLLAND, JR., Trustees, whose names are signed to the foregoing Deed of Resubdivision, personally appeared before me and acknowledged the same.

WITNESS my hand and seal this 6 day of April, 1978.

Kathryn M. Saler
Notary Public



My Commission Expires: 11-13-81

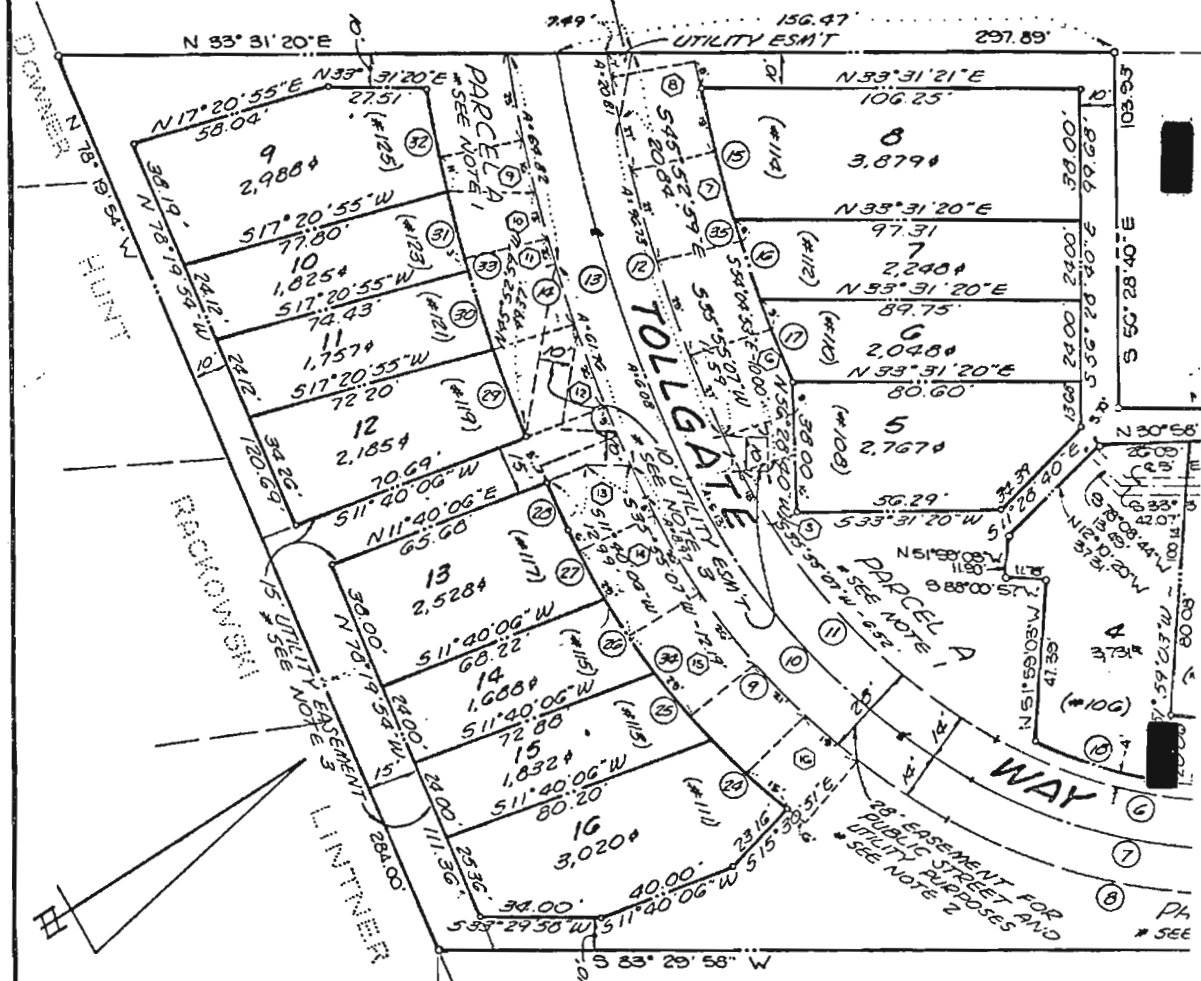
This instrument with certificate annexed, with plat attached admitted to record-Office of Circuit Court

Fairfax County, Va. APR 7 1978 at 3:28 p

Teste: *James E. ...* Clerk

TOLLGATE, INC.

HANSEN



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' EAST AND UTILITY PURPOSES IS TO BE MA OF FALLS CHURCH. THE HOMEOWNERS TAXED ON THIS PROPERTY.

3. THE UTILITIES WITHIN THE 10' AND ARE TO BE MAINTAINED BY THE CITY DETENTION, HOUSE CONNECTIONS, SURF MAINTAINED BY THE HOMEOWNERS

○ DENOTES CURVE NUMBER SHOWN IN TABLE

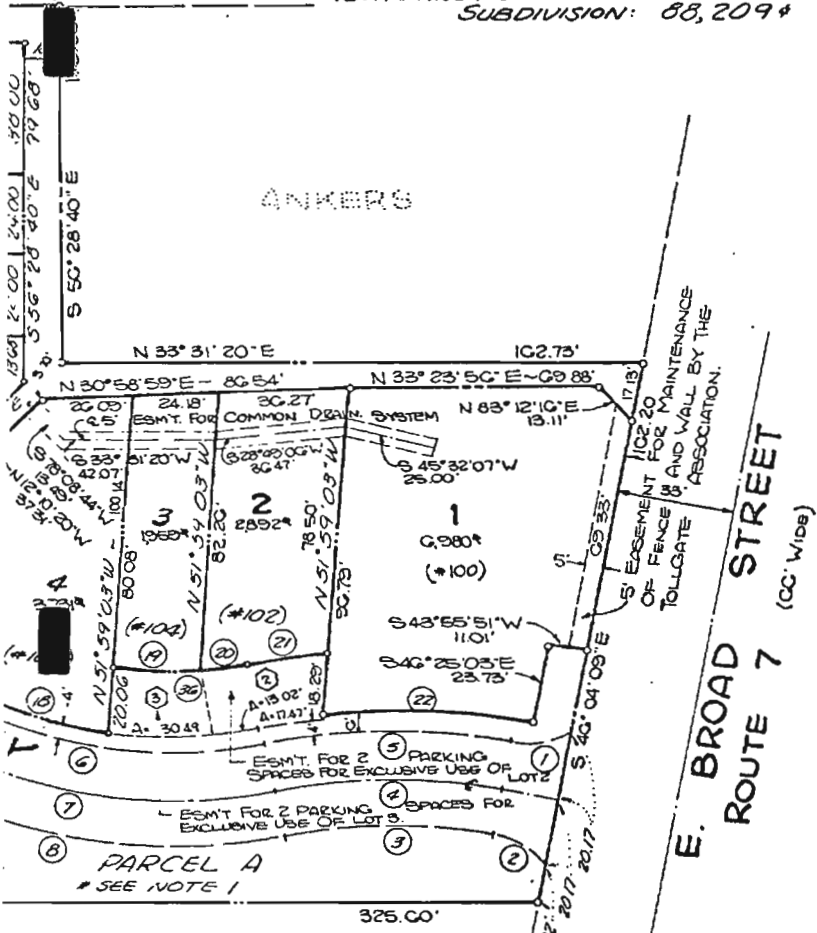
CURVE DATA

NO.	RADIUS	DELTA	TAN	ARC	CHORD	CHORD BEARING	NO	RADIUS	DELTA	TAN	ARC	CA
1	2346	42°31'33"	9.13	17.41	1702	N 22°40'02"E	20	102.00	07°42'52"	6.88	15.73	
2	2346	42°31'33"	9.13	17.41	1701	S 65°11'25"W	21	203.00	06°53'06"	11.62	23.21	
3	151.00	22°14'42"	34.69	58.63	58.26	S 92°48'30"W	22	85.00	18°12'00"	24.53	58.71	
4	151.00	22°14'42"	34.69	58.63	58.26	S 92°48'30"W	23	1010				
5	179.00	27°14'42"	35.19	69.50	69.06	N 32°48'30"E	24	238.00	07°12'24"	14.99	29.9	
6	126.00	43°00'46"	49.65	94.59	92.38	N 43°11'52"E	25	298.00	06°02'35"	12.56	25.1	
7	120.00	43°00'46"	55.17	105.10	102.65	S 43°11'52"W	26	238.00	05°53'18"	12.22	24.2	
8	154.00	43°00'46"	60.68	115.61	112.91	S 43°11'52"W	27	238.00	05°53'18"	11.56	23.1	
9	214.00	33°29'07"	64.42	128.80	126.87	S 81°56'28"W	28	508.00	01°41'37"	7.51	15.0	
10	200.00	34°29'07"	62.07	120.38	118.57	S 81°56'28"W	29	508.00	03°03'59"	13.57	27.14	
11	186.00	34°29'07"	57.25	111.95	110.27	N 81°56'28"E	30	508.00	02°42'26"	12.00	24.00	
12	456.00	15°32'00"	62.19	123.63	123.25	S 13°02'56"E	31	508.00	02°42'34"	12.01	24.02	
13	470.00	15°47'52"	65.21	129.59	129.18	N 72°55'02"W	32	508.00	05°26'15"	15.24	30.48	
14	484.00	16°02'47"	68.22	135.55	135.11	N 72°47'30"W	33	508.00	11°54'54"	53.01	105.62	
15	432.00	05°10'45"	12.54	25.05	25.04	N 67°42'44"W	34	238.00	22°41'53"	52.11	102.59	
16	432.00	05°20'16"	12.59	25.17	25.16	N 73°58'15"W	35	432.00	11°55'27"	45.12	69.91	
17	432.00	05°24'23"	12.85	25.69	25.68	N 77°20'36"W	36	102.00	21°43'03"	19.12	37.80	
18	122.00	10°25'04"	19.78	39.22	39.05	S 51°19'24"W						
19	102.00	18°31'11"	12.09	24.07	24.01	S 36°09'36"W						

AREA SUMMARY

AREA OF LOTS: 44,327[±]
 AREA OF PARCEL A: 43,882[±]
 TOTAL AREA OF SUBDIVISION: 88,209[±]

STATE OF VIRGINIA
 COUNTY OF ~~Stafford~~ To Wit
 SUBSCRIBED AND SWORN TO
 BEFORE ME IN THE COUNTY AND
 STATE AFORESAID THIS 20th DAY
 OF ~~June~~, 1977.
Patricia Q. Mendenhall
 NOTARY PUBLIC
 MY COMMISSION EXPIRES Dec. 11, 1977



SURVEYOR'S

I, WALTER T. WATKINS, JR., IN THE COUNTY OF THE LAND SURVEYOR, A VIRGINIA, ACQUIRED THE TITLE APRIL 6, 1971, PAGE 281, AND MARGALAND RECORD LAND RECORD

I FURTHER THIS (6) AND SHOWN ON THE CHURCH SUB TO THE TRUST TO THE TRUST GIVEN

Walter T. Watkins, Jr.
 CERTIFIED

OWNER'S CERTIFICATE THE SUB AND CONSENT

Tollgate
Walter
 June 20, 1978

THE 28' EASEMENT FOR PUBLIC STREET TO BE MAINTAINED BY THE CITY OWNERS ASSOCIATION WILL BE

10' AND 15' UTILITY EASEMENTS THE CITY OF FALLS CHURCH. DRAINAGE SYSTEMS, SURFACE DRAINS, ETC. TO BE OWNERS ASSOCIATION.

CITY OF FALLS CHURCH, VIRGINIA

APPROVED
 PLANNING COMMISSION
 CITY OF FALLS CHURCH

DATE April 5, 1978

Judith A. Clifford
 CHAIRMAN

ARC	CHORD	CHORD BEARING
20.73	13.72	S 25° 32' 35" W
20.71	13.20	N 24° 57' 42" E
20.71	53.52	S 20° 22' 32" W
20.74	24.92	N 78° 05' 21" E
25.10	25.09	N 84° 42' 30" E
24.46	24.85	S 89° 19' 12" E
23.10	23.09	S 85° 35' 46" E
15.02	15.02	S 79° 58' 09" E
27.14	27.13	S 75° 54' 01" E
24.00	24.00	S 73° 00' 57" E
24.02	24.02	S 70° 18' 29" E
30.48	30.47	S 67° 18' 04" E
103.62	103.45	S 71° 28' 23" E
102.57	101.80	N 86° 50' 05" E
89.91	89.74	S 73° 05' 05" E
37.80	37.39	N 32° 18' 10" E

NOTES:

- 1 ORIGINAL TOLLGATE PLAT RECORDED IN DEEDBOOK 4G4G AT PAGE 290.
2. THIS RESUBDIVISION PLAT CONSISTS OF REVISING LOT CONFIGURATION OF LOTS 1-4, AND PROVIDING VARIOUS EASEMENTS ON SAID LOTS 1-4.

ZONING DISTRICT: R-C, CLUSTER RESIDENTIAL

(10) DENOTES EASEMENT FOR TWO PARKING SPACES FOR EXCLUSIVE USE OF LOT INDICATED IN (10).

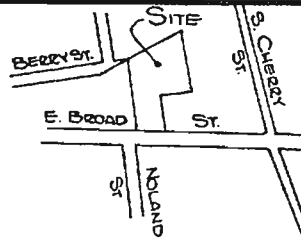
RECORDED IN DEEDBOOK PAGE

CITY
 PARCEL
 LOTS 1
 SCALE

CIVIL ENGINE
 207 PARK

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.

99
Patricia R. Mendenhall
NOTARY PUBLIC
MY COMMISSION EXPIRES Dec. 11, 1977



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 4576 AT PAGE 159 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.

I FURTHER CERTIFY THAT CONCRETE MONUMENTS SHOWN THUS (d) AND IRON PIPES SHOWN THUS (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
FALLS CHURCH

1977
Judith A. Clifford

RESUBDIVISION 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

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

REVISED MARCH 13, 1978
REVISED APRIL 4, 1978

THREE
(cc. W/dg)

1977

RECORDED IN DEEDBOOK
CONSISTS OF REVISING
1-4, AND PROVIDING VARIOUS
CLUSTER RESIDENTIAL
PARKING SPACES FOR EXCLUSIVE

PAGE