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4888 P. 163

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CORRECTED  
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.

*Parcel A  
Subdivision*

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

*WMB*  
LAW OFFICES  
WILLIAM M. BASKIN  
201 PARK AVENUE  
FALLS CHURCH, VIRGINIA

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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, 204.00 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"L, 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, <sup>and</sup> 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: [Signature]  
Vice President

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

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 Kenneth C. Powell  
Great Seal Officer

STATE OF VIRGINIA

COUNTY OF FAIRFAX, to wit:

I, the undersigned, a Notary Public in and for the State and County aforesaid, heroby 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. Bennett  
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.

Ruth Cottrell  
Notary Public



My Commission Expires: 4/1/80


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

Maxwell 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 20th day of June, 1977.

Rich Cottrell  
Notary Public  


My Commission Expires: 11/1/80

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

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

Fairfax County, Va. AUG 23 1977 at 3:45 P.M.

Teste: James E. Hoopes Clerk