

DEED 5277 PAGE 495

66587

DEED OF DEDICATION

Parcel B
Section 2
Subdivision

THIS DEED OF DEDICATION made and entered into this 15th day of August, 1979, by and between TOLLGATE, INC., a Virginia Corporation, party of the first part; and EVERETT R. BROOK, Trustee, party of the second part; and JAMES A. HAYES and ELLEN A. HAYES, his wife, noteholders, parties of the third 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, having acquired the same by virtue of Deed from James A. Hayes and Ellen A. Hayes dated February 23, 1978, and recorded February 28, 1978, in Deed Book 4817, Page 499, among the land records of Fairfax County, Virginia, and;

WHEREAS, the party of the second part is the trustee by virtue of a Deed of Trust dated February 23, 1978, and recorded February 28, 1978, in Deed Book 4817, Page 501, among the land records of Fairfax County, Virginia, and;

WHEREAS, the parties of the third part are the noteholders 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 Section Two of Tollgate of Falls Church, the hereinafter described land in accordance with 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 particularly described as follows:

MS277-403

Beginning at a point in the southwest line of East Broad Street, Route 7, said point marks the northern corner of Calabrese; thence departing the said line of East Broad Street and with the northwest line of Calabrese and continuing with the northwest line of Bolman, S 33° 29' 58"W, 274.96 feet to a point in the north line of Berry Street, said point is also a corner to property recently vacated to Lintner; thence with the north line of property recently vacated to Lintner, N 78° 19' 54"W, 93.29 feet to a point marking a corner common to Lintner and Tollgate Association; thence with the southeast line of Tollgate Association, N 33° 29' 58"E, 325.60 feet to a point in the southwest line of East Broad Street, Route 7; thence with the said southwest line of East Broad Street, S 46° 04' 09"E, 88.05 feet to the beginning and containing 26,004 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, Inc., Civil Engineers and Land Surveyors, Fairfax County, Virginia, dated April 25, 1979, as indicated on said plat which is filed herewith and made a part of this dedication, said subdivision to be known as Lots 17 through 21, Section Two, 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 15th day of August, 1979.

TOLLGATE, INC.

By: Shirley E. Bentley
President

Everett R. Brook
Everett R. Brook, Trustee

James A. Hayes
James A. Hayes

Ellen A. Hayes
Ellen A. Hayes, His wife

DU5277 PAGE 047

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 Arna E. Bentry Jr., President of Tollgate, Inc., whose name is signed to the foregoing Deed of Dedication, personally appeared before me in my County aforesaid and acknowledged the same.

GIVEN under my hand this 15th day of August, 1979.

Deborah L. Alderman
Notary Public

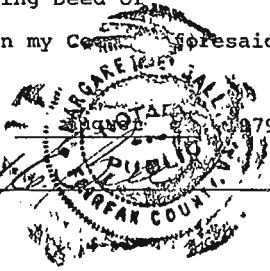
My Commission Expires: 5-17-82

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 Everett R. Brook, Trustee, whose name is signed to the foregoing Deed of Dedication, personally appeared before me in my County aforesaid and acknowledged the same.

GIVEN under my hand this 23rd day of August, 1979.

[Signature]
Notary Public



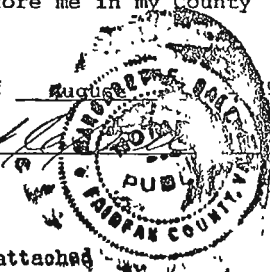
My Commission Expires: 11/3/82

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 James A. Hayes and Ellen A. Hayes, his wife, whose names are signed to the foregoing Deed of Dedication, personally appeared before me in my County aforesaid and acknowledged the same.

GIVEN under my hand this 23rd day of August, 1979.

[Signature]
Notary Public

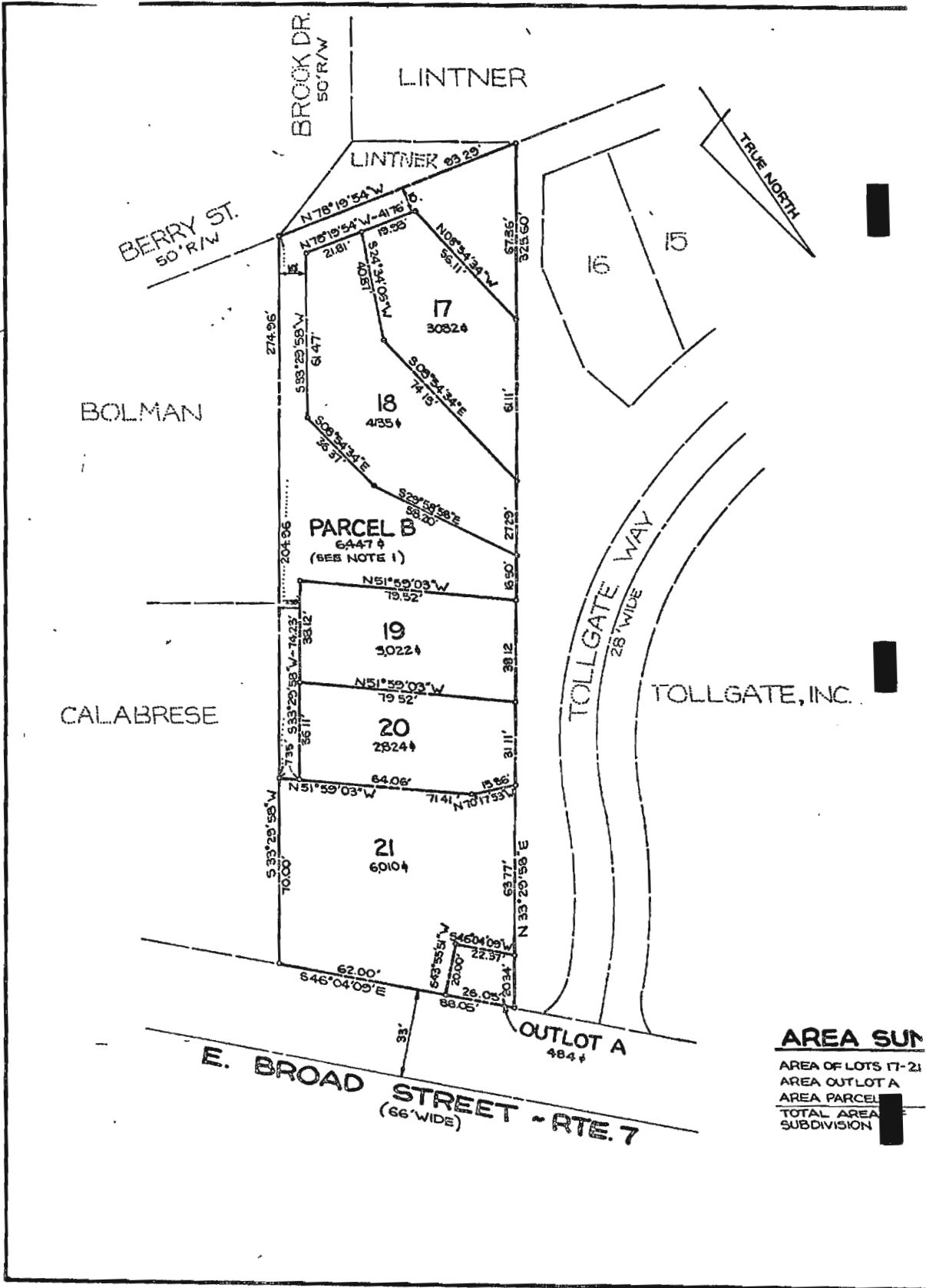


My Commission Expires: 11/3/82

LAW OFFICES
BASKIN & BASKIN
801 PARK AVENUE
FALLS CHURCH, VIRGINIA

This instrument with certificate annexed, with plat attached admitted to record-Office of Circuit Court Fairfax County, Va. AUG 28 1979 at 2:44P

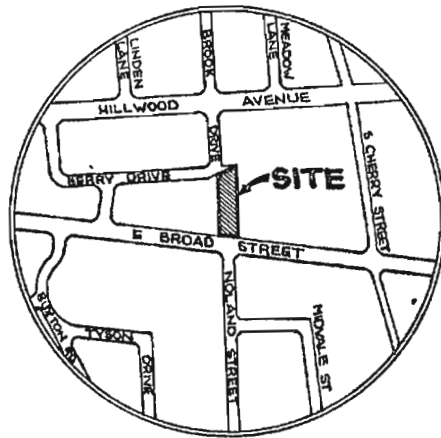
Teste: James E. Hogrefe Clerk



AREA SUM

AREA OF LOTS 17-21	
AREA OUTLOT A	
AREA PARCEL B	
TOTAL AREA SUBDIVISION	





VICINITY MAP
SCALE: 1"=500'

NOTES:

1. THE AREA CONTAINED IN PARCEL B AND OUTLOT A ARE SET ASIDE FOR THE PRIVILEGE AND EXCLUSIVE USE OF "THE TOLLGATE HOMEOWNERS ASSOCIATION" AND IS SUBJECT TO PRESENT AND FUTURE RECORDED EASEMENTS.
2. THIS PROPERTY IS ZONED R-C CLUSTER RESIDENCE DISTRICT.

TOLLGATE, INC.

AREA SUMMARY

AREA OF LOTS 17-21	=	19,073 ±
AREA OUTLOT A	=	484 ±
AREA PARCEL B	=	6,447 ±
TOTAL AREA OF SUBDIVISION	=	26,004 ±

SURVEYOR'S CERTIFICATE

I, WALTER L. PHILLIPS, JR., 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. THE LAND WAS ACQUIRED FROM JAMES A. AND ELLEN HAYES BY DEED DATED FEBRUARY 23, 1978 AND RECORDED IN DEED BOOK 4817 AT PAGE 499 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA. I FURTHER CERTIFY THAT THE BEARING SHOWN REFER TO TRUE NORTH.

GIVEN UNDER MY HAND THIS 31st DAY OF July

Walter L. Phillips, Jr.
CERTIFIED LAND SURVEYOR



OWNER'S CERTIFICATE

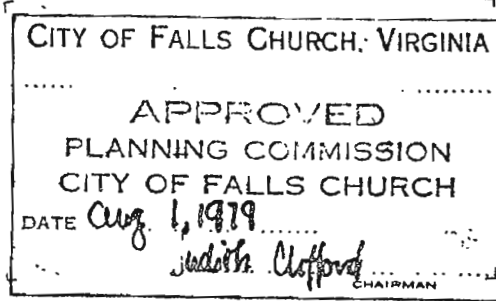
THE SUBDIVISION SHOWN HEREON IS WITH THE FULL DESIRE AND CONSENT OF THE UNDERSIGNED OWNERS.

WE FURTHER CERTIFY THAT IRON PIPES SHOWN THUS (o) WILL BE PLACED AS SHOWN ON THIS PLAT IN ACCORDANCE WITH THE CITY OF FALLS CHURCH SUBDIVISION ORDINANCE.

Tollgate, Inc. By
Walter L. Phillips, Jr. Vice President
July 31st, 1979

LOT A ARE SET ASIDE FOR THE
GATE HOMEOWNERS
ID FUTURE RECORDED

DENCE DISTRICT.



FINAL PLAT
SECTION TWO OF
TOLLGATE
OF FALLS CHURCH
CITY OF FALLS CHURCH, VIRGINIA
BEING A SUBDIVISION OF PARCEL 22, ((1)) SECTION 21
TO BE KNOWN AS
LOTS 17 THROUGH 21, ((27)), SECTION 21
SCALE: 1"=30' APRIL 25, 1979
WALTER L. PHILLIPS, INC.
CERTIFIED CIVIL ENGINEERS & LAND SURVEYORS
207 PARK AVENUE FALLS CHURCH, VIRGINIA

PP28J