

89163
DEED OF DEDICATION

*Parcel C
Subdivision*

This Deed of Dedication made and entered into this
5th day of November, 1979, by TOLLGATE, INC., a
Virginia Corporation, party of the first 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 a Deed from Astrid L. Hansen, widow,
dated April 8, 1977, and recorded in Deed Book 4588, Page 341,
and Deed dated June 28, 1977, from A. Connor Starrin and Alice E.
Starrin, his wife, recorded in Deed Book 4654, at Page 343,
among the land records of Fairfax County, Virginia, and;

WHEREAS, the said party hereto, being the sole owner
and proprietor and the only party having an interest in the
hereinafter described land, desires to subdivide as Section Three,
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 party does 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:

"Beginning at a point in the north line of
Downer, said point marking the southwest
corner of Parcel A, Tollgate of Falls
Church, Section One; thence with the north
line of Downer and continuing with the north
line of Stein, N 78°28'40" W, 54.32 feet to
a point; thence with the east line of other
property of Stein, N 25°40'20" E, 38.59 feet
to a point; thence continuing with the north
line of other property of Stein, N 59°55'10" W,
115.55 feet to a point in the east line of
Hymers; thence with the east line of Hymers
and continuing with the east line of Nikolsky,
Wainwright, and Good, N 30°04'50" E, 268.96
feet to a point marking the southwest corner
of LeBuffe; thence with the south line of
LeBuffe, S 59°55'10" E, 94.82 feet to a point
in the west line of Hansen; thence with the
west line of Hansen, S 24°40'20" W, 143.35
feet to a point marking the southwest corner
of Hansen; thence with the south line of
Hansen, S 69°31'33" E, 74.83 feet to a point

in the west line of Parcel A, Tollgate of Falls Church, Section One; thence with the west line of Parcel A, Tollgate of Falls Church, Section One, S 33°31'20" W, 160.00 feet to the beginning and containing 38,467 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 August 30, 1979, as indicated on said plat which is filed herewith and made a part of this dedication, said subdivision to be known as Lots 22 through 28 and Parcel C, Section Three, Tollgate of Falls Church.

We declare that the said subdivision and dedication hereof is made with the free consent of the owner 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 thereof of such approval.

WITNESS the following signatures and seals this 5th day of November, 1979.

TOLLGATE INC.

By: Anna E. Gentry, Jr.
President

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 Anna E. Gentry, 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 5th day of Nov., 1979.

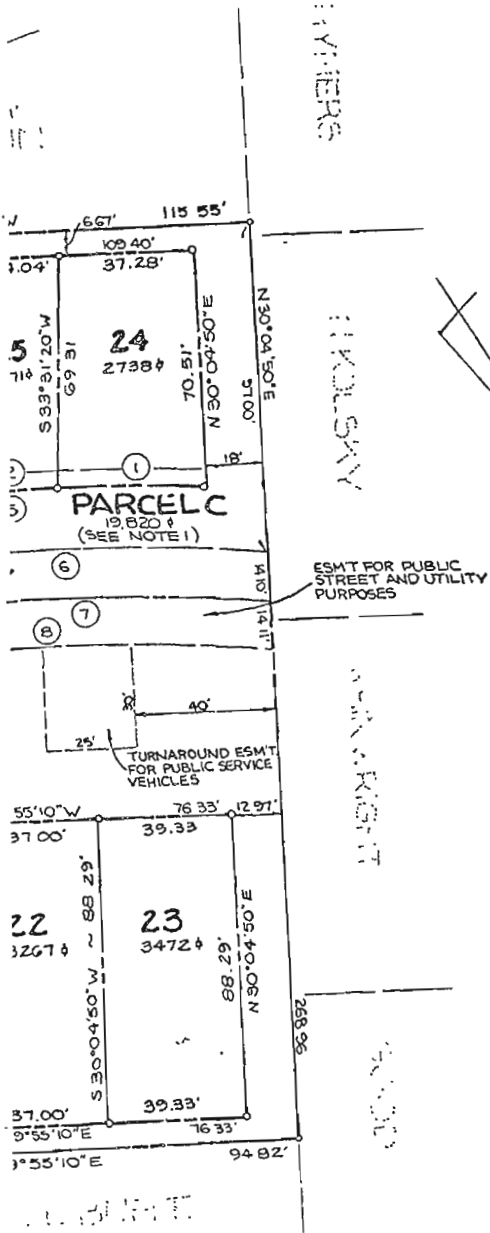
Deborah L. Allen
Notary Public



My Commission Expires: 5-17-82

This instrument with certificate annexed, with plat attached, admitted to record-Office of Circuit Court Fairfax County, Va. NOV 7 1979 at 9:07am

Tester: James E. Hoopes, Jr. Clerk



VICINITY MAP
SCALE 1"=500'

NOTES:

- 1 THE AREA CONTAINED IN PARCEL C IS SET ASIDE FOR THE PRIVILEGE AND EXCLUSIVE USE OF THE TOLL GATE HOME-OWNERS ASSOCIATION AND IS SUBJECT TO PRESENT AND FUTURE RECORDED EASEMENTS
- 2 THIS PROPERTY IS ZONED R-C.

AREA TABULATION

| | |
|---------------|---------|
| AREA IN LOTS | 18,647± |
| AREA PARCEL C | 19,820± |
| TOTAL AREA | 38,467± |

CURVE DATA

| NO | RADIUS | DELTA | TAN | ARC | CHORD | CHORD BEAR |
|----|--------|-------------|-------|--------|--------|----------------|
| 1 | 482.00 | 04° 55' 49" | 20.75 | 41.48 | 41.46 | S58° 04' 35" E |
| 2 | 482.00 | 02° 51' 59" | 12.06 | 24.11 | 24.11 | S61° 58' 29" E |
| 3 | 482.00 | 02° 53' 02" | 12.13 | 24.26 | 24.26 | S64° 51' 00" E |
| 4 | 482.00 | 00° 51' 10" | 3.59 | 7.17 | 7.17 | S66° 43' 06" E |
| 5 | 482.00 | 11° 32' 01" | 48.68 | 97.03 | 96.86 | N61° 22' 40" W |
| 6 | 450.00 | 14° 08' 39" | 55.83 | 111.09 | 110.81 | N60° 04' 21" W |
| 7 | 464.00 | 13° 56' 04" | 56.70 | 112.85 | 112.57 | N60° 10' 39" W |
| 8 | 436.00 | 13° 57' 14" | 53.36 | 106.18 | 105.92 | N59° 45' 15" W |

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, AND WAS ACQUIRED BY THEM FROM: ASTRID L. HANSEN BY DEED DATED APRIL 8, 1977 RECORDED IN DEED BOOK 4588 PAGE 341. AND FROM A CONNOR AND ALICE E. STARIN BY DEED DATED JUNE 28, 1977 RECORDED IN DEED BOOK 4580 PAGE 546 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.

I FURTHER CERTIFY THAT THE BEARINGS SHOWN REFER TO TRUE NORTH
GIVEN UNDER MY HAND THIS 30 DAY OF AUG. 1979

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.

Walter L. Phillips, Jr.
V.P. & Treas. Tollgate, Inc.

SET ASIDE FOR THE
TOLLGATE HOME-
TO PRESENT AND FUTURE

CITY OF FALLS CHURCH, VIRGINIA
APPROVED
PLANNING COMMISSION
CITY OF FALLS CHURCH
DATE Oct. 15, 1979
Judith Clifford
CHAIRMAN

FINAL PLAT
SECTION THREE OF
**TOLLGATE
OF FALLS CHURCH**
CITY OF FALLS CHURCH, VIRGINIA
BEING A RESUBDIVISION OF PARCELS B+C (27), SECTION 21
TO BE KNOWN AS LOTS 22-28 AND PARCEL C ((27)), SECTION 21
OF THE REAL PROPERTY ASSESSMENT MAPS OF THE CITY OF FALLS CHURCH
SCALE: 1" = 30' AUGUST 30, 1979
WALTER L. PHILLIPS, INC.
CERTIFIED CIVIL ENGINEERS & LAND SURVEYORS
207 PARK AVENUE FALLS CHURCH, VIRGINIA

A

| | |
|-------|---------------------|
| CORD | CHORD BEAR |
| 46 | S 58° 04' 35" E |
| 24.11 | S 61° 58' 29" E |
| 24 | Z 6 S 64° 51' 00" E |
| 7.17 | S 66° 43' 06" E |
| 36.8 | N 61° 22' 40" W |
| 0.8 | N 60° 04' 21" W |
| 12.5 | N 60° 10' 39" W |
| 05.92 | N 59° 45' 15" W |