

DEED OF SUBDIVISION

THIS DEED OF SUBDIVISION made and entered into this 15<sup>th</sup> day of December, 1982, by WILLIAM M. BASKIN, Trustee, party of the first part;

W I T N E S S E T H :

WHEREAS, William M. Baskin, Trustee, is the sole owner of the hereinafter described property, having acquired the same by virtue of a Deed dated June 10, 1981, and recorded in Deed Book 5560, Page 551, among the land records of Fairfax County, Virginia, and

WHEREAS, the said William M. Baskin, Trustee, is the record owner and the only party having an interest in the hereinafter described land, desires to subdivide 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 party does hereby subdivide all of that land, situate and being in the City of Falls Church, County of Fairfax, Virginia, and more particularly described as follows:

Beginning at a point marking a corner common to Section 3, Tollgate, LeBuffe, and Lot 2A, Hansen Subdivision; thence with the southwest line of Lot 2A, Hansen Subdivision, S 64° 20' 54" E, 93.36 feet to a point marking the west corner of Walsh and the south corner of Lot 2A, Hansen Subdivision, said corners also marks the north corner of Section 1, Tollgate; thence with the northwest line of Section 1, Tollgate, S 33° 31' 20" W, 137.89 feet to a point in the northeast line of Tollgate Way; thence with the northeast line of Tollgate Way, N 69° 31' 33" W, 74.83 feet to a point in the southeast line of Section 3, Tollgate; thence with the southeast line of Section 3, Tollgate, N 25° 40' 20" E, 143.35 feet to the beginning and containing 11,717 square feet more or less.

The hereinbefore described property is hereby subdivided into Lots 29 and 30, Section 4, Tollgate, in accordance with that certain plat of survey made by Walter L. Phillips, Inc., Certified

LAW OFFICES  
BASKIN, BASKIN  
& JACKSON  
A PROFESSIONAL CORPORATION  
COMMONWEALTH BUILDING  
301 PARK AVENUE  
FALLS CHURCH, VIRGINIA  
22046

18.20  
STATE TAX 15  
COUNTY TAX 3  
TRANSFER FEE \_\_\_\_\_  
CLERK'S FEE 18.60  
GRANTOR TAX \_\_\_\_\_  
L. J. S. \_\_\_\_\_

Civil Engineer and Land Surveyor, dated October 19, 1981, as indicated on said plat which is filed herewith and made a part hereof.

The aforesaid lots shall be subject to the restrictive covenants recorded in Deed Book 4685, Page 316, and all amendments thereto and the owners of said lots shall become members of the Tollgate Homeowners Association.

I declare that the said subdivision is made with my free consent in accordance with the statute law of Virginia in such cases made and provided governing the subdivision and platting of land. The said subdivision as shown upon the plat attached hereto and made a part hereof is approved by the City of Falls Church as evidenced by an endorsement thereon of such approval.

WITNESS the following signature and seal this 15<sup>th</sup> day of December, 1982.

William M. Baskin, Trustee  
William M. Baskin, Trustee

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 William M. Baskin, Trustee, whose name is signed to the foregoing Deed of Subdivision, personally appeared before me in my County aforesaid and acknowledged the same.

GIVEN under my hand this 15<sup>th</sup> day of December, 1982.

Deborah L. Alderman  
Notary Public

My Commission Expires: Jan. 31, 1986

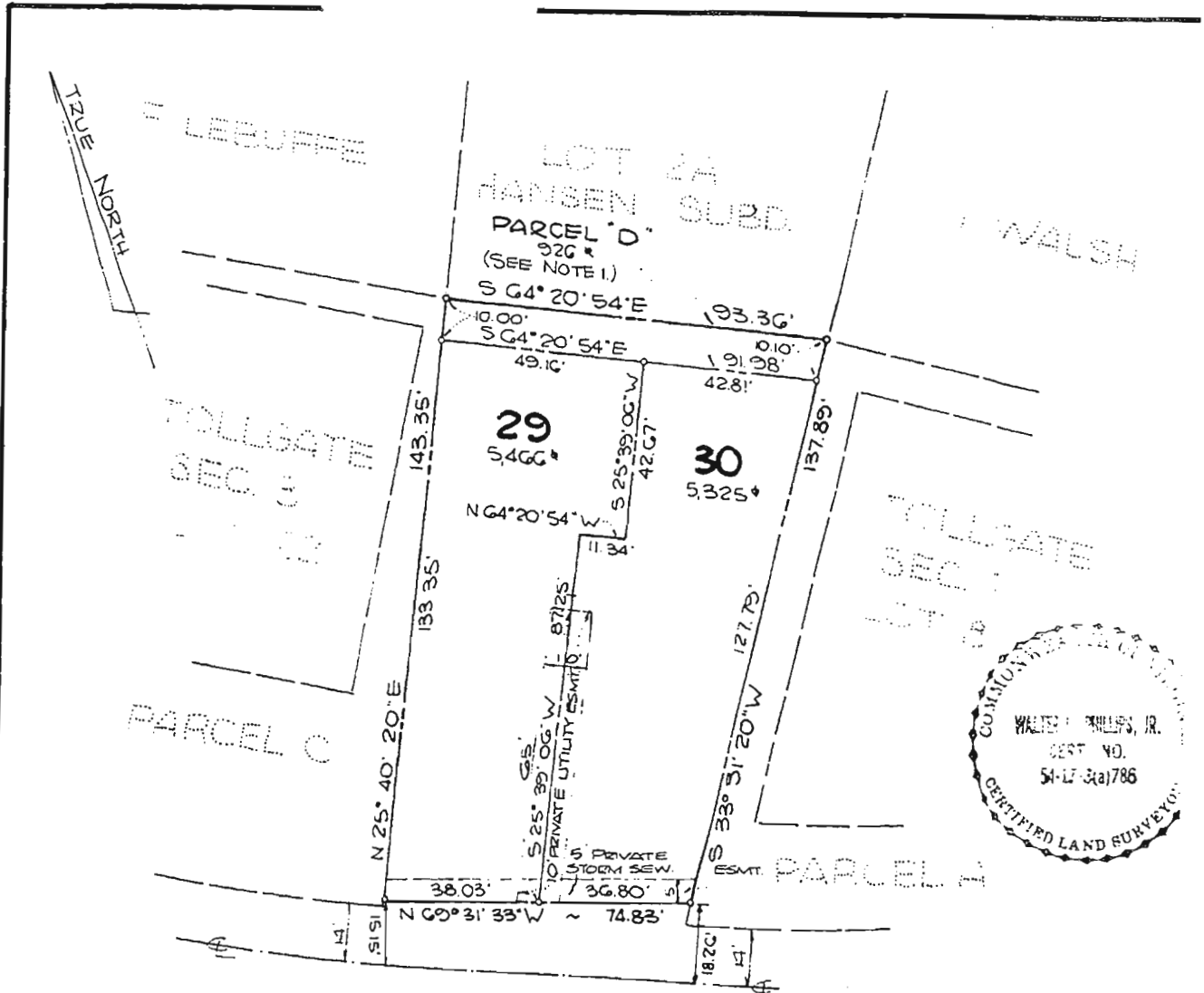
LAW OFFICES  
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& JACKSON  
A PROFESSIONAL CORPORATION  
COMMONWEALTH BUILDING  
501 PARK AVENUE  
FALLS CHURCH, VIRGINIA  
22046

RECORDED W/CERTIFICATE ANNEXED

1982 DEC 21 AM 9:17

FAIRFAX COUNTY VA  
TESTE: [Signature]  
CLERK

with plat attached



**TOLLGATE WAY**  
 (EASEMENT FOR PUBLIC STREET AND UTILITY PURPOSES.)

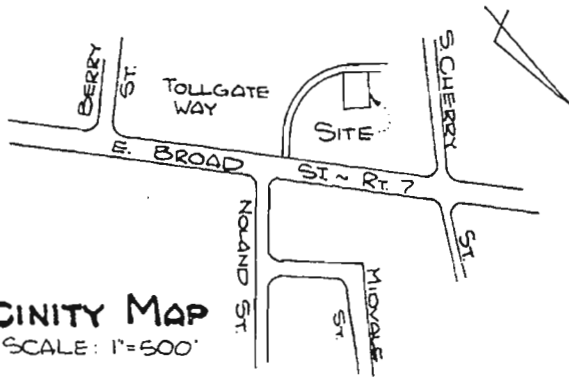
**NOTES**

1. THE AREA CONTAINED IN PARCEL D IS SET ASIDE FOR THE PRIVILEGE AND EXCLUSIVE USE OF THE TOLLGATE HOMEOWNERS ASSOCIATION, AND IS SUBJECT TO PRESENT AND FUTURE EASEMENTS.
2. PROPERTY IS ZONED R-C.
3. LOTS 29 & 30 ARE TO BE INCLUDED IN THE TOLLGATE HOMEOWNERS ASSOCIATION.

**AREA SUMMARY**

AREA OF LOTS .....	10,791 <sup>sq</sup>
AREA OF PARCEL D .....	926 <sup>sq</sup>
<b>TOTAL AREA .....</b>	<b>11,717<sup>sq</sup></b>

CITY OF FALLS CHURCH, VIRGINIA
APPROVED BY PLANNING COMMISSION DATE <i>Nov. 2, 1981</i>
<i>Debra Wynne</i> CHAIRMAN DATE <i>NOV. 16, 1981</i>



VICINITY MAP  
SCALE: 1"=500'

### SURVEYORS CERTIFICATE

I, WALTER L. PHILLIPS, A DULY CERTIFIED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THE LAND SHOWN IN THE SUBDIVISION HEREON IS NOW IN THE NAME OF WILLIAM M. BASKIN, JR., AND WAS ACQUIRED FROM ASTRID HANSEN BY DEED DATED JUNE 10, 1981, AND RECORDED IN DEEDBOOK 5560 AT PAGE 551 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VA.

I FURTHER CERTIFY THAT THE BEARINGS SHOWN REFER TO TRUE NORTH.  
GIVEN UNDER MY HAND THIS 4<sup>th</sup> DAY OF NOV., 1981.

*Walter L. Phillips*  
CERTIFIED LAND SURVEYOR



### OWNERS CERTIFICATE

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

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.

*William M. Baskin, Jr.*

### PLAT

SECTION 4

## TOLLGATE

CITY OF FALLS CHURCH, VIRGINIA

SCALE: 1"=30'

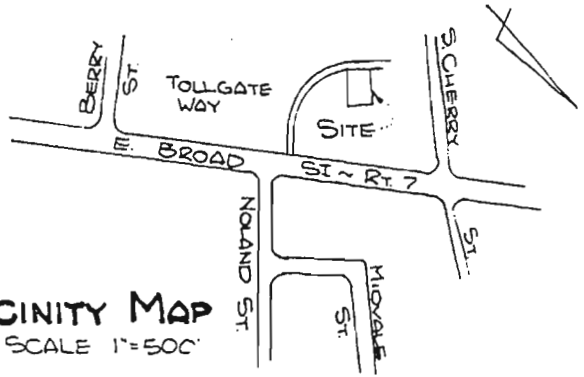
OCT. 19, 1981

(BEING A RESUBDIVISION OF LOT 28, (1), SECT. 21)

WALTER L. PHILLIPS  
INCORPORATED

CERTIFIED CIVIL ENGINEERS ~ LAND SURVEYORS  
207 PARK AVENUE FALLS CHURCH, VIRGINIA

CH. VIRGINIA  
COMMISSION  
981  
CHAIRMAN  
781  
28. PG



VICINITY MAP  
SCALE 1"=500'

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I, WALTER L. PHILLIPS, A DULY CERTIFIED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THE LAND SHOWN IN THE SUBDIVISION HEREON IS NOW IN THE NAME OF WILLIAM M BASKIN, JR. AND WAS ACQUIRED FROM ASTRID HANSEN BY DEED DATED JUNE 10, 1981, AND RECORDED IN DEEDBOOK 5560 AT PAGE 551, AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VA.

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CERTIFIED LAND SURVEYOR



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*William M. Baskin, Jr.*

**PLAT**

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**TOLLGATE**

CITY OF FALLS CHURCH, VIRGINIA

SCALE: 1"=30'

OCT. 19, 1981

(BEING A RESUBDIVISION OF LOT 28, ((1)), SECT. 21)

**WALTER L. PHILLIPS**  
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207 PARK AVENUE FALLS CHURCH, VIRGINIA

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CITY OF FALLS CHURCH, VIRGINIA

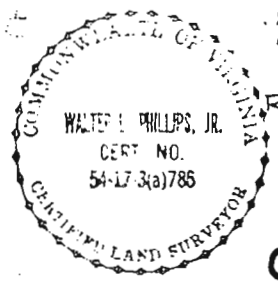
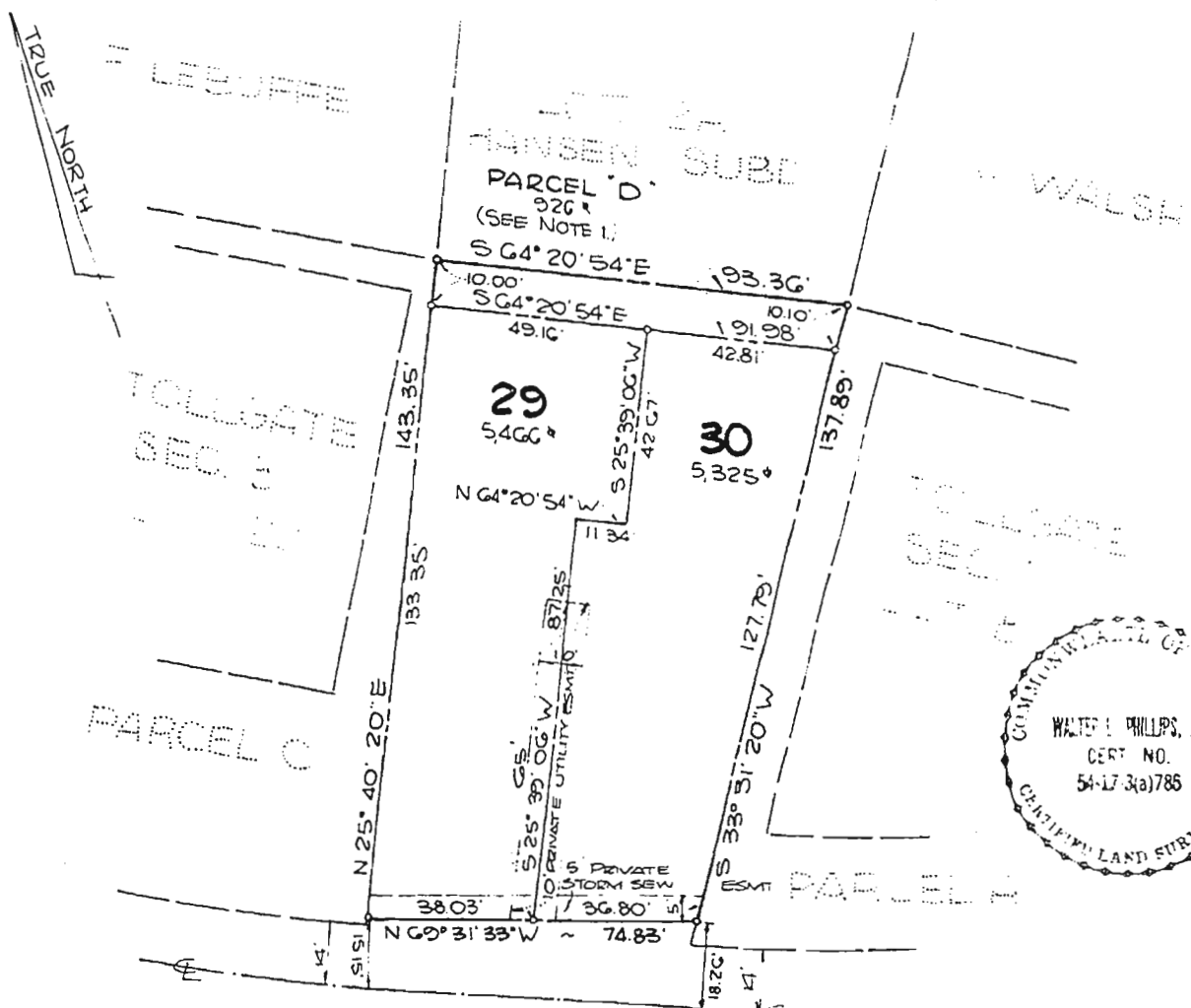
APPROVED FOR RECORDATION

2, 1981

*Wynne* CHAIRMAN

16, 1981

2 IN DB. PG



**TOLLGATE WAY**  
(EASEMENT FOR PUBLIC STREET AND UTILITY PURPOSES.)

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CITY OF FALLS CHURCH, VIRGINIA

APPROVED BY PLANNING COMMISSION

DATE *Nov. 2, 1981*

*John Wiggins* CHAIRMAN

DATE *NOV. 16, 1981*

THIS PLAT RECORDED IN DB. PG

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