

Nov. 24, 1951 - mailed to:
John C. Mackall, Atty.,
McLean, Va.

THIS DEED OF DEDICATION OF LANGLEY FOREST, SECTION FOUR, made this 9th day of October, 1951, by JOHN C. MACKALL and MARION H. MACKALL, his wife, WHEREAS, the said JOHN C. MACKALL and MARION H. MACKALL, his wife are the sole owners and proprietors of all of that certain tract or parcel of land located in Providence Magisterial District, Fairfax County, Virginia containing 55.726 acres and being a portion of the land which was conveyed to JOHN C. MACKALL by deed of partition dated April 20th, 1949, recorded April 29th, 1949 in Deed Book 686 page 12 of the land records of said county. Said tract of parcel of land hereby dedicated being bounded and described according to a survey made by J. R. Grefe, dated June 26, 1951, as follows, to-wit.

Beginning at a concrete monument in the northerly edge of Benjamin Street, a corner to section 2 and section 4, Langley forest: thence with the easterly edge of said section 2, Langley Forest N. 26° 22' 55" W. 898.69 feet to a point in the center of Dead Run; thence departing from said easterly line and down stream with said center of Dead Run the following courses and distances, S. 74° 51' 50" E. 78.65 feet; N. 35° 56' 00" E. 284.06 feet; S. 69° 00' 20" E. 192.20 feet; N. 36° 24' 30" E. 155.77 feet; N. 68° 42' 20" E. 165.70 feet; N. 20° 17' 40" E. 181.90 feet; N. 37° 15' 10" E. 202.22 feet; N. 39° 20' 10" E. 242.65 feet; N. 51° 44' 10" E. 190.59 feet to a point, thence departing from said center of Dead Run and through the lands of Mackall the following courses and distances; S. 71° 37' 30" E. 347.29 feet, S. 64° 51' 10" E. 174.05 feet; S. 50° 56' 40" E. 139.33 feet, S. 28° 11' 10" E. 190.52 feet; S. 19° 02' 20" E. 139.27 feet; S. 52° 31' 40" E. 95.57 feet to a point in the westerly edge of Mackall Avenue, thence with said westerly edge of Mackall Avenue N. 10° 51' 20" E. 53.44 feet to the point of intersection of said westerly edge of Mackall Avenue and the northerly edge of Wright way, thence departing from said westerly edge of Mackall Avenue and with said northerly edge of Wright way S. 58° 36' 20" E. 347.61 feet to a concrete monument, a corner to Mackall and Langley Forest, Section 4; thence departing from said northerly edge of Wright way and continuing through the lands of Mackall S. 10° 54' 20" W. 625.65 feet to a concrete monument, a corner to Mackall and Langley Forest, Sections 1 and 4, thence with the northerly edge of Langley Forest, Section 1, S. 85° 20' 00" West 422.55 feet to a point in the easterly edge of Mackall Avenue, thence with said easterly edge of Mackall Avenue 75.01 feet along the arc of a curve to the left concave easterly having a radius of 869.71 feet, the chord of which bears S. 2° 14' 55" E. 74.39 feet to a point, thence departing from said easterly edge of Mackall Avenue and with the northerly edge of Langley Forest, Section 1, N. 79° 17' 00" W. 51.50 feet to a point in the westerly edge of Mackall Avenue; thence continuing with said northerly edge of Langley Forest, Section 1, S. 87° 47' 40" W. 310.00 feet to a point; N. 65° 46' 40" W. 252.09 feet to a point; S. 69° 02' 20" W. 165.55 feet to a point in the easterly edge of Whann Avenue; thence with said easterly edge of Whann Avenue N. 28° 10' 40" W. 82.80 feet to the point of intersection of the northerly edge of Benjamin Street and westerly edge of Whann Avenue; thence with said northerly edge of Benjamin St. 79° 20' 00" W. 170.85 feet to a point, passing

through the westerly edge of Whann Avenue at 52.42 feet; thence continuing with said northerly edge of Benjamin Street 329.74 feet along the arc of a curve to the left concave southeasterly, having a radius of 765.92 feet, the chord of which bears S. 67° 00' 00" W. 327.20 feet to a point; thence S. 54° 40' 00" W. 85.90 feet to the point of beginning, containing 55.726 acres,

WHEREAS, said owners and proprietors desire to subdivide the hereinbefore described tract of land into lots, streets and public ways, and have caused the plat of such subdivision with reference to known or permanent monuments to be made, which accurately describe all of the subdivisions of said tract or parcel of land, and gives the dimensions and length and breadth thereof and the breadth and courses of all streets and public ways established therein, the said plat of said subdivision, made by J. F. Grefe, Certified Surveyor, being hereto attached;

WHEREAS, there is endorsed on said plat a certificate of the said J. F. Grefe, Certified Surveyor, certifying that the land in said subdivision is now in the name of the said JOHN C. MACKALL and MARION H. MACKALL and is a portion of the land acquired by deed of partition dated April 20th, 1949, recorded April 23, 1949, in Deed Book 686 page 12 of the land records of said county, and further that the land embraced in said subdivision is within the bounds thus acquired and is accurately described by metes and bounds, bearings calculated to the true meridian; and that there are original stone monuments, as shown, and iron pipe set two feet in the ground at the corners of said subdivision;

NOW, THEREFORE, THIS DEED OF DEDICATION

WITNESSETH. That the said JOHN C. MACKALL and MARION H. MACKALL, his wife, the sole owners and proprietors of the hereinbefore described tract of land, do hereby subdivide said tract of land into lots and streets and public ways, as shown on said plat of said tract of land hereto annexed, and made a part hereof, and hereby dedicate said streets and public ways shown hereon as public streets, said subdivision being known and designated as "LANGLEY FOREST, SECTION FOUR", containing thirty-nine lots, numbered from one to thirty-nine, both inclusive; and the said JOHN C. MACKALL and MARION H. MACKALL, his wife, being the sole owners and proprietors of the hereinbefore described tract or parcel of land, do hereby state that the annexed subdivision of the said tract of land known and designated as "LANGLEY FOREST, SECTION FOUR", as the same appears on the annexed plat, is with the free consent and in accordance with the desire of the under-

signed owners and proprietors and in accordance with the law.

The title to the lots or parcel of land, included in said subdivision, shall be subject to the following conditions, restrictions and covenants, which shall be taken and construed as running with the title to said land;

1. That no residence shall be built on any lot costing less than \$15,000.00 and of less than 1200 gross feet of ground space for a one or one and one-half story dwelling or less than 1000 gross feet of ground space for a two or two and one-half story dwelling excepting, however, guest houses, tenant houses or servant quarters, unless specific approval of less gross feet of ground space is given by original owners of Langley Forest, Section 4 after submission of plans and specifications.

2. No residential structure shall be erected or placed on any building plot, which plot has an area of less than 10,000 square feet, nor an average width of less than 60 feet.

3. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuildings shall be used on any lot at any time as a residence either temporarily or permanently.

4. These covenants are to run with the land until January 1, 1977, at which time said covenants shall be automatically extended for successive periods of ten years unless by a vote of the majority of the then owners of the lots it is agreed to change the said covenants in whole or in part.

5. If the parties hereto, or any of them, or their heirs or assigns, or any future lot owner in said subdivision, shall violate or attempt to violate any of the covenants herein it shall be lawful for any other person or persons owning any real property situated in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate such covenant and either to prevent him or them from so doing and recover damages or other dues for such violation.

WITNESS the following signatures and seals:

John C. Mackall (SEAL)
JOHN C. MACKALL

Marion H. Mackall (SEAL)
MARION H. MACKALL

STATE OF VIRGINIA,

to-wit:

COUNTY OF FAIRFAX,

I, Evelyn W. Barringer, a Notary Public in and for the State and County aforesaid, whose commission as such expires on the 15th day of March, 1955, do hereby certify that this day personally appeared before me in my County and State aforesaid JOHN C. MACKALL and MARIO H. MACKALL, his wife, whose names are signed to the foregoing and hereto annexed DEED OF DEDICATION dated the 9th day of October, 1951, and acknowledged the same.

Given under my hand this 17th day of October, 1951.

Evelyn W. Barringer
NOTARY PUBLIC

In the Clerk's Office of the Circuit Court of Fairfax County, Virginia OCT 19 1951 at 3:16 P.M.
This instrument was received and, with the certificate annexed, admitted to record, *with Plat attached*

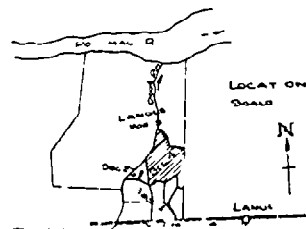
Teste

Thomas S. Chapman, Jr. Clerk.

SECTION 4 LANGLEY FOREST

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VA
SCALE 1-100
JUNE 1951
RICHARD F GREFE - CERTIFIED LAND SURVEYOR

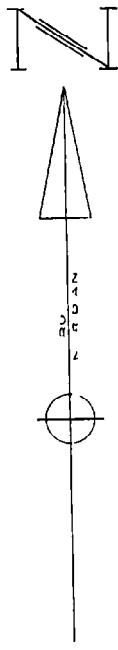
Photographed at 50'



FINAL PLAT
FOR
FAIRFAX COUNTY, VA
7 30 41

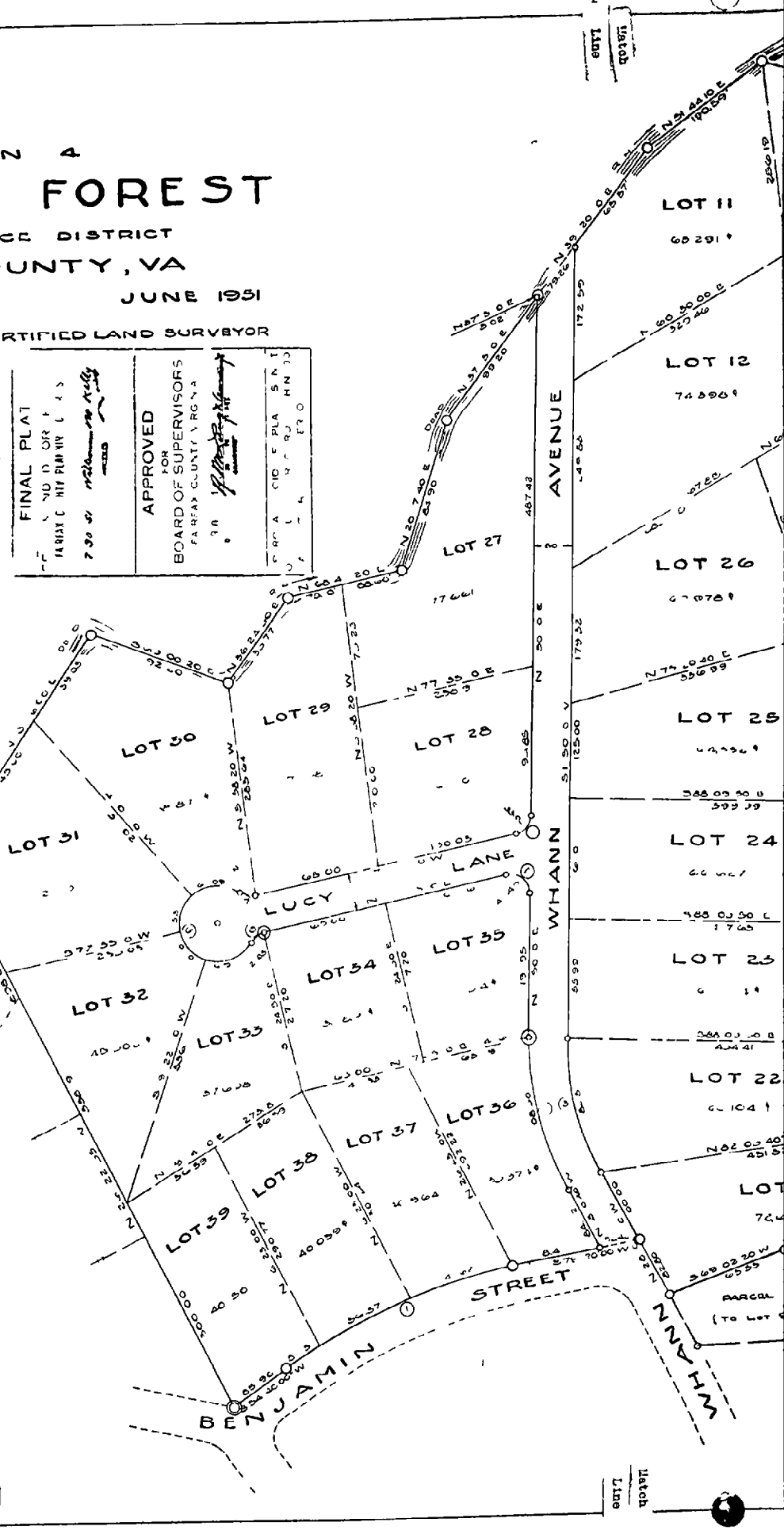
APPROVED FOR
BOARD OF SUPERVISORS
FAIRFAX COUNTY, VA
JUN 1 1951

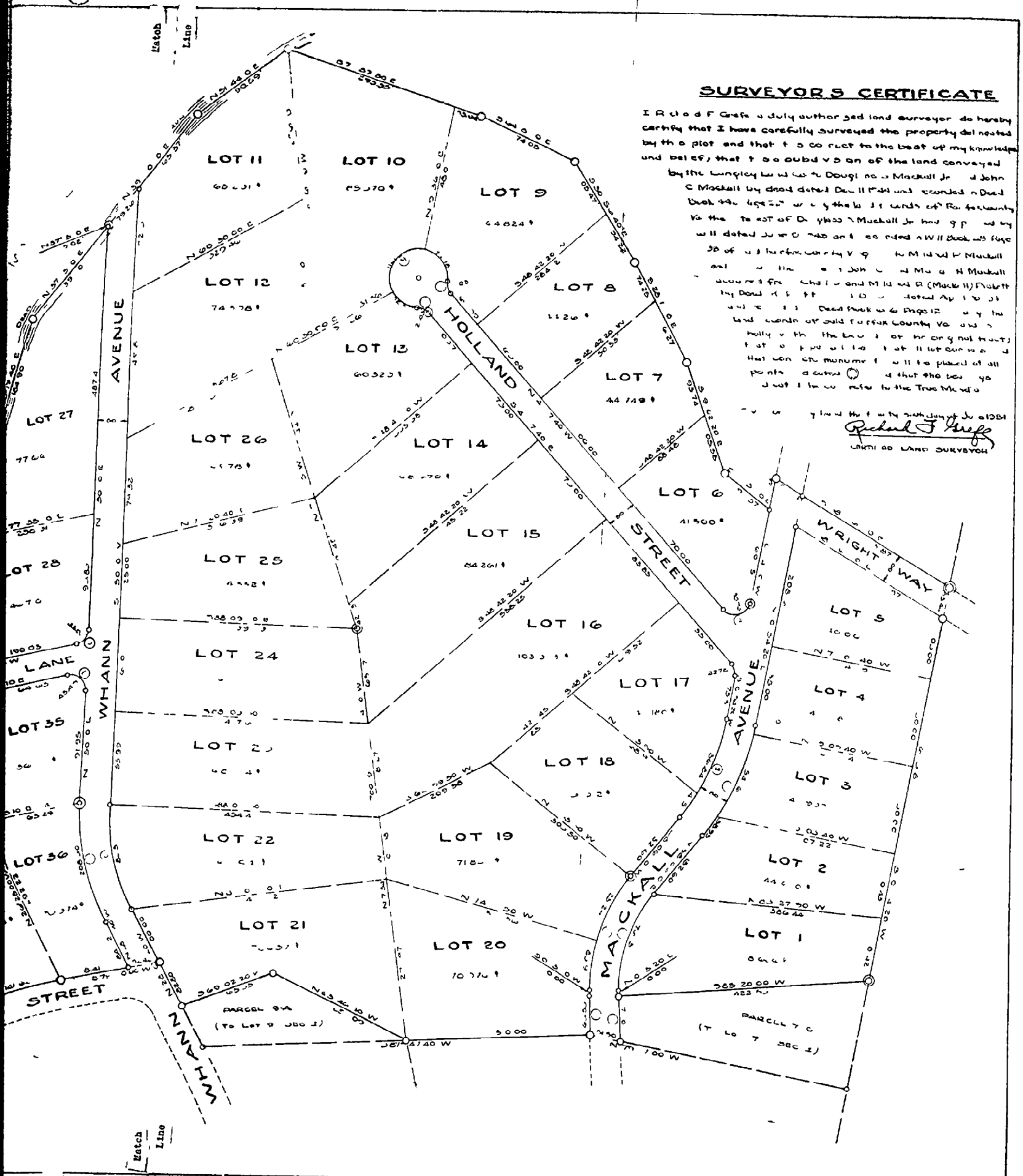
PLA S N T
L N R J
H N J J
E T O



24 July 1951 F. HEATH
F. Heath

NO	DELTA	R	T	L	C	C ORG
1	14 40 00	76.3	167.17	71	527.20	N 7 00 00 W
2	10 00 50	538	106.70	205.40	42	N 2 0 0 W
3	50 00 00	400	330	4.5	180.3	N 1 0 15 W
4	04 11 00	2.0	3.4	1.3	10.47	S 50 7 40 E
5	7 11 00	2.0	19.14	3.0	6.70	S 51 42 40 W
6	76 22 40	30.0	---	1.3	---	---
7	28 11 25	2.0	1.4	2.03	20.41	N 8 00 00 W
8	45 11 25	2.0	1.10	2.00	20.4	S 03 32 25 W
9	17 2 40	300	---	7.1	---	---
10	45 11 25	2.0	1.16	0	70.4	N 7 11 00 W
11	15 11 25	250	11.15	0	0.4	S 60 0 0 E
12	27 48 00	2.0	1.03	7.4	44.90	S 74 45 25 W
13	17 3 00	250	12.25	7.8	62.00	S 1 40 0 L
14	27 11 30	500.50	104.50	137.64	N 24 10 15	---
15	7 11 30	400.50	10.0	106.0	206.0	N 24 10 15
16	37 32 50	310.41	103.58	203.0	200.40	S 18 08 25 W
17	57 52 50	320.41	31.42	176.15	72.04	S 08 45 W
18	4 05 00	318.71	1.75	0.0	63.37	S 1 40 10
19	4 30 50	269.71	1.20	72.01	74.00	S 2 14 55 E





SURVEYOR'S CERTIFICATE

I R O d F Greff a duly authorized land surveyor do hereby certify that I have carefully surveyed the property delineated by this plot and that to the best of my knowledge and belief, that the same is a true and correct copy of the land conveyed by the longley land to Douglas Mackall Jr and John C Mackall by deed dated Dec 11 1911 and recorded in Deed Book 490 491 492 and by the lot 11 lands of the same tract by the estate of Douglas Mackall Jr and John C Mackall by will dated June 10 1913 and recorded in Will Book 115 page 38 of said book and by the estate of John C Mackall and John C Mackall and John C Mackall accounts for the lot 11 and 12 lands of the same tract by Deed 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000

Richard J Greff
 LAND AND LAND SURVEYOR

1704