

8358

THIS DEED OF DEDICATION of LANGLEY FOREST, SECTION ONE, made this 16th day of July, 1947, by and between MILDRED P. MACKALL, widow and sole devisee under the will of Douglass S. Mackall, Jr., and JOHN C. MACKALL and MARION H. MACKALL, his wife, the sole owners and proprietors of the hereinafter described tract or parcel of land,

WHEREAS, the said Mildred P. Mackall and John C. Mackall are the sole owners and proprietors of all that certain tract or parcel of land located in Providence Magisterial District, Fairfax County, Virginia, containing 90.2 acres, and being a portion of a tract of land acquired by Douglass S. Mackall, Jr. and John C. Mackall from the Langley Land Company by deed dated December 11, 1944, and recorded in Deed Book 442, page 229 of the land records of said county, the interest of the said Douglass S. Mackall, Jr. having passed under his will, dated June 9, 1943, and recorded in Will Book 28, page 93 of the will books of said county, to the said Mildred P. Mackall, said tract or parcel of land hereby dedicated being described by metes and bounds according to a survey made by W. F. Sunderman, Certified Surveyor, dated May 16, 1947, as follows, to-wit:

"Beginning at an original stone in the north line of State Route #604, also known as the Old Georgetown Pike at the corner common to the properties of Mildred P. Mackall and John C. Mackall and Dr. A. A. Snyder, thence with the line dividing said properties, N. 16° 17' 30" E. 1124.8 ft. to a stone at the northeast corner of the said Snyder property, thence through the property of said Mildred P. and John C. Mackall as follows N. 16° 17' 30" E. 347.64 ft., N. 75° 40' E. 288.73 ft. to a Point of Curve of a curve to the right, thence with the arc of said curve to the right, having a radius of 875.90 ft., the chord of which bears N. 88° 40' E. 394.07 ft. to a Point of Tangent, thence S. 85° 38' 20" E. 78.63 ft., S. 78° 20' E. 115.75 ft., and N. 54° 40' E. 85.90 ft. to the Point of Curve of a curve to the right, thence with the arc of said curve to the right, having a radius of 765.92 ft., the chord of which bears N. 67° 00' E. 327.20 ft. to a Point of Tangent, thence N. 79° 20' E. 170.83 ft.;

August 23, 1947-Returned to:
Barbour, Garnett, Pickett & Keith, Attys

S. 28° 10' 40" E. 157.80 ft.; N. 87° 47' 40" E. 653.69 ft., and S. 79° 17' E. 441.50 ft. to a point in the easterly line of the said Mildred P. and John C. Mackall property, also the westerly line of the William W. Mackall Estate, thence with the line dividing the said properties, S. 10° 43' W. 2114.0 ft. to a point in the north line of the aforesaid State Route #604, thence with the north line of said Highway, N. 71° 14' W. 266.65 ft., and N. 75° 30' W. 243.49 ft. to the southeast corner of the property of Clem, thence with the line of Clem, N. 8° 54' 30" E. 332.30 ft. and N. 81° 05' 30" W. 270.0 ft. to a point in the east line of the property of Robeson, thence with Robeson, N. 8° 54' 30" E. 151.23 ft., N. 81° 05' 30" W. 250.0 ft., and S. 8° 54' 30" W. 134.0 ft. to an original pipe at the northeast corner of King, thence with King, N. 80° 47' W. 268.17 ft. to an original pipe, and continuing with King, S. 9° 13' W. 317.36 ft. to a point in the north line of the said State Route #604, thence with the north line of said highway, N. 77° 49' 30" W. 330.21 ft. to an original pipe at the southeast corner of the property of Charles Toone, thence with Toone, N. 9° 30' 50" E. 728.50 ft., and N. 77° 48' W. 300.1 ft. to the northeast corner of the property of Reeves, thence with Reeves, N. 77° 48' W. 200.1 ft. to an original pipe, and S. 9° 30' 50" W. 153.5 ft. to the northeast corner of the property of McCay, thence with McCay, N. 77° 49' 30" W. 262.0 ft. and S. 9° 30' 50" W. 575.42 ft. to a point in the north line of the aforesaid State Route #604, thence with the north line of said highway, N. 77° 49' 30" W. 143.38 ft., and N. 72° 21' 30" W. 120.6 ft. to the beginning, containing 90.2 Acres, exclusive of a parcel containing 2.002 Acres, designated as Lot 21, included within the bounds of this description, and previously conveyed to Sydney M. Follin and wife, by deed dated April 8, 1947, recorded among said land records, and another parcel containing 1.84 Acres, designated as Lot 20, included within the bounds of this description, and previously conveyed to Philip N. Kadel and wife by deed dated June 17, 1947, recorded among said land records."

WHEREAS, said owners and proprietors desire to subdivide the hereinbefore described tract or parcel 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 describes 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 W. F. Sunderman, Certified Surveyor, being hereto attached,

WHEREAS, there is endorsed on said plat a certificate of the said W. F. Sunderman, Certified Surveyor, certifying that the land in this subdivision is now in the name of Mildred P. Mackall and John C. Mackall and is a portion of the land acquired by Douglass S. Mackall, Jr. and John C. Mackall from the Langley Land Company by deed dated December 11, 1944, and recorded in Deed Book 442, page 229 of the land records of Fairfax County, Virginia, the interest of Douglass S. Mackall, Jr. having passed under his will, dated June 9, 1943, recorded in Will Book 28, page 93 of the will books of said county, to the said Mildred P. Mackall, 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 pipes set two feet in the ground at the outer corners of said subdivision, NOW, THEREFORE, THIS DEED

WITNESSETH: That the said Mildred P. Mackall and 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 do hereby dedicate said streets and public ways shown thereon as public streets, said subdivision being known and designated as LANGLEY FOREST, SECTION ONE, containing forty lots, numbered from 1 to 42, both inclusive, but exclusive of Lot 20, shown on said plat, which has been conveyed to Philip N. Kadel and wife, and Lot 21, shown on

said plat, which has been conveyed to Sydney M. Follin and wife, as set forth in the description above, and the said Mildred P. Mackall and 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 said tract of land, known and designated as LANGLEY FOREST, SECTION ONE, as the same appears on the annexed plat, is with the free consent and in accordance with the desire of the undersigned owners and proprietors and in accordance with the law.

The title to the lots or parcels 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 said land and no part thereof shall ever be sold, leased, conveyed, or otherwise transferred or disposed of to anyone not of the Caucasian Race, and no person of any race other than the Caucasian Race shall use or occupy any building on any lot, except that this covenant shall not prevent occupancy by domestic servants of a different race domiciled with an owner or tenant.

2. That no residence or dwelling shall be erected on said land costing less than \$10,000.00.

3. That no building shall be erected upon said land within 30 feet of any street or public way.

WITNESS the following signatures and seals:

Mildred P Mackall (SEAL)
John C Mackall (SEAL)
Marion H Mackall (SEAL)

STATE OF VIRGINIA,

COUNTY OF FAIRFAX, to-wit

I, E. Virginia Carr, a Notary Public in and for the State and County aforesaid, whose commission expires on the

4th day of April, 1950, do hereby certify that this day personally appeared before me in my said County and State MILDRED P. MACKALL, widow and sole devisee under the will of Douglass S. Mackall, Jr., and JOHN C. MACKALL and MARION H. MACKALL, his wife, whose names are signed to the foregoing and hereto annexed Deed of Dedication of Langley Forest, Section One, dated the 16th day of July, 1947, and acknowledged the same
Given under my hand this 21st day of July, 1947.

E. Virginia Carr
Notary Public

In the Clerk's Office of the Circuit Court of Fairfax County,
Virginia, JUL 28 1947 at 3:00 P.M.
with Plat attached

This Instrument was received and, with the certificate annexed, admitted to record

Teste:

Thomas S. Chapman, Jr. Clerk

565 400

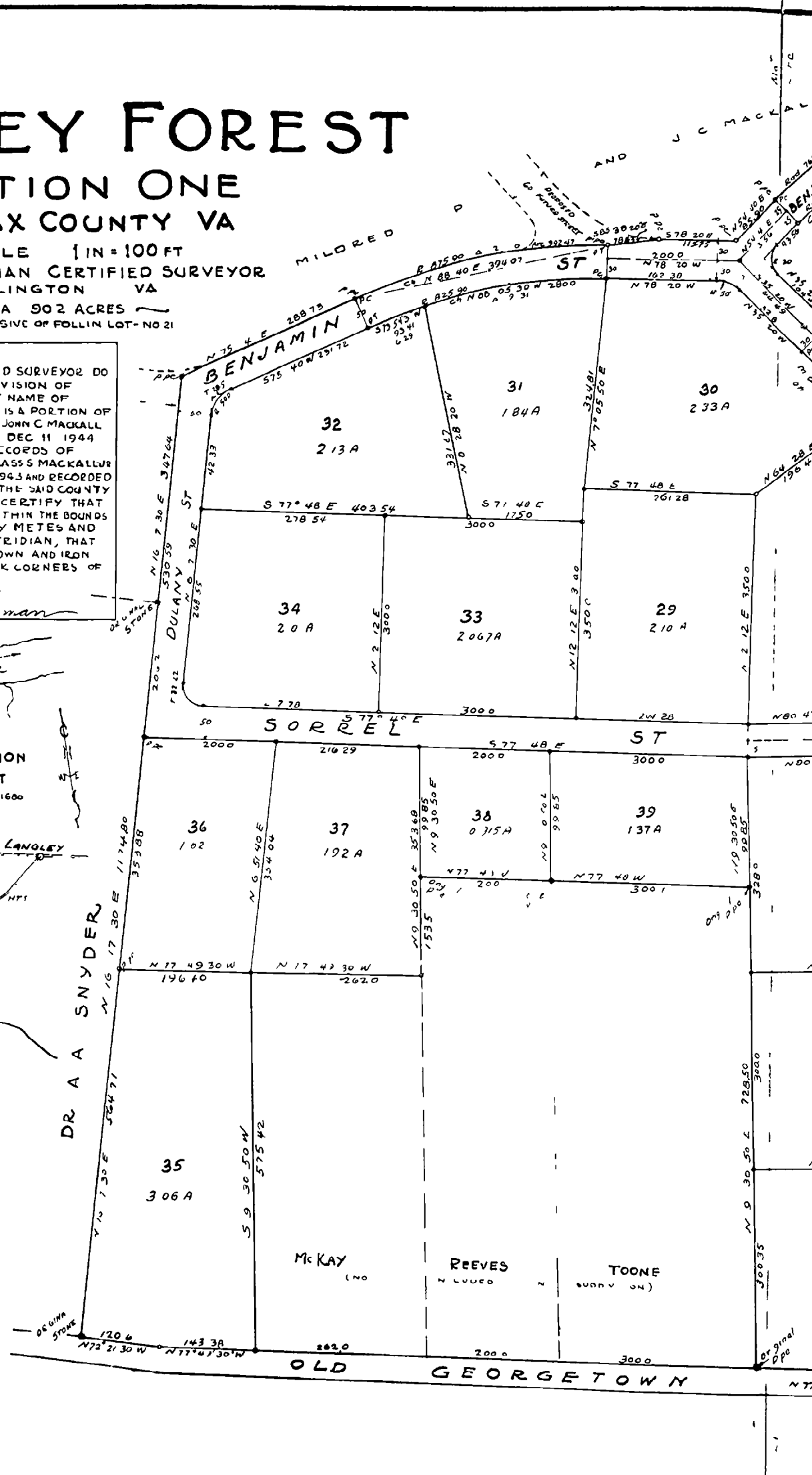
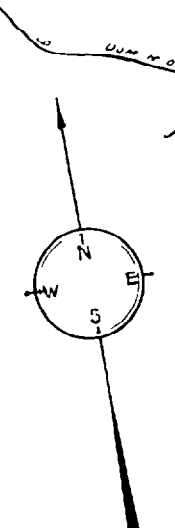
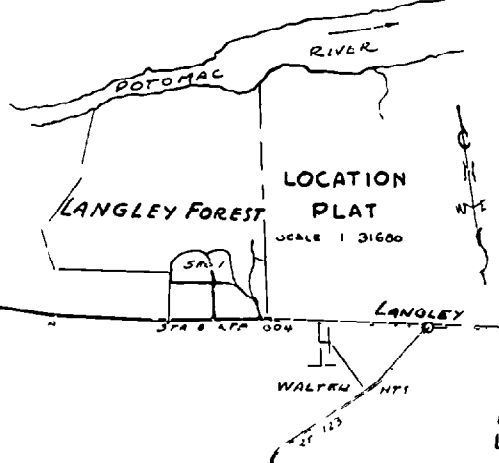
LANGLEY FOREST SECTION ONE FAIRFAX COUNTY VA

SCALE 1 IN = 100 FT
WFSUNDERMAN CERTIFIED SURVEYOR
ARLINGTON VA
AREA 902 ACRES
EXCLUSIVE OF FOLLIN LOT-NO 21

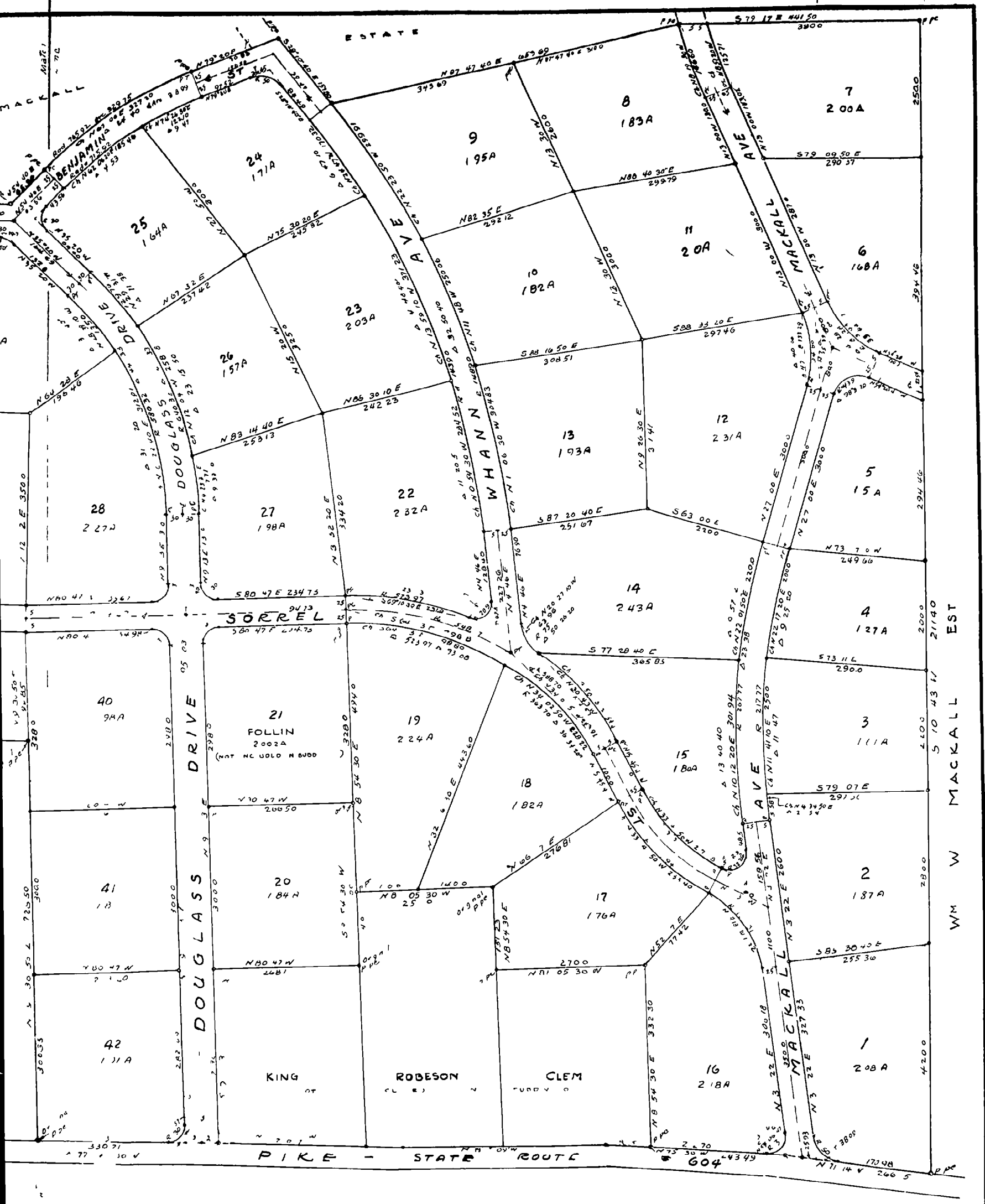
SURVEYORS CERTIFICATE

I WFSUNDERMAN A DULY AUTHORIZED LAND SURVEYOR DO HEREBY CERTIFY THAT THE LAND IN THIS SUBDIVISION OF LANGLEY FOREST SECTION ONE IS NOW IN THE NAME OF MILDRED P MACKALL AND JOHN C MACKALL AND IS A PORTION OF THE LAND ACQUIRED BY DOUGLASS S MACKALL JR AND JOHN C MACKALL FROM THE LANGLEY LAND CO BY DEED DATED DEC 11 1944 AND RECORDED IN LIBER 442 PAGE 229 LAND RECORDS OF FAIRFAX COUNTY VA THE INTEREST OF DOUGLASS MACKALL JR HAVING PASSED UNDER HIS WILL DATED JUNE 3 1943 AND RECORDED IN WILL BOOK 28 PAGE 93 OF THE WILL BOOKS OF THE SAID COUNTY TO THE SAID MILDRED P MACKALL I FURTHER CERTIFY THAT THE LAND ENCLOSED IN SAID SUBDIVISION IS WITHIN THE BOUNDS THUS ACQUIRED AND IS ACCURATELY DESCRIBED BY METES AND BOUNDS BEARINGS CALCULATED TO THE TRUE MERIDIAN, THAT THERE ARE ORIGINAL STONE MONUMENTS AS SHOWN AND IRON PIPE SET TWO FEET IN THE GROUND AT THE OUTCORNERS OF SAID SUBDIVISION
GIVEN UNDER MY HAND THIS 16 DAY OF MAY 1947

WFSunderman



APPROVED *Lusk Page 1/2/71*
COUNTY PLANNING COMMISSION
APPROVED *PR White 6-5-47*
COUNTY ZONING ADMINISTRATOR
APPROVED *Joseph King 6/10/11*
COUNTY ENGINEER



Photographed at 50x