

27705

THIS DEED OF DEDICATION, made this 18th day of September, 1956, by and between BEACH INCORPORATED, a Virginia corporation, party of the first part; and RICHARD L. RUFFNER and CHARLES A. DAVIS, Trustees, parties of the second part.

*** WITNESSETH ***

WHEREAS, Beach Incorporated, a Virginia corporation, is the sole owner and proprietor of the hereinafter described tract, piece or parcel of land situate, lying and being in Fairfax County, Virginia; and

WHEREAS, the said Beach Incorporated, a Virginia corporation, desires to subdivide said tract, piece or parcel of land into lots and to dedicate certain parts thereof into streets and roadways for public use; and

WHEREAS, Beach Incorporated, a Virginia corporation, did encumber that certain property by Deed of Trust recorded among the said County land records in Deed Book 1462, at page 517, wherein the parties of the second part are Trustees to secure certain notes as set forth therein; and

WHEREAS, the parties of the second part, as Trustees, are authorized in the Deed of Trust recorded as aforesaid, to join in a Deed of Dedication subdividing the said land into building lots without the necessity of jointure of the Beneficiaries therein;

NOW, THEREFORE, in consideration of the sum of Five Dollars (\$5.00) and the premises, the said parties hereto, do hereby subdivide the hereinafter described property as shown on a certain plat bearing date of July 20, 1956, and made by Frank A. Carpenter, Certified Land Surveyor, said plat being attached hereto and made a part hereof; said subdivision to be known as "BEACH'S ADDITION TO PINE RIDGE", Falls Church Magisterial District, Fairfax County, Virginia, and being more particularly described as follows:

BEGINNING at a point marking the intersection of the easterly line of Section 5, Pine Ridge with the northerly side of Woodburn Road (State Route 650); thence leaving Woodburn Road and with the said line of Section 5, Pine Ridge, N. 9° 30' 00" W. (passing thru the southeast corner of Lot 48, in said subdivision at 10.00 feet) 335.00 feet to a point; thence leaving the easterly line of Section 5, Pine Ridge with the following new division lines through the Balzer Tract: N. 80° 17' 03" E. 306.63 feet to a point and N. 35° 42' 23" E. 1,002.34 feet to a point in the centerline of the Old Manassas Gap Railroad bed and being in the southerly line of Lot 61 (marked not included on recorded plat) Section 4, Pine Ridge; thence with the southerly lines of said lot, and with the center of the said railroad bed, S. 75°

*Att. at. 1956-12-18
Thomas Sledge, Atty*

DEEN AND SLAGLE - ATTORNEYS - RADIO BUILDING - ARLINGTON, VIRGINIA

53' 00" E. 186.06 feet to a point and S. 68° 47' 00" E. 211.43 feet to a point marking the southeasterly corner of Section 4, Pine Ridge; thence leaving the old railroad bed and with the line of formerly Jane Coyle Tract S. 45° 59' 00" W. 147.80 feet to a point on the westerly side of Woodburn Road (State Route 650); thence with the said side of Woodburn Road on the arc of a curve to the left 110.635 feet, having a radius of 315.00 feet and a chord bearing S. 46° 35' 46" W. 110.07 feet to a point marking the P. T. of the said curve; thence continuing with the side of the said road the following courses and distances: S. 36° 32' 03" W. 141.50 feet to a point; S. 39° 37' 13" W. 114.66 feet to a point; S. 35° 42' 23" W. 690.32 feet to the P. C. of a curve to the right; thence on the arc of said curve to the right 143.935 feet, having a radius of 185.00 feet and a chord bearing S. 57° 59' 43" W. 140.33 feet to the P. T. of said curve; thence still continuing with the side of the road, S. 80° 17' 03" W. 348.97 feet to the point of beginning, containing 11.3846 acres of land;

AND BEING the same property conveyed to Beach Incorporated, a Virginia corporation, by Deed recorded in Deed Book 1462, at page 515, of the said County land records.

THIS SUBDIVISION is made in accordance with the desire of the said owner and proprietor and in accordance with the statutes of Virginia governing the subdivision and platting of land, and is made with the free consent and desire of the undersigned, and in accordance with the ordinances in force in Fairfax County, Virginia governing the platting of land, and is approved by the proper authorities as evidenced by their approval of the attached plat.

IN WITNESS WHEREOF, the said BEACH INCORPORATED, a Virginia corporation, has caused this Deed to be executed in its corporate name by DORSEY S. BEACH, its President and its corporate seal to be hereto affixed and attested by VICTOR R. RINALDI, its Secretary, said officers being thereunto duly authorized all as of the day, month and year first hereinabove written.

BEACH INCORPORATED

By Dorsey S. Beach
President

ATTEST:
Victor R. Rinaldi
Secretary

WITNESS the following signatures and seals:

[Signature] (SEAL)
Trustee
Charles A. Lewis (SEAL)
Trustee

DEEM AND SLAGLE - ATTORNEYS - RADIO BUILDING - ARLINGTON, VIRGINIA

STATE OF VIRGINIA,
COUNTY OF ARLINGTON, to-wit:

I, ~~Dolly G. Masie~~ ^{*Constance M. Masie*}, a Notary Public in and for the County aforesaid, in the State of Virginia, whose commission as such expires on the ~~22nd~~ ^{19th} day of ~~December~~ ^{July}, 1959, do hereby certify that DORSEY S. BEACH and VICTOR R. RINALDI, whose names as President and Secretary, respectively, of Beach Incorporated, are signed to the foregoing and hereto annexed Deed, bearing date of September 18, 1956, have this day personally appeared before me in my County and State aforesaid, and acknowledged the same.

GIVEN under my hand this 18th day of September, 1956.

Constance M. Masie
Notary Public

DEED AND SLAQUE - ATTORNEYS - RADIO BUILDING - ARLINGTON, VIRGINIA

STATE OF :VIRGINIA,
CITY OF ALEXANDRIA, to-wit:

I, Ruby Anderson, a Notary Public in and for the City aforesaid, in the State of Virginia, whose commission as such expires on the 9th day of September, 1959, do hereby certify that RICHARD L. RUFFNER AND CHARLES A. DAVIS, whose names as Trustees, are signed to the foregoing and hereto annexed Deed, bearing date of September 18, 1956, have this day personally appeared before me in my City and State aforesaid, and acknowledged the same.

GIVEN under my hand this 28th day of September, 1956.

Ruby Anderson
Notary Public

In the Clerk's Office of the Circuit Court of Fairfax County, Virginia OCT 10 1956 at 10:22 AM.
This instrument was received and, with the certificate annexed, admitted to record. with plat attached
Taste:

Thomas S. Chapman, Jr Clerk

FAIRFAX SURVEYS

CERTIFICATES OF APPROVAL

FINAL PLAT

RECOMMENDED FOR APPROVAL
FAIRFAX COUNTY PLANNING COMMISSION

John J. ...
PLANNING COMMISSION

APPROVED

BOARD OF SUPERVISORS
FAIRFAX COUNTY, VIRGINIA

John J. ...
COUNTY EXECUTIVE

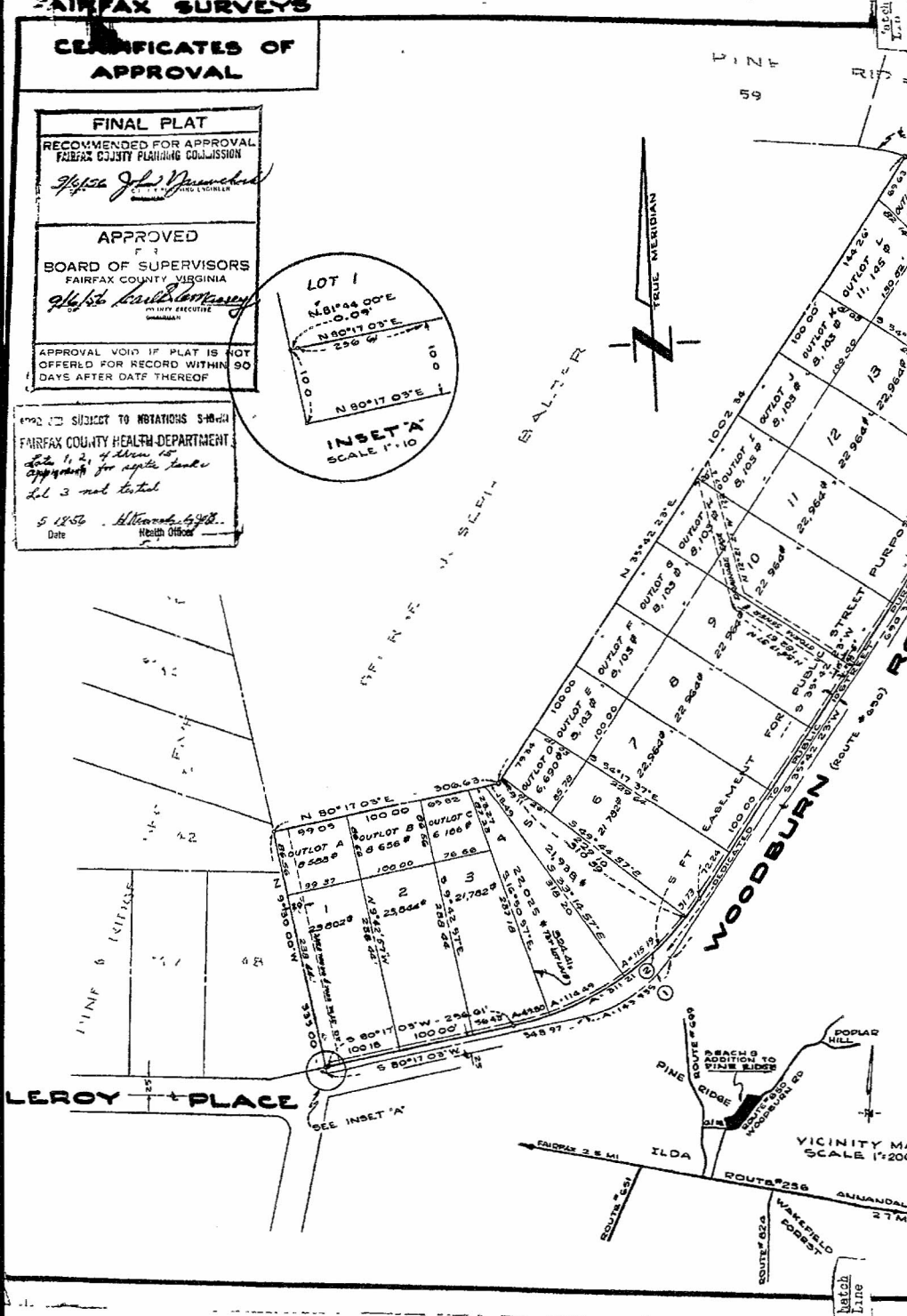
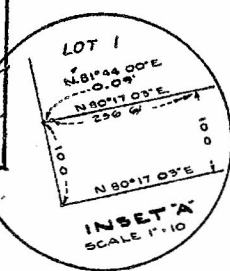
APPROVAL VOID IF PLAT IS NOT
OFFERED FOR RECORD WITHIN 90
DAYS AFTER DATE THEREOF

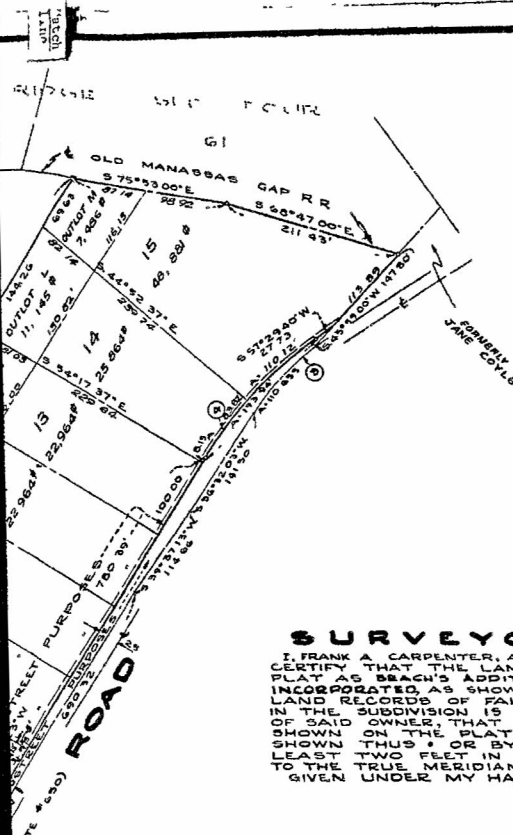
NOT SUBJECT TO NOTATIONS SHOWING

FAIRFAX COUNTY HEALTH DEPARTMENT

DATE 1, 2, 3 of above lot
Approved for water tank
Lot 3 not tested

5/18/56 *Alfred ...*
Date Health Officer





CURVE TABLE						
NO	RADIUS	Δ	ARC	TAN CH	BEARING	DIST
1	185.00	44°34'40"	142.935	75.83	S 57°59'43"W	140.33
2	400.00	44°34'40"	311.21	163.96	S 57°59'43"W	308.42
3	315.00	20°07'29"	110.635	59.89	S 46°35'46"W	110.07
4	310.00	21°47'17"	193.94	98.16	S 46°36'01"W	192.715

OWNERS CERTIFICATE
 THE FOREGOING SUBDIVISION AS IT APPEARS HEREON, IS IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS.
Rosney S Beach

AREA TABULATION		
	SQUARE FEET	ACRES
LOTS	370,666.9	8.5093
STREETS	19,796	0.4545
OUTLOTS	105,452	2.4208
TOTAL	495,914	11.3846

SURVEYOR'S CERTIFICATE
 I, FRANK A. CARPENTER, A DULY AUTHORIZED LAND SURVEYOR DO HEREBY CERTIFY THAT THE LAND EMBRACED IN THE SUBDIVISION SHOWN ON THIS PLAT AS BEACH'S ADDITION TO PINE RIDGE, IS NOW IN THE NAME OF BEACH INCORPORATED AS SHOWN BY INSTRUMENT NUMBER 19582 OF THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA; THAT THE LAND EMBRACED IN THE SUBDIVISION IS WITHIN THE BOUNDARY OF THE ORIGINAL TRACT OF SAID OWNER, THAT EACH LOT & ALL STREETS ARE ACCURATELY SHOWN ON THE PLAT AS MARKED ON THE GROUND BY IRON PIPES SHOWN THUS # OR BY STONE MONUMENTS SHOWN THUS # SET AT LEAST TWO FEET IN THE GROUND; THAT ALL BEARINGS ARE REFERRED TO THE TRUE MERIDIAN
 GIVEN UNDER MY HAND THIS TWENTIETH DAY OF JULY, 1956

Frank A. Carpenter

DEPARTMENT OF PUBLIC WORKS
 DIVISION OF SURVEYING & MAPPING
 FAIRFAX COUNTY
 All measurements on this plat conform to the requirements of the office and the surveying instrument or band have been checked.
 By: 215156 J.W.G.
Edmund R. Kipp

PLAT
 SHOWING SURVEY & SUBDIVISION OF
 BEACH'S ADDITION TO PINE RIDGE
 FALLS CHURCH MAG. DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 SCALE: 1" = 100'

PROPERTY MAP
 SCALE 1"=2000
 ANNANDALE
 27 MI

Photographed at 70%



27705