

My commission expires on the 19th day of December, 1950

*Mildred P. Chichester*  
Notary Public.



in the Clerk's Office of the Circuit Court of Fairfax County,  
Virginia, SEP 20 1949 at 12.57AM.

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

Teste: *Thomas H. Chapman, Jr.* Clerk

Sept 24, 1949 - Delivered to:  
Mr Ernest Russell, Atty.

3517

THIS DEED OF DEDICATION, Made this 31st day of August, 1949 by W. R. KELLEY, owner, and GRACE J. KELLEY, his wife,

WITNESSETH THAT:

WHEREAS, W. R. Kelley is the owner and proprietor of the hereinafter described tract of land located in Falls Church Magisterial District, Fairfax County, Virginia, the metes and bounds description of which is as follows:

Beginning at a stone marking an angle point in the Southerly line of Section 4, Pine Ridge, said stone being the N. W. corner of Section 5, Pine Ridge, and being also the N. E. corner of the subdivision being described; thence with a line common to Section 5, Pine Ridge, and the subdivision being described, S. 1004'15" W. 1415.70 Ft. to a stone and angle point common to Section 5, Pine Ridge and the subdivision being described; thence continuing with aforementioned common line, S. 10°34' W. 529.33 Ft. to a point in the westerly line of Lot 17, Section 5, Pine Ridge; thence departing from said common line and following a line through the property of W. R. Kelley, N. 79° 48' 30" W. 226.31 Ft. to a point in the easterly line of proposed Pineland Street; thence following said line of said Street S. 10° 11' 30" W. 175.00 Ft. to the P. C. of a 25.00 Ft. radius curve to the left; thence along the arc of said curve (the chord of which bears S. 34° 48' 30" E. for a distance of 35.36 Ft.) 39.27 Ft. to a P. T. in the Northerly line of Little River Pike; thence with the Northerly line of Little River Pike, N. 79° 48' 30" W. 100.00 Ft. to the P. C. of a 25.00 Ft. radius at the N. W. corner of Little River Pike and aforementioned proposed Pineland Street; thence along the arc of said curve (the chord of which bears N. 55° 11' 30" E. for a distance of 35.36 Ft.) 39.27 Ft. to a P. T. in the Westerly line of proposed Pineland Street, said P. T. being within the property of W. R. Kelley; thence with the Westerly line of said proposed Street, N. 10° 11' 30" E. 175.00 Ft. to a point; thence departing from said proposed Street, but continuing with a line through the property of W. R. Kelley, N. 79° 48' 30" W. 129.08 Ft. to a point; thence N. 0° 32' W. 954.69 Ft. to a point; thence N. 5° 22' 30" W. 50.38 Ft. to a

point; thence N. 1° 04' 15" E. 671.96 Ft. to a point in the Southerly line of Section 4, Pine Ridge; thence with a line common to Section 4, Pine Ridge and the subdivision being described, N. 70° 40' 30" E. 275.95 Ft. to a pipe and angle point common to Section 4, Pine Ridge and the subdivision being described; thence continuing with said common line, N. 69° 56' 30" E. 280.17 Ft. to a stone and place of beginning, containing 20.89238 Acres of land; and being shown upon a plat prepared by D. M. Maher, Certified Land Surveyor, dated April 27, 1949; all bearings are calculated to the True Meridian, and

WHEREAS, W. R. Kelley desires to subdivide the above tract of land as Section 1, Little River Pines in accordance with the plat attached hereto and made a part hereof;

NOW, THEREFORE, said W. R. Kelley, owner, and Gladys J. Kelley, his wife, do hereby subdivide the above described tract of land to be known as Section 1, Little River Pines, as the same appears on the plat hereto attached, made by D. M. Maher, Certified Land Surveyor, dated April 27, 1949, with his certificate attached, which subdivision is made with the full consent and in accordance with the desire of the parties hereto; and the streets shown on said plat are hereby dedicated as public streets.

The following restrictions shall be binding on all of the lots shown on the aforesaid plat on Section 1, Little River Pines, and shall be construed as covenants running with the land for ten years from the date hereof, and said restrictions and conditions shall be automatically renewed for ten year periods thereafter, unless a majority of the owners of the dwellings in said Section of said subdivision, after 30 days notice by publication, shall revise, amend or revoke said restrictions and conditions by duly executing and recording among the land records of Fairfax County, Virginia, an instrument effecting such revisions, amendments or revocations thereof:

1. All of said lots shall be subject to the zoning regulations and restrictions of Fairfax County, Virginia.

2. No dwelling shall be erected on any of the said lots, the cost of which is less than \$5,000.00.

3. No person of any race other than the white Caucasian Race shall own, use or occupy any building or any lot except that this restriction shall not prevent the occupancy by domestic servants of a different race domiciled with an owner or tenant.

4. No building for the housing or keeping of poultry or domestic animals shall be erected or maintained nearer than 75 feet from the front building line.

5. No fence which is more than 3 feet in height shall be erected on said lots within 50 feet of the front or side street lines thereof.

6. All lots in said section of said subdivision shall be kept free from all unsightly refuse, trash, abandoned cars and the like.

7. No dwelling erected on any lot in the said subdivision shall be occupied until the exterior construction thereof has been completed and until an approved septic tank and a pressure system has been completely installed.

8. If the parties hereto, or any of them, or their heirs or assigns, 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 section of said subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting any such covenants either to prevent him or them from so doing or to recover damages or other dues for such violation.

This subdivision and dedication is made in accordance with the Statutes of Virginia governing the plat of land and the said plat has been duly approved by the proper officials of Fairfax County, Virginia, as shown by their endorsements on said plat.

Witness the following signatures and seals.

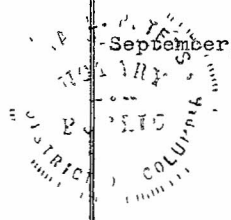
W. R. Kelley (SEAL)

Grace J. Kelley (SEAL)

District of Columbia, to-wit:

I, Etta L. Peters, a Notary Public in and for the District aforesaid, whose commission expires on the 30th day of September, 1952, do hereby certify that W. R. Kelley and Grace J. Kelley, his wife, whose names are signed to the foregoing Deed of Dedication dated August 31, 1949, have acknowledged the same before me in my District aforesaid.

Given under my hand and seal this 16<sup>th</sup> day of September, 1949.



Etta L. Peters  
Notary Public

My Commission Expires September 30 1952

In the Clerk's Office of the Circuit Court of Fairfax County,

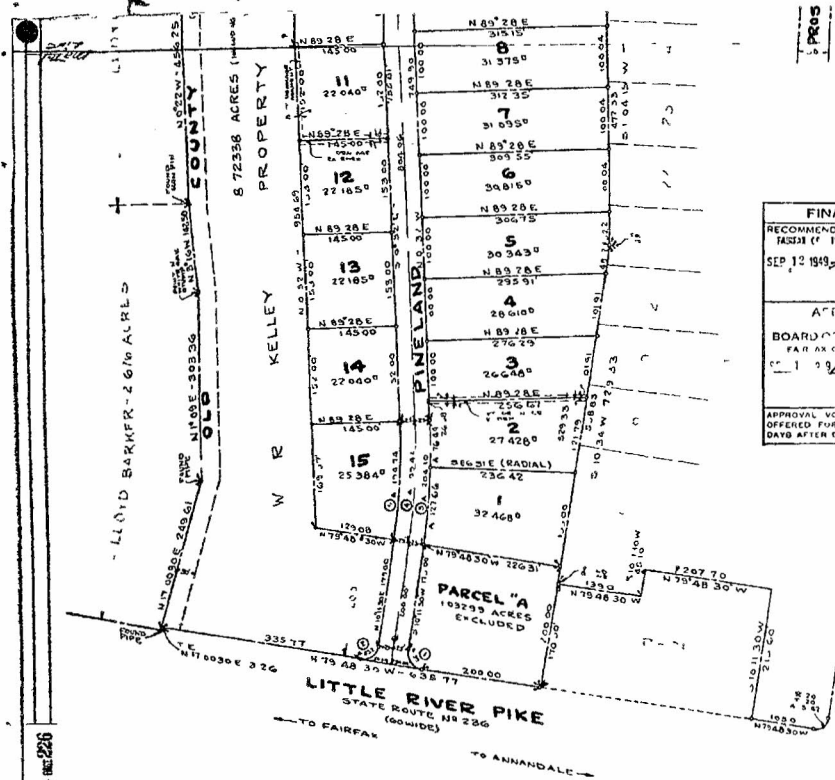
Virginia, SEP 20 1949 at 12:30 P.M.

with plat attached

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

Teste:

Thomas A. Chapman, Jr. Clerk



**FINAL PLAT**  
 RECOMMENDED FOR APPROVAL  
 BOARD OF SUPERVISORS  
 FAIRFAX COUNTY, VA  
 SEP 12 1949

APPROVED  
 BOARD OF SUPERVISORS  
 FAIRFAX COUNTY, VA  
 SEP 12 1949

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

SURVEYOR OF THE STATE OF VIRGINIA DO HEREBY CERTIFY THAT THE LAND EMBRACED IN THE SUBDIVISION SHOWN ON THIS PLAT IS NOW IN THE NAME OF W. R. KELLEY, AND IS PART OF THE DEED ACQUIRED BY HIM FROM SAID PROPERTIES INCORPORATED BY DEED DATED JULY 30 1944 AND RECORDED IN DEED BOOK 434 PAGE 401 OF THE LAND RECORDS OF FAIRFAX COUNTY VIRGINIA HOWEVER THE ENTIRE OUTSIDE BOUNDARY OF ABOVE ACQUIRED PROPERTY IS SHOWN UPON THIS PLAT

I FURTHER CERTIFY THAT THE LAND SUBDIVIDED HEREON IS WITHIN THE BOUNDARY OF THE ORIGINAL PROPERTY OF SAID OWNER THAT THERE ARE IRON PIPE SET AT LEAST TWO FEET IN THE GROUND AT ALL OUTER CORNERS OF THE SUBDIVISION AS NOTED HEREUPON AT SAID CORNERS AND THAT ALL BEARINGS ARE CALCULATED TO THE TRUE MERIDIAN

GIVEN UNDER MY HAND THIS 27<sup>TH</sup> DAY OF APRIL 1949

*D M Maher*  
 CERTIFIED LAND SURVEYOR

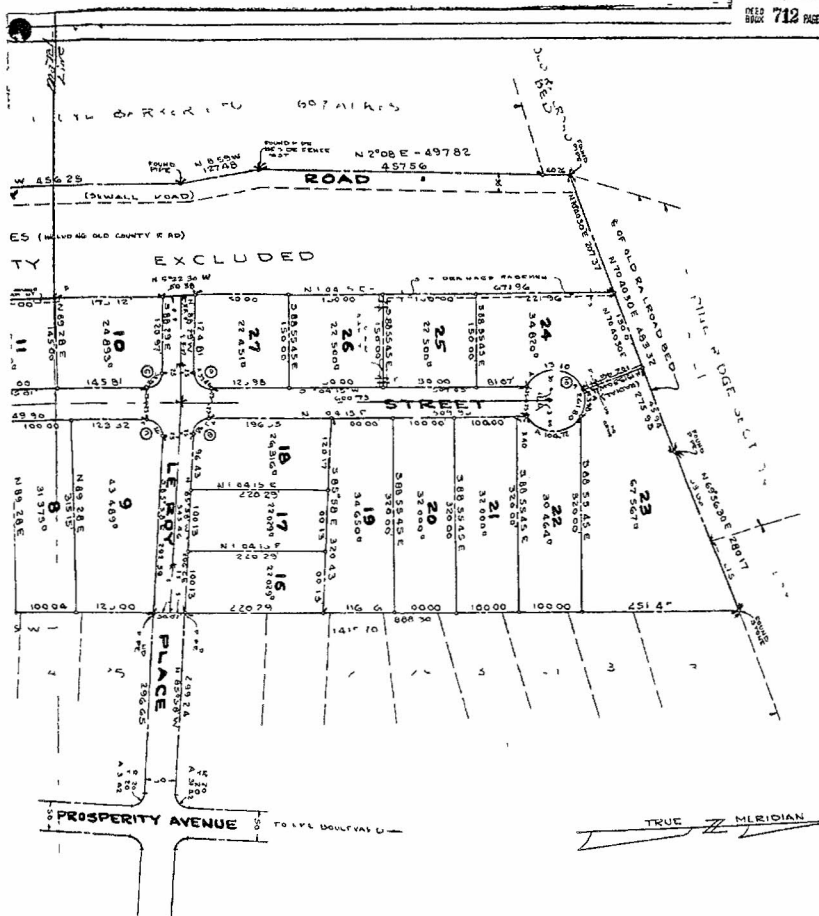
NOTE TOTAL AREA OF SUBDIVISION DEDICATED  
 HEREON IS 20 89238 ACRES

NOTE -  
 CONCRETE MONUMENTS TO BE SET  
 AS PER FAIRFAX COUNTY SUBDIVISION  
 ORDINANCE AT POINTS MARKED THUS □  
 FIFTY TO BE SET AT CORNERS MARKED THUS ○

**SECTION 1**  
**LITTLE RIVER PINES**  
 FALLS CHURCH MAGISTERIAL DIST  
**FAIRFAX COUNTY, VIRGINIA**  
 SCALE 1"=100' APRIL, 1949  
 D. MAHER, CERTIFIED LAND SURVEYOR  
 ARLINGTON, VIRGINIA

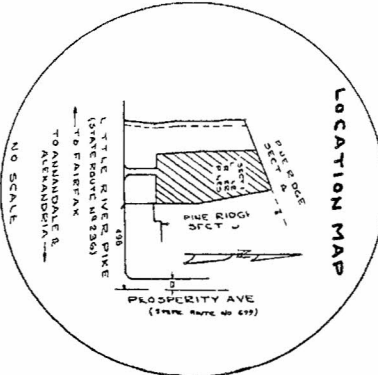
Photographed at 505

SEE 712 AND 226



**CURVE DATA**

NO	RADIUS	DELTA	ARC	TAN	CHORD BEARING	CHORD DIST
1	23.00	90.00	39.27	23.00	$N 33^{\circ}48' 56'' W$	35.96
2	23.00	90.00	39.27	23.00	$S 55^{\circ}11' 50'' E$	35.96
3	1098.34	18.42	70.81	108.15	$N 84^{\circ}49' 55'' E$	719.89
4	1098.34	18.42	70.81	108.15	$N 7^{\circ}41' 55'' E$	719.89
5	1098.34	18.42	70.81	108.15	$N 7^{\circ}41' 55'' E$	719.89
6	1098.34	18.42	70.81	108.15	$N 7^{\circ}41' 55'' E$	719.89
7	1098.34	18.42	70.81	108.15	$N 7^{\circ}41' 55'' E$	719.89
8	1098.34	18.42	70.81	108.15	$N 7^{\circ}41' 55'' E$	719.89
9	23.00	90.00	39.27	23.00	$N 33^{\circ}48' 56'' W$	35.96
10	23.00	90.00	39.27	23.00	$S 55^{\circ}11' 50'' E$	35.96
11	23.00	90.00	39.27	23.00	$N 33^{\circ}48' 56'' W$	35.96
12	23.00	90.00	39.27	23.00	$S 55^{\circ}11' 50'' E$	35.96
13	23.00	90.00	39.27	23.00	$N 33^{\circ}48' 56'' W$	35.96
14	23.00	90.00	39.27	23.00	$S 55^{\circ}11' 50'' E$	35.96
15	23.00	90.00	39.27	23.00	$N 33^{\circ}48' 56'' W$	35.96
16	23.00	90.00	39.27	23.00	$S 55^{\circ}11' 50'' E$	35.96
17	23.00	90.00	39.27	23.00	$N 33^{\circ}48' 56'' W$	35.96
18	23.00	90.00	39.27	23.00	$S 55^{\circ}11' 50'' E$	35.96
19	23.00	90.00	39.27	23.00	$N 33^{\circ}48' 56'' W$	35.96
20	23.00	90.00	39.27	23.00	$S 55^{\circ}11' 50'' E$	35.96
21	23.00	90.00	39.27	23.00	$N 33^{\circ}48' 56'' W$	35.96
22	23.00	90.00	39.27	23.00	$S 55^{\circ}11' 50'' E$	35.96
23	23.00	90.00	39.27	23.00	$N 33^{\circ}48' 56'' W$	35.96
24	23.00	90.00	39.27	23.00	$S 55^{\circ}11' 50'' E$	35.96
25	23.00	90.00	39.27	23.00	$N 33^{\circ}48' 56'' W$	35.96
26	23.00	90.00	39.27	23.00	$S 55^{\circ}11' 50'' E$	35.96
27	23.00	90.00	39.27	23.00	$N 33^{\circ}48' 56'' W$	35.96



**SURVEYOR'S CERTIFICATE**

I, DANIEL M. KELLEY, CERTIFIED LAND SURVEYOR OF THE STATE OF VIRGINIA, DO HEREBY CERTIFY THAT THE LAND EMBRACED IN THE SUBDIVISION SHOWN ON THIS PLAN IS NOW IN THE NAME OF THE KELLEY LANDS TRUST OF THE PROPERTY OF THE STATE OF VIRGINIA, AND THE TRUSTEES OF THE TRUST HAVE CAUSED ME TO MAKE THIS SURVEY AND DEED IN DEED BOOK 434 PAGE 401 OF THE LAND RECORDS OF FAIRFAX CO. VA.