

STATE OF VIRGINIA
COUNTY OF FAIRFAX, TO-WIT:-

I, Edna M Wood, a Notary Public, in and for the county and state aforesaid, whose commission expires on the 31st day of May, 1947, do certify that A. Evans Hiley and Virginia R. Hiley, whose names are signed to the foregoing deed, bearing date on the 26th day of FEBRUARY, 1946, acknowledged the same before me in my county and state aforesaid.

Given under my hand this 21st day of March, 1946.

Edna M. Wood
Notary Public.

In the Clerk's Office of the Circuit Court of Fairfax County,
Virginia, MAR 22 1946 at 12:01 P.M.

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

Testes: Thomas H. Chapman, J. Clerk

THIS DEED OF DEDICATION made this 20th day of MARCH 1946,
by EAKIN PROPERTIES, INCORPORATED, a Delaware corporation:

WITNESSETH: that

WHEREAS, the Eakin Properties, Incorporated, is the owner and proprietor of that certain tract of land situate in Falls Church Magisterial District, Fairfax County, Virginia, hereinafter described by metes and bounds, and is desirous of subdividing said tract of land into lots and dedicating certain parts thereof into streets, the said subdivision to be known as "SECTION FOUR, PINE RIDGE".

NOW, THEREFORE, for and in consideration of the sum of One Dollar, and the premises, the said Eakin Properties, Incorporated, being sole owner and proprietor of said hereinafter described tract of land shown on plat hereto attached and made a part hereof, made by Joseph Berry, County Surveyor, dated 20th day

April 13, 1946 - Mailed to
Eakin Properties, Inc.
Box 245
Falls Church, Virginia

of December, 1945, as lots Nos. One (1) to Sixty (60), both inclusive and lots Nos. Sixty-two (62) to Eighty-three (83) both inclusive, does subdivide the said tract of land situate, lying and being in Falls Church Magisterial District, Fairfax County, Virginia, being all of Parcel No. 1 containing 26.775 acres and the greater part of Tract One, containing 100.61 acres described in Parcel No. 6 of the deed from L. R. Eakin and Mabel Eakin, his wife, to Eakin Properties, Incorporated, dated 20th day of April, 1940, and recorded in Liber Z, No. 13, page 231 of the land records of said county, and bounded and described as follows:

"Beginning at a pipe, a common corner to the Dulaney tract, the Wooster tract and Tobin; thence with the lines of Tobin and Robey S. 28°47'E. 1863.46 ft. to a stone; thence S. 28°48.5'E. 986.15 ft. to a pipe; thence S. 19°06'W. 531.25 ft. to a pipe in the middle of the old railroad bed; thence with the middle of the railroad bed N. 84°37'W. 417.68 ft.; thence S. 88°17'W. 216.62 ft.; thence S. 80°34'W. 338.76 ft. to a stone; thence S. 72°57'W. 379.17 ft.; S. 71°03.5'W. 400.73 ft. to a stone; thence

S. 69°56.5'W. 280.17 ft.; thence S. 70°40.5' W. 483.32 ft. to the middle of the old abandoned County Road; thence, departing from the old railroad bed and running with the middle of the abandoned County Road N. 18°38.5'E. 724.33 ft., N. 10°43.5'E. 584.05 ft., N. 0°23'W. 526.11 ft., N. 0°25.5' W. 271.72 ft., N. 1°30.5'E. 405.13 ft. and N. 1°01.5'W. 997.65 ft. to a pipe in the line of the Dulaney tract; thence with the line of said tract N. 86°15.5'E. 903.03 ft. to the beginning."

into lots in accordance with the metes and bounds established on the plat hereto annexed and made a part hereof, to be known as the subdivision of "SECTION FOUR, PINE RIDGE", and the streets designated on the said plat are hereby dedicated as public streets. The said subdivision is made in accordance with the desire of the said owner and proprietor, and in accordance with the Statutes of Virginia governing the subdividing and platting of land.

The following protective covenants are to run with the land:

1. All lots in the tract shall be known and described as residential lots, except lots numbered ONE (1), EIGHTY-TWO (82) and EIGHTY-THREE (83), which shall be reserved for business and/or churches or schools, if so desired by Eakin Properties, Incorporated, or its assigns. No structures shall be erected, altered, placed, or permitted to remain on any residential building plat other than one detached single-family dwelling not to exceed

two and one-half stories in height, and a private garage for not more than three cars, and other outbuildings incidental to residential use of the plot.

2. No building shall be erected, placed, or altered on any building plot in this subdivision until the building plans, specifications and plot plan showing the location of such building have been approved in writing as to conformity and harmony of external design with existing structures in the subdivision and as to location of the building with respect to topography and finished ground elevation, by a committee composed of J. R. Eakin, Charlotte C. Montgomery and Ruth Pearson Eakin, or by a representative designated by a majority of the members of said committee. In the event of death or resignation of any member of said committee, the remaining member, or members, shall have full authority to approve or disapprove such design and location, or to designate a representative with like authority. In the event said committee or its designated representative fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it or in the event, if no suit to enjoin the erection of such building or the making of such alterations has been commenced prior to the completion thereof, such approval will not be required and this covenant will be deemed to have been fully complied with. Neither the members of such committee, nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. The powers and duties of such committee and of its designated representative shall cease on and after January 1, 1955. Thereafter the approval described in this covenant shall not be required unless, prior to said date and effective thereon, a written instrument shall be executed by the then record owners of a majority of the lots in this subdivision and duly recorded appointing a representative, or representatives, who shall thereafter exercise the same powers previously exercised by said committee.

3. No building shall be located on any residential building plot nearer than fifty (50) feet to the front lot line, nor nearer than twenty-five (25) feet to any side street line, side lot line or rear lot line.

4. No residential structure shall be erected or placed on any building plot, which plot has an area of less than 42,000 sq.ft. or a width of less than 100 feet at the front building setback line.

5. No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

6. No trailer, basement, tent, shack, garage, barn or other outbuilding erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence. No privies or similar out-houses shall be erected.

7. No dwelling costing less than \$6,000.00 shall be permitted on any lot in the tract. The ground floor area of the main structure, exclusive of one-story porches and garages, shall be not less than 700 square feet in the case of a one-story structure nor less than 450 square feet in the case of a one-and-one-half, two or two-and-one-half story structure.

8. That no building shall be placed, nor shall any material or refuse be placed or stored on any lot within 20 feet of property line of any park or edge of any open water course, except that clean fill may be placed nearer to the lot line provided the natural water course is not altered or blocked by such fill.

9. No persons of any race other than the Caucasian race shall use or occupy any building or any lot, except that this covenant shall not prevent occupancy by domestic servants of a different race domiciled with an owner or tenant.

10. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1970, at which time said covenants shall be automatically extended for successive periods of ten years unless by vote of a majority of the then owners of the lots it is agreed to change said covenants in whole or in part.

11. 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 development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation.

13. Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF, the said EAKIN PROPERTIES, INCORPORATED, has caused this deed to be signed in its name, by its President, and its corporate seal to be hereto affixed, duly attested by its Secretary.

EAKIN PROPERTIES, INCORPORATED

BY: J. R. Eakin
President

ATTEST:

Charlotte C. Montgomery
Secretary

STATE OF VIRGINIA,

COUNTY OF ARLINGTON, to-wit:

I, EDNA M. WOOD, a Notary Public in and for the County and State aforesaid, whose commission expires on the 31st day of MAY, 1947, do hereby certify that J. R. EAKIN and CHARLOTTE C. MONTGOMERY, whose names as President and Secretary, respectively, of EAKIN PROPERTIES, INCORPORATED, are signed to the foregoing deed, bearing date on the 20th day of MARCH 1946, have acknowledged the same before me in my State and County aforesaid.

GIVEN under my hand this 21st day of MARCH, 1946.

Edna M. Wood
Notary Public

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

Virginia, MAR 22 1946 at 12:22 P.M.
with Plat attached

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

Teste:

Thomas H. Chapman, Jr Clerk

PINE RIDGE

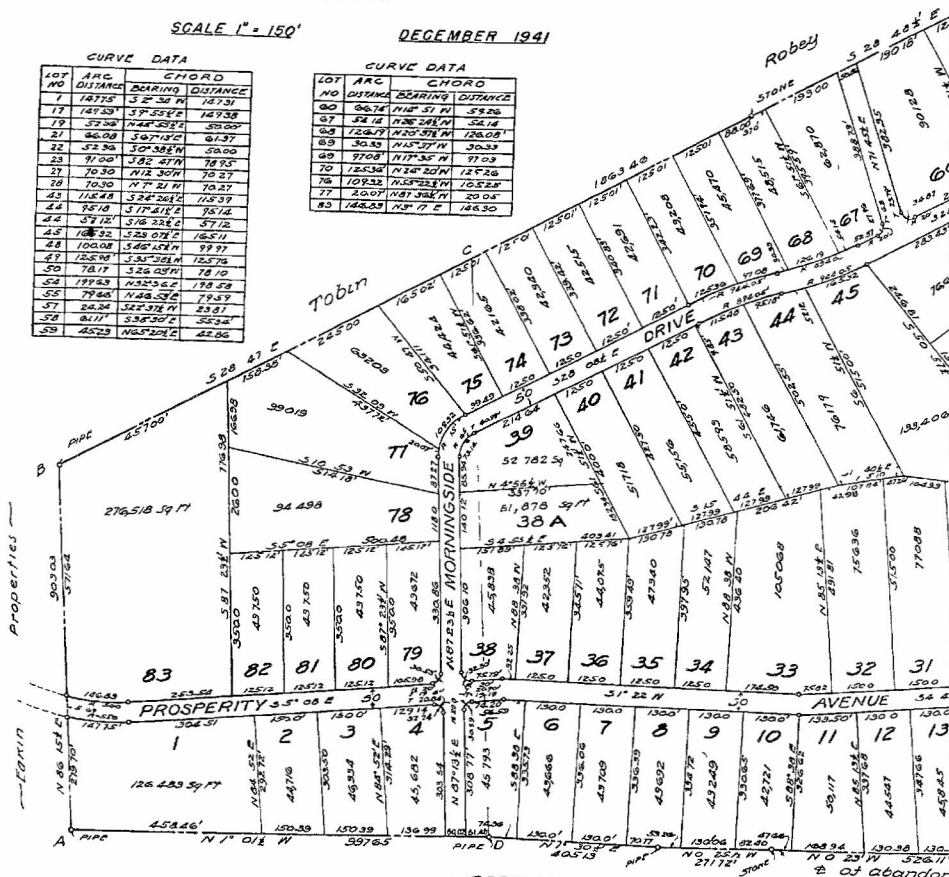
SECTION 4

FAIRFAX COUNTY
VIRGINIA

SCALE 1" = 150' DECEMBER 1941

LOT NO	ARC DISTANCE	BEARING	CHORD DISTANCE
1	18755	S 2° 38' N	18731
17	14933	S 7° 55' E	14938
19	57388	N 44° 52' E	35000
21	4600	S 0° 15' E	4637
22	5236	S 0° 38' N	5000
23	9750	S 7° 47' N	7895
27	7030	N 12° 30' N	7027
30	1030	N 7° 21' N	1032
43	11548	S 24° 26' E	11539
44	9510	S 17° 41' E	9512
45	3712	S 16° 32' E	3712
46	10632	S 23° 07' E	10631
48	10008	S 45° 15' N	9997
47	12880	S 31° 36' N	12876
50	7817	S 28° 05' N	7810
54	79953	N 32° 52' E	7848
55	7968	N 48° 32' E	7959
57	2424	S 22° 31' N	2431
58	8177	S 28° 30' E	8234
59	4523	N 65° 20' E	4286

LOT NO	ARC DISTANCE	BEARING	CHORD DISTANCE
60	6614	N 41° 51' N	5526
67	3414	N 20° 24' N	3614
68	12877	N 20° 07' N	12608
69	3033	N 45° 17' N	3033
69	3708	N 17° 35' N	3708
70	12534	N 14° 20' N	12528
76	10932	N 15° 32' N	10528
77	2007	N 81° 36' N	2004
83	14853	N 3° 7' E	14830



— CERTIFICATE OF ENGINEER —

I JOSEPH BERRY a certified Civil Engineer do hereby certify that the land embraced in the subdivision shown on this plat of PINE RIDGE SECTION 4 is now in the name of EARL PROPERTIES INCORPORATED and was acquired from L R EARL and MABEL EARL by deed dated April 20th, 1940 and recorded in Liber Z, No 13, Page 231 of the land records of Fairfax County Virginia; that the land embraced in this subdivision within the boundaries of the original tract, that the entire tract and each lot are a city and accurately shown hereon by metes and bounds; and the bearings calculated from the true meridian; that there are monuments of iron pipe driven not less than two feet in the ground marking the outside corner of this subdivision as indicated on this plat.

Given under my hand this 20th day of December 1941

APPROVED

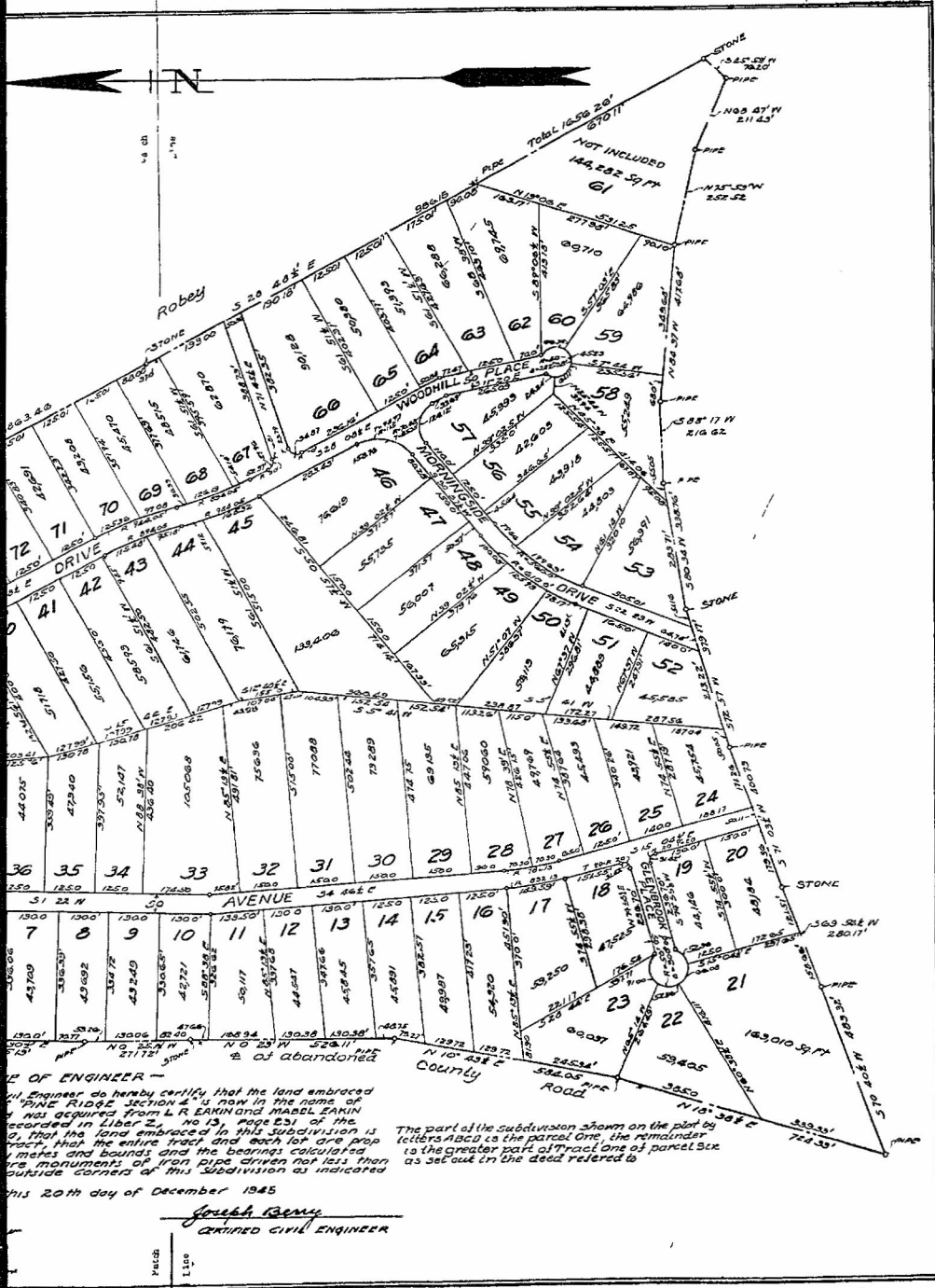
Kurt Pinner - V. Chairman

Joseph Berry
CERTIFIED CIVIL ENGINEER

Photographed at 50X

E R White
Zoning Administrator

3-20/41
Certified Land Surveyor



OF ENGINEER -
 I, Engineer do hereby certify that the land embraced
 "PINE RIDGE SECTION 2" is now in the name of
 L R ERWIN and MARCEL TAKIN
 recorded in Liber 2, No 13, page 231 of the
 that the land embraced in this subdivision is
 tracts that the entire tract and each lot are prop-
 erty and bounds and the bearings calculated
 monuments of iron pipe driven not less than
 outside corners of this subdivision as indicated
 this 20th day of December 1945
 Joseph Remy
 ARCHITECT CIVIL ENGINEER

The part of the subdivision shown on the plat by
 letters ABCD is the parcel One, the remainder
 is the greater part of Tract One of parcel Six
 as set out in the deed referred to

Scale
 1" = 100'