

BK0853PG0098  
BK0851PG1884

18121

17371

CLIENT'S COPY

\*\*\*CORRECTED\*\*\*\*\* DEED OF DEDICATION

CORRECTED  
THIS DEED OF DEDICATION is made this 1<sup>st</sup> day of August, 1984,  
by and between JOLANAR, INC. ("Owner"); WILLIAM F. WILDHACK, JR. and ROSS E.  
HEASLEY, TRUSTEES ("Trustees"); CHEVY CHASE SAVINGS AND LOAN, INC. ("Benefi-  
ciary"); THE BOARD OF SUPERVISORS OF LOUDOUN COUNTY, VIRGINIA, a body cor-  
porate and politic ("County"); and THE LOUDOUN COUNTY SANITATION AUTHORITY,  
a body corporate and politic ("Water Authority").

WITNESSETH:

WHEREAS, the Owner is the fee simple owner and proprietor by Deed dated  
March 7, 1984 and recorded March 13, 1984 in Deed Book 838 at page 1512, among  
the land records of Loudoun County, Virginia, all of that certain property  
more particularly described therein, including the property described in  
Schedule "A" attached hereto and made a part hereof, containing 12.3516 acres  
of land; and

WHEREAS, by Deed of Trust dated April 23, 1984 and recorded in Deed Book  
~~841~~ 481  
~~838~~ at page 1518, among the aforesaid land records, certain property, including  
the 12.3516 acre tract, was conveyed unto the Trustees to secure an indebtedness  
as more particularly set forth therein, to secure Beneficiary; and

WHEREAS, it is the desire of the Owner to subdivide the said 12.3516 acre  
tract as Section Three (3), CARDINAL GLEN, in accordance with the Plat attached  
hereto and made a part hereof.

NOW, THEREFORE, for and in consideration of the premises and other good  
and valuable consideration, receipt of which is hereby acknowledged, the Owner,  
together with the Trustees and Beneficiary, do hereby dedicate and subdivide  
all of the 12.3516 acre tract, described in Schedule "A" attached hereto, as

Lots ONE HUNDRED TWENTY (120) through ONE HUNDRED FORTY  
NINE (149), both inclusive, and Lots ONE HUNDRED FIFTY  
SEVEN (157) through ONE HUNDRED SIXTY FIVE (165), both  
inclusive, and PARCEL "L", Section THREE (3), CARDINAL  
GLEN

in accordance with the Plat attached hereto, dated December 1983, prepared by  
Gannett Fleming Civil Engineers, Inc., and certified by Herman R. Startsenbach,  
C.L.S.

HARRY THOMPSON  
& WILLIAMS, P.C.  
210 L BROAD STREET  
FALLS CHURCH VA 22046  
.703/ 853-0880

\*\*\*THIS DEED OF DEDICATION IS BEING RE-RECORDED FOR THE SOLE PURPOSE OF  
CORRECTING THE DEED BOOK & PAGE REFERENCE TO THE DEED OF TRUST IN  
PARAGRAPH 3, PAGE 1, HEREOF. NO OTHER CHANGES HAVE BEEN MADE\*\*\*

851-1884 CORRECTED  
© 853-98

IN FURTHER CONSIDERATION, the Owner does hereby:

(1) Dedicate and reserve and subject the Property to the restrictions, easements, and rights of way shown upon the Property, all as indicated on said attached Plat;

(2) Reserve the right to grant other easements and rights of way for the construction, maintenance and operation of utilities, drainage, storm sewer and sanitary sewer facilities, and streets, parking areas and ingress and egress, as may be necessary for the orderly development of the Property;

(3) Dedicate the streets, avenues, drives, lanes, roads and boulevards shown on said Plat as public thoroughfares;

(4) Establish 1.0693 acres of open space, as shown on the Plat as Parcel "L", to be conveyed in fee simple title to a Homeowners Association;

(5) The Trustees do hereby release said Parcel "L", the streets, avenues, drives, lanes, roads and boulevards from the lien referred to hereinabove, it being intended that the lien of the Deed of Trust on the remainder of the Property not situate in Parcel "L" and thoroughfares as aforesaid shall remain as heretofore described;

(6) Owner, together with the Trustees, as authorized by said Deed of Trust, does hereby grant and convey unto the Authority, its successors and assigns, the easements and rights of way as shown on the attached Plat as Sanitary Sewer and Water Line easements for the purpose of installing, constructing, operating, maintaining, adding to or altering present or future sanitary lines, including house connection lines, the necessary manholes and appurtenances for the collection of sewage, and their transmission through and across the property of Owner; and for the purpose of installing, constructing, operating, maintaining, adding to or altering and replacing present or future water mains, including fire hydrants, valves, meters, building service connections and other appurtenant facilities, together with all rights and privileges reasonably necessary to the exercise of the easements and rights of way, including, but not limited to, the right of access to and from the rights of way and the right to use abutting land adjoining the easements when necessary for actual construction and maintenance. This right shall not be construed to allow the Authority to erect any building or structure of a permanent nature on such abutting land.

All water mains, sewers, manholes and appurtenant facilities which are installed in said rights of way and easements shall be or become (when accepted) and remain the property of the Authority, its successors and assigns.

(7) The Owner, together with the Trustees, as authorized by said Deed of Trust, do hereby grant and convey unto the County, its successors and assigns, the easements and rights of way shown on the attached Plat for the purpose of constructing, operating, maintaining, adding to or altering present or future storm sewer lines or other drainage structures, plus necessary inlet structures and appurtenances for the collection of storm sewage and its transmission through and across the property of the Owner, together with all rights and privileges reasonably necessary to the exercise of the easements and rights of way, including the right of access to and from the rights of way and the right to use abutting land adjoining the easements when necessary for actual construction and maintenance, and then only to the minimum extent necessary for such construction and maintenance. This right shall not be construed to allow the County to erect any buildings or structures of a permanent nature on such abutting land. All storm sewer and appurtenant facilities which are installed in the easements and rights of way shall be and remain the property of the County, its successors and assigns.

(8) Authority and County shall have the right to trim, cut and remove trees, shrubbery, fences, structures or other obstructions or facilities in or near the easements being conveyed, deemed by it to interfere with the proper and efficient construction, operation and maintenance of said uses; provided, however, that the Authority or County, at its own expense, shall restore, as nearly as possible, the premises to their original condition, such restoration, including the backfilling of trenches, the replacement of fences, and the re-sodding of lawns and re-seeding of pasture areas, and the replacement of shrubbery, but not the replacement of structures, trees, or other natural obstructions.

(9) The Owner reserves the right to construct and maintain roadways over said easements and to make any use of the easements herein granted, which may not be inconsistent with the rights herein conveyed or interfere with the use of said easements by the County or the Authority for the purposes named; provided,

however, that the Owner shall not erect any building or other structure, excepting a fence, on the easements without the prior written approval of the Authority or the County, as their interests may appear.

THE OWNER FURTHER DECLARES that all residential lots within its subdivision shall be held, sold, and conveyed subject to the Declaration of Covenants, Conditions and Restrictions as more particularly set forth in Schedule "B" attached to a Deed of Dedication dated March 12, 1984 and recorded in Deed Book 841 at page 541, as amended by the First Amendment to Declaration of Covenants, Conditions and Restrictions dated July 6, 1984 and recorded in Deed Book 845 at page 1615, all among the said land records, to provide for the preservation of values and amenities in the community, and which shall run with the real property and be binding on all parties having any right, title or interest in the described lots, or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof. Said Property described in Schedule "A" attached hereto is hereby annexed into the NUMBER THREE AND FOUR CARDINAL GLEN OF LOUDOUN HOME OWNERS ASSOCIATION, in accordance with the provisions of Article VI, Section 4, of the Declaration of Covenants, Conditions and Restrictions aforesaid.

THIS DEED OF DEDICATION is made in accordance with the statutes made and provided for in such cases, and with the approval of the proper authorities of Loudoun County, Virginia, and in accordance with the free consent and desire of the sole Owner and proprietor of the land described in the Plat and in Schedule "A" attached hereto, and in accordance with the free consent and desire of the Trustees named herein.

WITNESS the following signatures and seals:

JOLAMAR, INC.

BY: *Joseph L. Alvandre* (SEAL)  
JOSEPH L. ALVANDRE, President

*William A. Wildhack, Jr.* (SEAL)  
WILLIAM A. WILDHACK, JR., Trustee

*Ross E. Heasley* (SEAL)  
ROSS E. HEASLEY, Trustee

BK0851PG1888 BK0853PG0102

CHEVY CHASE SAVINGS AND LOAN, INC.

BY: Steve Cox (SEAL)  
Steve Cox, Senior Vice President

STATE OF Maryland  
County of Montgomery, to-wit:

The foregoing instrument was acknowledged before me this 1st day of August, 1984, by JOSEPH L. ALPANDRE, as President of JOLAMAR, INC., on behalf of said Corporation.

My commission expires: 7/1/86

William J. Mastascopolo  
NOTARY PUBLIC

STATE OF Maryland  
County of Montgomery, to-wit:

The foregoing instrument was acknowledged before me this 21st day of September, 1984, by WILLIAM A. WILDHACK, JR. and ROSS E. HEASLEY, as Trustees.

My commission expires: 7-1-86

Sharon S. Phillips  
NOTARY PUBLIC

STATE OF Massachusetts  
County of Hampshire, to-wit:

The foregoing instrument was acknowledged before me this 21 day of September, 1984, by Steve Cox, as Senior Vice President of CHEVY CHASE SAVINGS AND LOAN, INC., on behalf of said corporation.

My commission expires: 7/1/86

David R. Poff  
NOTARY PUBLIC

SCHEDULE "A":

BOUNDARY DESCRIPTION  
 CARDINAL GLEN, SECTION THREE  
 BROAD RUN MAGISTERIAL DISTRICT  
 LOUDOUN COUNTY, VIRGINIA

BEGINNING at a point on the northern right-of-way line of Cardinal Glen Circle, 50 foot right-of-way, at the western boundary of Section Two, Cardinal Glen. Said point being the southwest corner of lot 84 Section Two, Cardinal Glen;

THENCE along the northern right of way line of Cardinal Glen Circle S 53° 28' 27" W, 59.56 feet.

THENCE crossing Cardinal Glen Circle and along the western property line of lot 119, Section Two, Cardinal Glen, S 36° 31' 35" E, 165.00 feet.

THENCE along the rear of lot 119 through 113, Parcel F, Lots 10J thru 95, all of Section Two, Cardinal Glen by the following eight courses and distances.

1. N 71° 19' 11" E, 274.80 feet;
2. N 83° 13' 30" E, 60.89 feet;
3. S 48° 24' 31" E, 211.50 feet;
4. S 18° 15' 27" W, 204.28 feet;
5. S 76° 12' 19" W, 378.83 feet;
6. S 61° 23' 37" W, 68.01 feet;
7. S 53° 42' 15" W, 174.18 feet;
8. S 20° 39' 32" E, 148.12 feet.

THENCE departing Section Two, Cardinal Glen and thru other lands now or formerly of B. Mark Fried, Trustee for Dulaney Joint Venture by the following ten courses and distances:

1. S 85° 58' 06" W, 461.52 feet;
2. N 08° 14' 39" W, 61.82 feet;
3. N 05° 40' 52" E, 61.82 feet;
4. N 25° 58' 32" E, 134.97 feet to a point on the southern right-of-way on Barn Swallow Court;
5. Thence around a curve to the right, whose radius is 242.00 feet, whose delta is 19° 30' 54" and whose long chord is N 54° 16' 01" E, 82.03 feet, an arc distance of 82.43 feet;
6. N 44° 30' 34" W, 16.35 feet;
7. Thence around a curve to the left whose radius is 25.00 feet, whose delta is 97° 59' 01" and whose long chord is S 86° 29' 56" W, 37.73 feet, an arc distance of 42.75 feet;
8. N 52° 29' 35" W, 50.00 feet;
9. Around a curve to the right whose radius is 435.00 feet, whose delta

BK0853PG0104

BK0851PG1890

is  $07^{\circ} 26' 23''$  and whose long chord is  $N 41^{\circ} 13' 37'' E$ , 56.44 feet;

and whose long chord is 56.48 feet;

10.  $N 45^{\circ} 03' 12'' W$ , 109.01 feet to a point on line with Baskin;

THENCE along lands now or formerly of Baskin  $N 53^{\circ} 28' 27'' E$ , 732.30 feet.

Thence leaving Baskin and along the western boundary of Section Two, Cardinal Glen

$S 36^{\circ} 31' 32''$  103.00 feet; to the place of beginning.

CONTAINING 12.3516 acres of land as shown on the Record Plat Section Three  
Cardinal Glen, dated December, 1983 prepared by Gannett Fleming Civil Engineers, Inc.

RECORDED

1984 OCT 23 PM 1:18

RECORDED

RECORDED

1984 NOV 13 PM 1:30

RECORDED