

May 26, 1967 - Ret. to:
Phillips, Kendrick, Gearheart & Aylor, Attys.

DEED BOOK 2889 PAGE 82

10184

THIS DEED OF SUBDIVISION, Made this 2ND day of MAY, 1967, by EDW. R. CARR & ASSOCIATES, INC., a Virginia Corporation (hereinafter referred to as Carr).

WITNESSETH, That:

Carr does hereby subdivide all of that certain property situate in Fairfax County, Virginia, more particularly described as follows:

BEGINNING at a point in the new easterly line of the Rolling Road, (State Route 638) same has been established by deed dated October 25, 1965 and recorded in Deed Book 2692 at page 145, among the land records of Fairfax County, Virginia; said point of beginning being an angle point in the perimeter boundary of the property of The Springfield Golf & Country Club, Inc. (See deed recorded in Deed Book 2317 at page 195, among the land records of said county); said point of beginning also lying and being N. 08° 03' 10" E., 415.56 feet; and N. 6° 54' 40" E., 34.81 feet from the intersection of the new easterly line of said Rolling Road with the northerly line of that certain 104.347 acre tract conveyed to Interstate Construction Corporation, Inc., by deed dated April 18, 1963 and recorded in Deed Book 2282 at page 189, among the said land records; thence running from said point of beginning and with said new easterly line of the Rolling Road and along the arc of an 873.51 foot radius curve to the left, the chord of which bears N. 08° 46' 15" W., 438.61 feet, an arc distance of 443.35 feet to the P. T. of said curve; thence continuing with said new easterly line of the Rolling Road, N. 23° 18' 40" W., 133.80 feet to its intersection with another angle point in the perimeter boundary of the property of said Springfield Golf & Country Club, Inc.; thence running with the perimeter boundary of the property of said Springfield Golf & Country Club, Inc., as follows: N. 73° 59' 56" E., 731.93 feet to a point; S. 42° 09' 20" E., 625.16 feet to a point, due S. 75.02 feet to a point; S. 34° 23' 30" W., 203.59 feet to a point; and S. 86° 40' 20" W., 889.83 feet to the point and place of beginning and containing 13.678 acres of land, more or less,

as RHYGATE, in accordance with the attached plat dated April, 1967 and prepared by Carroll-Kim & Associates, and which is attached to and is hereby made a part of this Deed of Subdivision by reference thereto.

THIS DEED FURTHER WITNESSETH, That said Carr does hereby grant unto the Board of County Supervisors of Fairfax County, Virginia, an Easement

in and under, upon, over and across all of "Parcel 1 - Private Street" (including Taunton Place, Wainfleet Court and Eastleigh Court), as the same is shown on the attached plat; and also an Easement in and under, upon, over and across all those portions of Lots Nos. 1 to 100, inclusive, of said Subdivision, which are shaded and designated as "EASEMENT AREA" on the attached plat of said Subdivision.

TO HAVE AND TO HOLD:

(a) as easement for sanitary sewer lines in accordance with the statutes and ordinances governing the establishment of such easements by designating the same on subdivision plats approved for recordation among the land records of said county; and

(b) as easements for ingress and egress for fire-fighting equipment, police protection, trash collection, snow removal, and such other public uses as are deemed requisite for the proper use and enjoyment of the residential lots in said subdivision.

THIS DEED FURTHER WITNESSETH, That said Carr does hereby reserve (subject to the easements hereinabove granted to the Board of County Supervisors of Fairfax County, Virginia), all of said Parcel 1, together with an easement over all of those portions of said Lots Nos. 1 to 100, inclusive, shown as shaded and designated as "EASEMENT AREA" on the attached plat, for purposes of ingress and egress, vehicular parking, and other proper uses by the owners, lessees and proprietors of the several residential lots in said subdivision.

SUBJECT, HOWEVER, to such assessments, rules and regulations as shall be imposed thereon by and with the consent of Rhygate Home Owners Association, to whom is to be conveyed the fee simple title in said Parcel 1 and the easements reserved in said "EASEMENT AREA", portions of said Lots 1 to 100, RHYGATE.

Rhygate Home Owners Association, a Virginia Non-Stock Corporation, hereby joins in this Deed of Subdivision for the purpose of accepting and assuming full and absolute responsibility for the maintenance and repair of all those private streets, sidewalks and parking areas constructed and to be constructed by Edw. R. Carr & Associates, Inc. within said Parcel 1 and "EASEMENT AREA", and the maintenance of such storm drainage facilities within said subdivision as are not accepted for maintenance by Fairfax County, Virginia.

Every individual, corporation, partnership or association, who shall become the fee simple owner of any residential lot in said Rhygate, shall automatically become a member of the above mentioned Rhygate Home Owners Association (a Virginia non-stock and non-profit corporation), subject to the laws governing the same, and the provisions of its Certificate of Incorporation and By-Laws as established for the governing of the affairs of said Association.

It shall be a covenant running with the land, that every individual, corporation, partnership or association who shall acquire the fee simple title of any lot in said Rhygate, shall take title subject to the provision that:

The said Rhygate Home Owners Association may levy an annual charge or assessment against the owner (or owners) of each such residential lot, as provided in the Certificate of Incorporation and By-Laws of said Association, for all expenses and costs incurred and reasonably expected to be incurred by the said Association for the repair, maintenance and preservation of said private streets, sidewalks, parking areas, drainage facilities, and other properties and obligations from time to time acquired and assumed by the said Association.

Such annual charge or assessment against each such lot shall become due and payable at such time or times as the Board of Directors of said Association may determine, and shall be a lien on each lot against which such charge or assessment is made, subject and subordinate only to the lien of any bona fide first deed of trust (or mortgage) placed upon such lot; and

ROAD MAINT

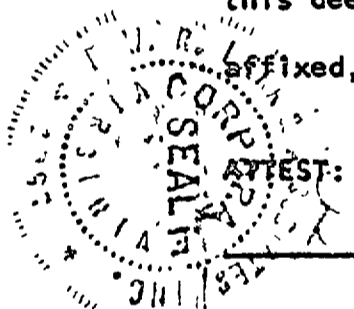
Provided, further, that the foreclosure of the lien of any such first deed of trust (or mortgage) shall in no way affect or impair the right of the Association to make and levy future charges and assessments against such lot.

Upon failure of said Association to maintain the private streets, sidewalks, parking areas, and drainage facilities in this subdivision, the County of Fairfax, acting under any appropriate authority, may affect such repairs and maintenance; and its charges and costs therefor, including costs of collecting the same, shall become, pro rata, a lien against each residential lot in this subdivision, enforceable as any other municipal lien.

Nothing herein contained shall be construed to prevent the said Edw. R. Carr & Associates, Inc. and/or its successors and assigns as the owner (or owners) of said Parcel 1 and the Lots Nos. 1 to 100, inclusive in Rhygate, from subjecting the same to such further and additional covenants and restrictions as may be requisite for the proper development of said subdivision, and the protection of the owners of the several residential lots therein.

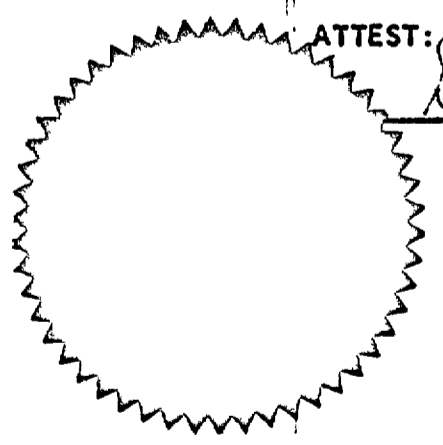
IN WITNESS WHEREOF, EDW. R. CARR & ASSOCIATES, INC., has caused this deed to be signed by its President and its corporate seal to be hereto affixed, duly attested by its Secretary; and

IN WITNESS WHEREOF, RHYGATE HOME OWNERS ASSOCIATION, has caused this deed to be signed by its President and its corporate seal to be hereto affixed, duly attested by its Secretary.



ATTEST: E. Wright
Secretary

EDW. R. CARR & ASSOCIATES, INC.
BY: [Signature]
President



ATTEST: [Signature]
Secretary

RHYGATE HOME OWNERS ASSOCIATION
BY: [Signature]
President

STATE OF VIRGINIA,

COUNTY OF FAIRFAX, to-wit:

I, RAYMOND J. HAYES, a Notary Public,

for the County aforesaid in the State of Virginia, do hereby certify that

EDW R. CARR and D. E. WIGHT, whose

names as President and Secretary, respectively, of EDW. R. CARR & ASSOCIATES,

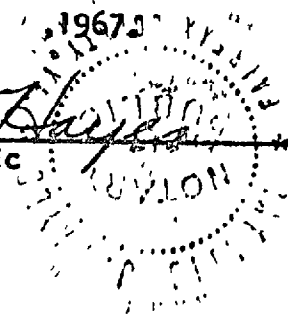
INC., are signed to the foregoing deed, bearing date on the 2ND day of

MAY, 1967, have acknowledged the same before me in my State

and County aforesaid.

GIVEN under my hand this 2ND day of MAY

Raymond J. Hayes
Notary Public



My Commission Expires:

15 June 1969

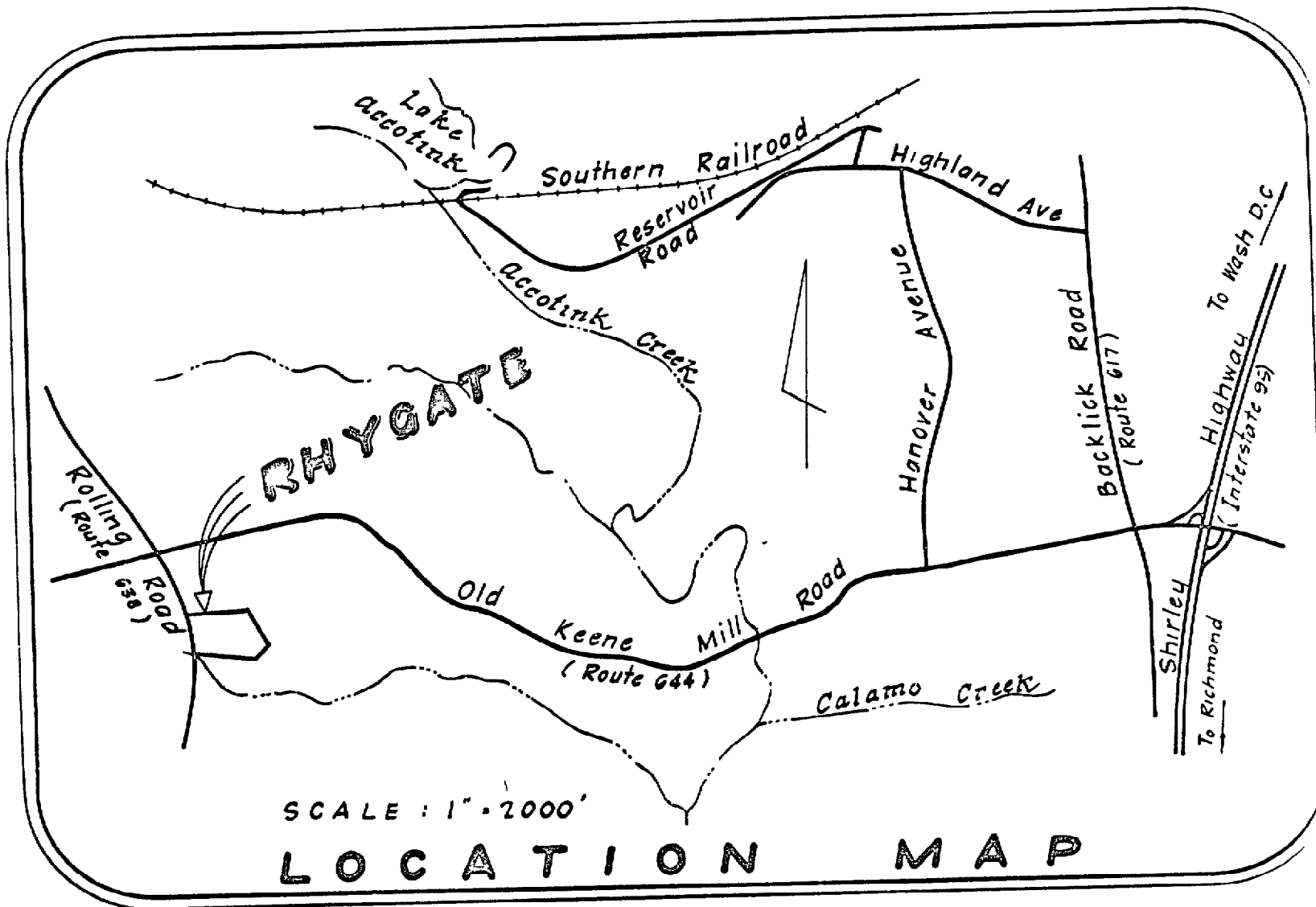
In the Clerk's Office of the Circuit Court of
Fairfax County, Virginia MAY 9 1967 at 2:44 P.M.

This instrument was received and, with the
certificate annexed, admitted to record **with plat attached**

Teste:

Thomas C. Chapman, Jr.
Clerk

MATCH LINE



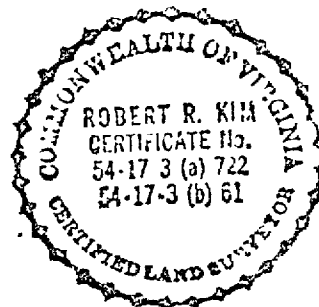
NOTES

1. Parcel 1 is an easement for ingress and egress for lots 1 thru 100 inclusive, fire fighting equipment, police protection at all times, sanitary sewer, water distribution, telephone lines, electric lines, and other public utilities and uses
2. Easement area on lots 1 thru 100 (shaded area) is an easement for ingress and egress for lots 1 thru 100 inclusive, fire fighting equipment, police protection, at all times, sanitary sewer, water distribution, gas distribution, telephone lines, electric lines and other public utilities and uses
3. 10' private sidewalk easement along north line of lot 88 and along north line of lots 87 and 52 to be maintained as private sidewalks for use of owners of lots 1 thru 100.
4. Storm sewer easement for storm sewer to be maintained by the County of Fairfax
5. The Private Streets will be maintained by the Rhygate Homeowners Association.

SURVEYOR'S CERT

I, Robert R Kim, a duly Certified Land Surveyor in Virginia, do hereby certify that the land shown hereon in the name of Edw R Carr & Associates, Inc, acquired by said corporation from Westspring, Inc by 14, 1966 recorded in Deed Book 2793 at Page 233 records of Fairfax County, Virginia

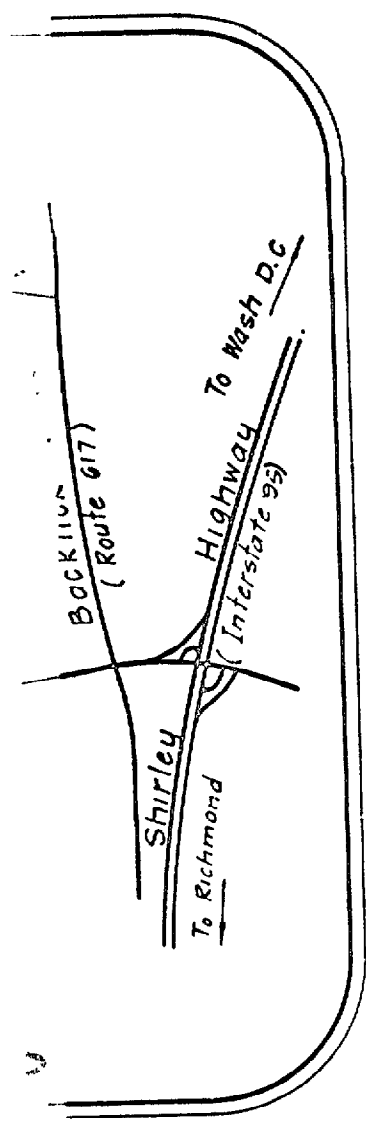
I further certify that this subdivision is complete of the original tract that all bearings shown hereon State Grid North Zone and that concrete monuments pipe shown thus o will be set in accordance with Ordinance of Fairfax County, Virginia



Ro
Certified
Surveyor

MATCH LINE

MATCH LINE



NO.	RADIUS	DELTA	ARC	T/
1	873.51'	29°04'50"	443.35'	226'
1A	873.51'	03°30'53"	7.85'	
1B	873.51'	01°19'08"	20.11'	11'
1C	873.51'	01°26'53"	22.08'	11'
1D	873.51'	01°26'44"	22.04'	11'
1E	873.51'	02°53'13"	44.01'	21'
1F	873.51'	02°27'14"	37.41'	11'
1G	873.51'	01°26'45"	22.04'	11'
1H	873.51'	01°18'45"	20.01'	
1J	873.51'	01°26'35"	22.00'	
1K	873.51'	02°05'00"	31.76'	
1L	873.51'	06°22'50"	97.27'	
1M	873.51'	06°20'50"	96.77'	
1N	873.51'	16°21'10"	249.31'	11'
2	25.00'	86°22'10"	37.09'	
3	25.00'	87°15'00"	38.07'	
4	25.00'	90°00'00"	39.27'	
5	25.00'	90°00'00"	39.27'	
6	225.00'	12°40'24"	49.77'	
7	250.00'	12°40'24"	55.30'	
7A	250.00'	03°01'00"	13.16'	
7B	250.00'	05°05'00"	22.18'	
7C	250.00'	04°34'24"	19.96'	
8	200.00'	12°40'24"	44.24'	
8A	200.00'	07°42'04"	26.88'	
8B	200.00'	04°58'20"	17.36'	
9	25.00'	70°31'43"	30.77'	
9A	25.00'	16°32'45"	7.22'	
9B	25.00'	53°58'58"	23.55'	
10	50.00'	250°31'43"	218.63'	
10A	50.00'	32°57'16"	28.76'	
10B	50.00'	27°47'46"	24.26'	
10C	50.00'	25°26'25"	22.20'	
10D	50.00'	29°34'06"	25.80'	
10E	50.00'	44°46'10"	39.07'	
10F	50.00'	44°46'10"	39.07'	
10G	50.00'	29°34'06"	25.80'	
10H	50.00'	15°39'44"	13.67'	
11	25.00'	90°00'00"	39.27'	

Fairfax County's CERTIFICATE

I, the undersigned Land Surveyor in the Commonwealth of Virginia, certify that the land shown hereon as Rhygate is now owned by Westspring, Inc. & Associates, Inc., and is the land shown on Deed Book 2793 at Page 233 among the land of Westspring, Inc.

The subdivision is completely within the boundary of the land shown hereon refer to the Virginia concrete monuments shown thus [square symbol] and iron monuments in accordance with the subdivision Control Act of 1928, Virginia.

Robert R. Kim
 Certified Land Surveyor
 Springfield, Virginia

VARIANCES

1. PERMIT LOTS WITHOUT PUBLIC STREET FRONTAGE APPROVED JANUARY 4, 1967 BY FAIRFAX COUNTY BOARD OF SUPERVISORS
2. LOT COVERAGE TO BE NOT GREATER THAN 39% APPROVED JUNE 14, 1966 BY FAIRFAX COUNTY BOARD OF ZONING APPEALS
3. MINIMUM REAR YARD TO BE 20 FEET APPROVED JUNE 14, 1966 BY FAIRFAX COUNTY BOARD OF ZONING APPEALS

AREA RESUME

AREA IN LOTS.....	9.504 ACRES
AREA IN STREETS (PARCEL 1).....	2.311 ACRES
OPEN SPACE (PARCEL 2).....	1.863 ACRES
TOTAL AREA.....	13.678 ACRES
TOTAL LOTS.....	100
AVERAGE LOT SIZE.....	4,149 sq. ft.

THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON ASSESSMENT MAP # 89-1 AND IS ZONED RT-10 AS OF THE DATE OF ITS APPROVAL BY THE PLANNING ENGINEER.

MATCH LINE

MATCH LINE

C U R V E T A B L E

DELTA	ARC	TAN.	CHORD	CHORD BEAR'G	NO.	RADIUS	DELTA	ARC	TAN.	CHORD	CHORD BEAR'
29 04'50"	443 35'	226 56'	438 61'	S 08°46'15" E	12	50 00'	157°55'45"	137.82'	256 38'	98 15'	N 77°42'23" E
00 30'53"	7 85'	3 92'	7 85'	S 23°03'13" E	12A	50.00'	24°10'00"	21.09'	10.70'	20.93'	N 74°35'23" E
01 19'08"	20 11'	10 05'	20 11'	S 22°08'13" E	12B	50 00'	13°09'00"	11.48'	5.76'	11 45'	N 55°55'50" E
01 26'53"	22 08'	11 04'	22 08'	S 20°45'13" E	12C	50 00'	13°09'00"	11.48'	5.76'	11 45'	N 42°16'50" E
01 26'44'	22 04'	11 02'	22 04'	S 19°18'24" E	12D	50 00'	15°02'29"	13.12'	6 60'	13 09'	N 28°41'06" E
02 53'13"	44 01'	22 01'	44 01'	S 17°08'26" E	12E	50.00'	14°58'00"	13.06'	6.57'	13 02'	N 13°40'51" E
02 27'14"	37 41'	18.71'	37 41'	S 14°28'12" E	12F	50.00'	16°01'30"	13 98'	7 04'	13 94'	N 01°43'54" W
01 26'45"	27 04'	11 02'	22 04'	S 12°31'13" E	12G	50.00'	19°18'00"	16.84'	8 50'	16 76'	N 19°28'39" W
01 18'45"	20 01'	10 00'	20 01'	S 11°08'28" E	12H	50 00'	37°18'30"	32.56'	16.88'	31 99'	N 47°46'54" W
01 26'35"	22 00'	11 00'	22 00'	S 09°45'49" E	12J	50 00'	04°49'16"	4 21'	2 10'	4 21'	N 68°50'47" W
02 05'00"	31 76'	15 88'	31 76'	S 08°00'00" E	13	210.00'	52°29'40"	192.40'	103 55'	185 74'	N 45°00'35" W
06 22'50"	97 27'	48 69'	97 23'	S 03°46'05" E	13A	210.00'	11°57'32"	43 83'	22.00'	43 75'	N 65°16'39" W
06 20'50"	96 77'	48 43'	96 72'	S 02°35'45" W	13B	210 00'	06°11'25"	22.69'	11 36'	22 68'	N 56°12'11" W
16 21'10"	249 31'	125 51'	248 46'	S 15°08'05" E	13C	210 00'	06°03'50"	22 23'	11.12'	22 22'	N 50°04'33" W
86 22'10"	37 09'	23 46'	34 22'	S 50°08'35" E	13D	210 00'	06°00'24"	22 01'	11 02'	22 01'	N 44°02'26" W
87 15'00"	38 07'	23 83'	34 50'	N 43°02'50" E	13E	210.00'	06°01'19"	22 07'	11.05'	22 06'	N 38°01'35" W
90 00'00"	39 27'	25 00'	35 36'	N 41°40'20" E	13F	210.00'	06°06'03"	22 36'	11 19'	22 35'	N 31°57'54" W
90 00'00"	39 27'	25 00'	35 36'	S 48°19'40" E	13G	210 00'	06°15'37'	22 95'	11 48'	22 93'	N 25°47'04" W
12 40'24"	49 77'	24 99'	49 67'	N 09°39'52" W	13H	210 00'	03°53'30"	14 26'	7 13'	14 26'	N 20°42'30" W
12°40'24"	55 30'	27 76'	55 18'	N 09°39'52" W	15	225 00'	38°49'40"	152 48'	79 30'	149 58'	N 22°44'30" W
03°01'00"	13 16'	6 58'	13 16'	N 13°42'52" W	16	250 00'	23°23'35"	102.07'	51.76'	101 36'	S 30°27'33" W
05 05'00"	22 18'	11 10'	22 17'	N 08°53'10" W	16A	250 00'	05°37'47"	24.56'	12 29'	24 55'	S 39°20'27" W
04 34'24"	19 96'	9 98'	19 95'	N 04°50'10" W	16B	250 00'	10°16'44"	44 85'	22.49'	44 79'	S 31°23'11" W
12 40'24"	44 24'	22 21'	44 15'	N 09°39'52" W	16C	250 00'	05°19'18"	23 22'	11 62'	23 21'	S 23°35'10" W
57 42'04"	76 88'	13 46'	26 86'	S 12°09'02" E	16D	250 00'	02°09'46"	9 44'	4 72'	9 44'	S 19°50'36" E
04 58'20"	17 36'	8 68'	17 35'	S 05°48'50" E	17	200 00'	38°49'40"	135 53'	70 49'	132 96'	N 22°44'30" E
70 31'43"	30 77'	17 68'	28 87'	S 51°15'55" E	17A	200 00'	21°44'20"	75 88'	38 40'	75 43'	S 31°17'10" E
16 32'45"	7 22'	3 64'	7 20'	S 78°15'25" E	17B	200 00'	06°22'10"	22 23'	11.13'	22 22'	S 17°13'55" E
53 58'58"	23 55'	12 73'	22 69'	S 42°59'33" E	17C	200 00'	06°18'40"	22 03'	11 03'	22 01'	S 10°53'30" E
250°31'43"	218 63'	∞	81 65'	S 38°44'05" W	17D	200 00'	04°24'30"	15 39'	7 70'	15 38'	S 05°31'55" E
32 57'16"	28 76'	14 79'	28 36'	N 70°03'09" W	18	25 00'	70°31'43"	30 77'	17 68'	28 87'	N 77°25'18" W
27 47'46"	24 26'	12 37'	24 02'	N 39°40'38" W	18A	75.00'	44°59'10"	19 63'	10 35'	19 13'	N 89°48'32" W
25 26'25"	22 20'	11 29'	22 02'	N 13°03'33" W	18B	25 00'	25°32'33"	11 14'	5 67'	11 05'	S 54°55'37" E
29 34'06"	25 80'	13 20'	25 52'	N 14°26'43" E	19	50 00'	250°31'43"	218 63'	∞	81 65'	S 12°34'40" W
44 46'10"	39 07'	20 59'	38 08'	N 51°36'51" E	19A	50 00'	59°18'38"	51 76'	28 46'	49 45'	S 83°01'43" E
44 46'10"	39 07'	20 59'	38 08'	S 83°36'59" E	19B	50 00'	37°46'35"	32 96'	17 10'	32 37'	S 34°29'07" E
29 34'06"	25 80'	13 20'	25 52'	S 46°26'51" E	19C	50 00'	16°49'50"	14 69'	7 40'	14 63'	S 07°12'55" E
15°39'44"	13 67'	6 88'	13 63'	S 23°49'56" E	19D	50.00'	21°58'00"	19 17'	9 70'	19 05'	S 12°11'00" W
90°00'00"	39 27'	25 00'	35 36'	N 41°40'20" E	19E	50 00'	50°47'56"	44 33'	23 78'	42 95'	S 48°34'38" W
					19F	50.00'	63°50'44"	55 72'	31 15'	52 88'	N 74°04'42" W

FINAL PLAT

RECOMMENDED FOR APPROVAL
FAIRFAX COUNTY PLANNING ENGINEER

5/9/67 *John F. Chilton*
PLANNING ENGINEER

APPROVED
BY BOARD OF SUPERVISORS
FAIRFAX COUNTY, VIRGINIA

5-9-67 *J. V. ...*

APPROVAL VOID IF NOT
OFFICED FOR WITHIN 90
DAYS AFTER DATE OF RECORD

APPROVED
COUNTY OF FAIRFAX
DIVISION OF SANITATION

Frank S. ...

4-27-67
Date

DEPARTMENT OF PUBLIC WORKS
Division of Street Design & Insur.
Fairfax, Virginia

All street frontage ...
confirm ...
office and the ...
or bonds have been ...

By *...* Date *5/1/67*

NOTICES

STREET FRONTAGE APPROVED
COUNTY BOARD OF SUPERVISORS

GREATER THAN 39% APPROVED
COUNTY BOARD OF ZONING APPEALS

FEET APPROVED JUNE 14, 1966
FROM ZONING APPEALS.

SUMMARY

..... 9.504 ACRES

1)..... 2.311 ACRES

..... 1.863 ACRES

..... 13.678 ACRES

..... 100

..... 4,140

ON THIS PLAT IS LOCATED ON
ZONED RT-10 AS OF THE DATE
PLANNING ENGINEER

MATCH
LINE

P L A T R H Y G A T E

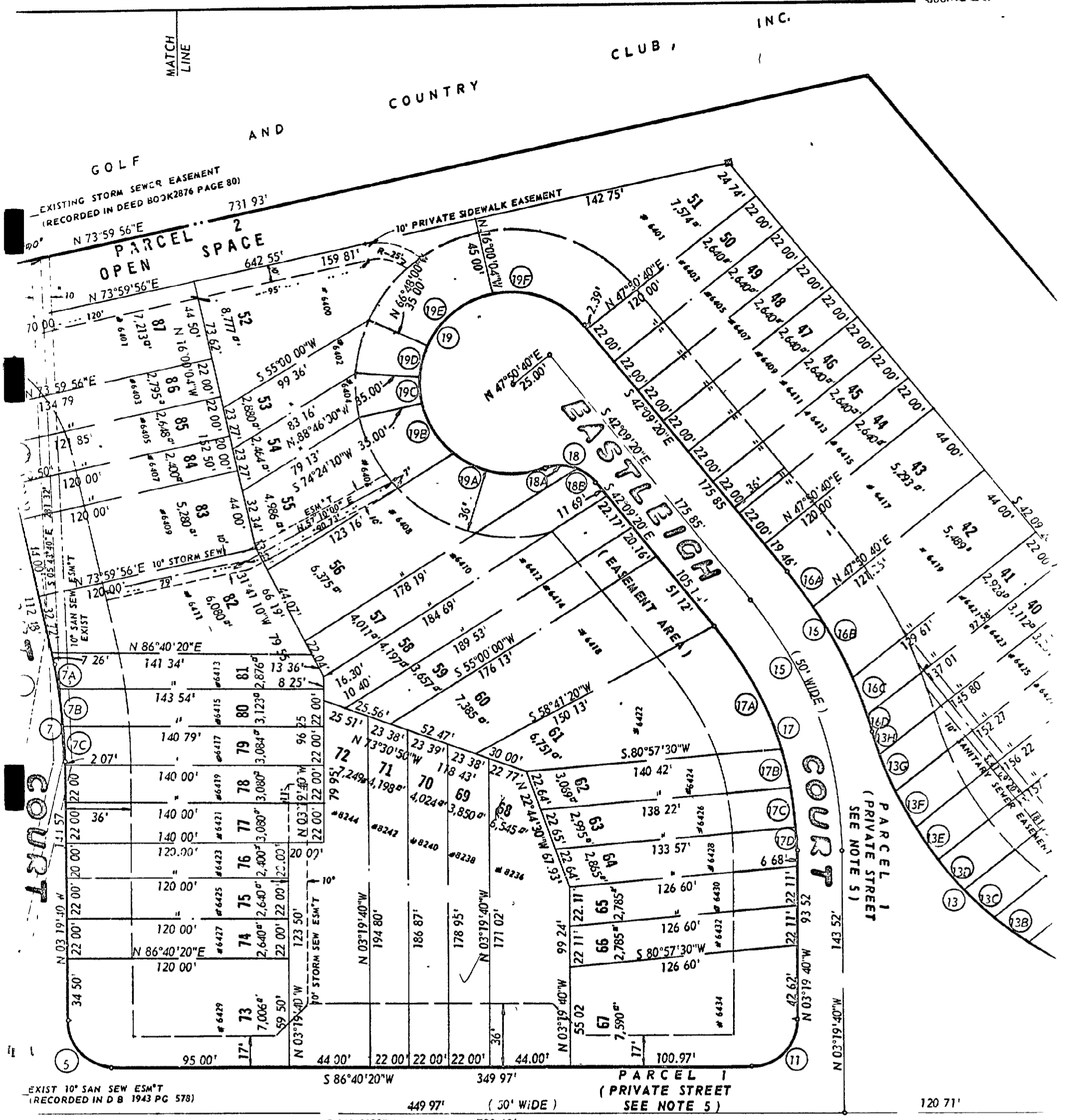
MASON MAGISTERIAL DISTRICT
FAIRFAX COUNTY VIRGINIA

SCALE 1" = 50'

APRIL 1967

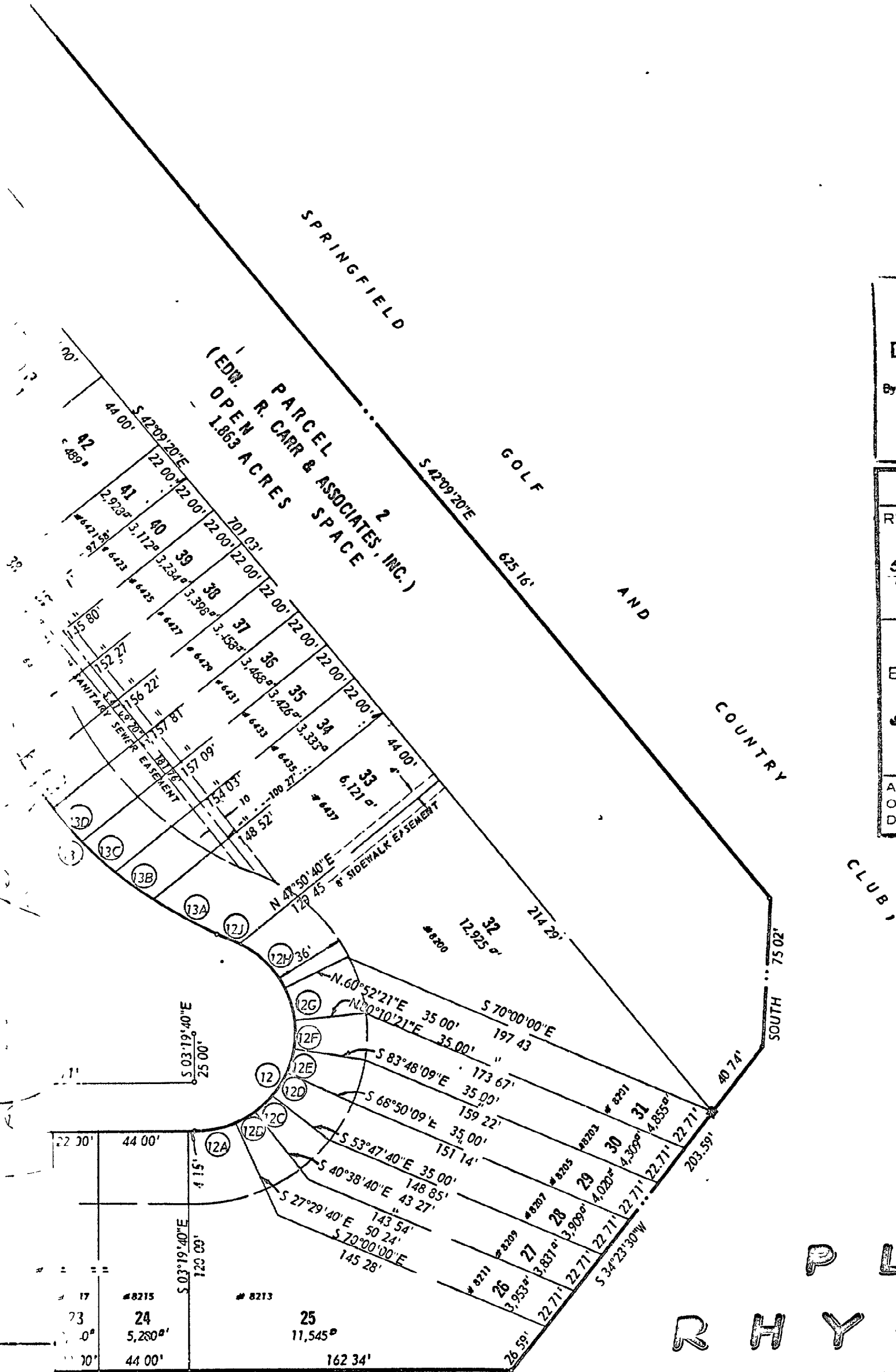
CARROLL - KIM AND ASSOCIATES
PROFESSIONAL ENGINEERS & LAND SURVEYORS
SPRINGFIELD, VIRGINIA

67-158Y
10184



MATCH LINE

VIRGINIA STATE GRID NORTH ZONE



APPROVED
 COUNTY OF FAIRFAX
 DIVISION OF SANITATION
Frank S. Howen
 4-27-67
 Date

FINAL PLAT
 RECOMMENDED FOR APPROVAL
 FAIRFAX COUNTY PLANNING COMMISSION
 5/9/67 *John H. Chilton*
 APPROVED
 BOARD OF SUPERVISORS
 5-9-67 *John D. Roberts*
 APPROVED
 OFFERED
 DAYS

DEPARTMENT OF PUBLIC WORKS
 Division of Street Design & Traffic
 Fairfax, Virginia

All street frontages and for approval of the plat, the plat must be filed with the Department of Public Works or bonds must be received.
5/9/67

PLAT
 RHYGAT

MASON MAGISTERIAL DISTRICT
 FAIRFAX COUNTY, VIRGINIA

SCALE 1" = 50'
 APRIL 1967
 CARROLL - KIM AND ASSOCIATES
 PROFESSIONAL ENGINEERS & LAND SURVEYORS
 SPRINGFIELD VIRGINIA

CLUB, INC.

MATCH LINE

10184 67-159-Y