



GENERAL NOTES:

1. CURRENT OWNER: JAMIL ABDEL AZIZ, DEED BOOK 27983 PAGE 1348, PROPERTY ADDRESS, 244 OLD COURT HOUSE ROAD VIENNA, VIRGINIA 22180.
2. THE PROPERTY ON THIS PLAN IS IDENTIFIED ON TAX MAP# 039-1-((12)) AS PARCEL 0050 AND IS ZONED RS-16(16000 2DU/AC). THE ASSESSED AREA IS 20,494 SSUARE FEET OR 0.47048 ACRES, THE COMPUTED AREA IS 20,568 S.F. OR 0.47218 Acres. SEE AREA TAB BELOW.
3. BOUNDARY INFORMATION IS BASED ON AN ACTUAL FIELD RUN SURVEY BY THIS FIRM.
4. THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
5. TO THE BEST KNOWLEDGE OF THE SURVEYOR AND DEVELOPER, THERE ARE NO EXISTING GRAVES ON-SITE.
6. THE STREET SHOWN HEREON IS A PUBLIC RIGHT-OF-WAY.
7. THE PROPERTY SHOWN HEREON IS WITHIN ZONE "X", AREA OF MINIMAL FLOOD HAZARD AS SHOWN ON H.U.D. FLOOD HAZARD BOUNDARY MAP NO. 51059C0165E, EFFECTIVE DATE SEPTEMBER 17, 2010.

CURVE TABLE

No.	Arc	Radius	Delta	Tangent	Chord	Chord Bearing
C1	147.72	390.00	21°42'05"	74.75	146.84	S71°44'40"E
C2	29.32	788.00	2°07'55"	14.66	29.32	S59°49'40"E



PROFESSIONAL DESIGN GROUP, INC.

4124 WALNEY ROAD, SUITE M
CHANTILLY, VIRGINIA 20151

ENGINEERS, SURVEYORS, CONSULTANT

PHONE (703) 631-2344
FAX. (703) 378-2102

EXHIBIT SHOWING LOT WIDTH
LOT 50-A
BEING CONSOLIDATION OF PART OF LOT 49
RESUBDIVISION PLAT PORTION OF OUTLOT "A" SECTION ONE
Westbriar Country Club Estates
Db: 1918 Pg: 0513
AND LOT 50 SECTION ONE
Westbriar Country Club Estates
Db: 1673 Pg: 0057
HUNTER MILL DISTRICT THE TOWN OF VIENNA, VIRGINIA

DESIGN BY: PJT	SCALE: 1" = 20'
DRAWN BY: PJT	DATE: 9/26/2024
CHECKED BY: HM	DRAWING NO.: 00554-CP-001
JOB NO.: 00554	SHEET 1 OF 1

NO.	DATE	DESCRIPTION	BY
		REVISION BLOCK	

PREPARED BY THE LAW OFFICE OF WILLIAM B. LAWSON, P.C.
AND RETURN TO: 6045 WILSON BOULEVARD, SUITE 100
ARLINGTON VA 22205
MELISSA A. ZELLER (VSB#43333)

TAX MAP # 0391 12 0050
AND 0391 12 0049A

DEED OF CONSOLIDATION

THIS DEED OF CONSOLIDATION is made this ____ day of _____, 202__, by and between JAMIL ABDEL AZIZ and SANA BASHARAT HUSSAIN, husband and wife (collectively, the “Owner”), party of the first part, Grantor and Grantee; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as nominee for ARC HOME, LLC, a New Jersey Limited Liability Company, its successors and assigns (collectively, the “Beneficiary”), party of the second part, Grantor; MARK CHIBA, Trustee (“Trustee”), or any successor trustee appointed by the Beneficiary, party of the third part, Grantor; and the TOWN OF VIENNA, VIRGINIA, a body corporate (the “Town”), party of the fourth part, Grantor.

WITNESSETH:

WHEREAS, the Owner is the owner of certain property by virtue of a deed recorded in Deed Book 28198, at Page 1975, known as Lot 50, Section 1, WESTBRIAR COUNTRY CLUB ESTATES (“Lot 50”), and a Portion of Lot 49, of a Resubdivision of a portion of Outlot A, Section 1, WESTBRIAR COUNTRY CLUB ESTATES (“Lot 49A”), among the land records of Fairfax County (collectively, the “Property”); and

WHEREAS, the Property is encumbered by a Deed of Trust lien from the Owner to Trustee securing the Beneficiary by virtue of a Deed of Trust recorded in Deed Book 27985, at Page 1351, among the aforesaid land records (the “Deed of Trust”); and

Project: _____
PARID: _____
Address: _____, Vienna, Virginia

WHEREAS, it is the desire of the Owner, with the consent and approval of the Beneficiary and the Trustee, to consolidate Lot 50 and Lot 49A in accordance with and shown on a plat entitled “Plat Showing Lot 50-A Being Consolidation of Part of Lot 49 Resubdivision Plat Portion of Outlot “A” Section One Westbriar Country Club Estates, DB: 1918 PG: 0513, and Lot 50 Section One Westbriar Country Club Estates, DB: 1673 PG: 0057, Hunter Mill District, The Town of Vienna, Virginia”, dated September 26, 2024, and prepared by Professional Design Group, Inc. (the “Plat”), and to subject the Property to certain covenants and restrictions as hereinafter provided.

CONSOLIDATION

NOW, THEREFORE, in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Owner, with the consent and approval of the Beneficiary and the Trustee, does hereby vacate the boundary lines between Lot 50 and Lot 49A, and resubdivide and consolidate Lot 50 and Lot 49A in accordance with the Plat, to be known as Lot 50-A, Section One, Westbriar Country Club Estates, as more particularly shown on the Plat.

CONSENT

THIS DEED FURTHER WITNESSETH, in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Trustee, as authorized to act by the Beneficiary, as shown by their execution herein, does hereby consent to the consolidation and resubdivision of the Property. In all other respects, the Deed of Trust shall remain in full force and effect.

COVENANTS REAL

The parties hereto agree that the agreements and covenants stated in this Deed are not covenants personal to the Owner but are covenants real which shall run with the land and shall be binding upon the parties hereto, and their successors and assigns.

FREE CONSENT AND DESIRE

This Deed is made with the free consent and in accordance with the desire of the undersigned Owner, Trustee, Beneficiary, and proprietors of the Property, if any.

ACCORDANCE WITH STATUTES MADE

This Deed shall be governed by and construed in accordance with the laws of the Commonwealth of Virginia. This Deed may be executed in counterparts, each of which shall be deemed an original, but which together shall constitute one and the same instrument. This Deed is in accordance with the Statutes of Virginia and the ordinances in force in Fairfax County and the Town of Vienna governing the platting and subdivision of land and is approved by the proper authorities as evidenced by their endorsement hereto and the Plat.

Witness the following signatures and seals:

[SIGNATURES APPEAR ON THE FOLLOWING PAGES.]

GRANTOR/GRANTEE:

OWNER:

Jamil Abdel Aziz

STATE OF _____,
CITY/COUNTY OF _____, TO-WIT:

I, _____, a notary public in and for the State and County aforesaid, do certify that Jamil Abdel Aziz, whose name is signed to the foregoing instrument dated _____, 20____, has acknowledged the same before me.

GIVEN under my hand this ____ day of _____, 20____.

Notary Public

My commission expires:

Notary Registration Number:

Sana Basharat Hussain

STATE OF _____,
CITY/COUNTY OF _____, TO-WIT:

I, _____, a notary public in and for the State and County aforesaid, do certify that Sana Basharat Hussain, whose name is signed to the foregoing instrument dated _____, 20____, has acknowledged the same before me.

GIVEN under my hand this ____ day of _____, 20____.

Notary Public

My commission expires:

Notary Registration Number:

GRANTOR:

BENEFICIARY

ARC HOME, LLC
A New Jersey Limited Liability Company

By: Mortgage Electronic Registration
Systems, Inc., as Nominee for ARC Home,
LLC, its successors and/or assigns

By: _____
Name:
Its:

STATE OF _____,
CITY/COUNTY OF _____, TO-WIT:

I, _____, a notary public in and for the State and County
aforesaid, do certify that before me personally appeared _____, of
Mortgage Electronic Registration Systems, Inc. ("MERS"), as nominee for ARC Home,
LLC, a New Jersey Limited Liability Company, its successors and assigns, whose name
is signed to the foregoing instrument dated _____, 20____, has
acknowledged the same before me.

GIVEN under my hand this ____ day of _____, 20____.

Notary Public

My commission expires:

Notary Registration Number:

GRANTOR:

TRUSTEE

Mark Chiba

Or any successor Trustee appointed by Beneficiary

By: _____

Name:

Its:

STATE OF _____,
CITY/COUNTY OF _____, TO-WIT:

I, _____, a notary public in and for the State and County aforesaid, do certify that _____, the Trustee, whose name is signed to the foregoing instrument dated _____, 20____, has acknowledged the same before me.

GIVEN under my hand this ____ day of _____, 20____.

Notary Public

My commission expires:

Notary Registration Number:

GRANTOR:

APPROVED AS TO FORM:

Town Attorney

Accepted on behalf of the Town Council of the Town of Vienna, Virginia, pursuant to a resolution, motion, or action of the Town Council duly adopted on _____.

By: _____
Town Mayor

Commonwealth of Virginia:
County of Fairfax, to wit:

The foregoing instrument was acknowledged before me this _____ day of _____, 202__, by _____, as _____.

Notary Public

My commission expires:

Notary Registration Number:
