

26567

Sept. 28, 1962 - Ret. to: Adams,
Porter, Radigan & Mays, Attys.

THIS DEED OF DEDICATION, Made this 17th day of September 1962, by and between M. OTIS BRADFORD, JR., and WILLIAM L. BRADFORD and JUNE CAROL BRADFORD, his wife, parties of the first part; CHARLES M. RADIGAN and ARTHUR L. CLINE, both residents of Arlington County, Virginia, Trustees, parties of the second part; and CHANCE D. BLAEUER and STELLA BLAEUER, Beneficiaries, parties of the third part.

***** W I T N E S S E T H *****

WHEREAS, the parties of the first part are the owners and proprietors of the hereinafter described property, having acquired the same by Deeds recorded in Deed Book 2111 at page 446 and Deed Book 2137 at page 392, among the land records of Fairfax County, Virginia.

WHEREAS, by Deed of Trust dated April 30th, 1962 and recorded in Deed Book 2137 at page 394, among the land records of Fairfax County, Virginia, a portion of the hereinafter described property was conveyed to the parties of the second part, Trustees, to secure unto the parties of the third part, Beneficiaries, the sum of money more particularly described in said Deed of Trust.

WHEREAS, the parties of the first part desire to subdivide the hereinafter described parcel of land in accordance with the approved plat attached hereto and made a part hereof, and the parties of the third part do, by their joining in this Deed of Dedication, give their consent and approval of the lots, streets and easements embraced within the land being hereby dedicated, and direct the parties of the second part, Trustees, to join herein.

WHEREAS, the parties hereto being all of the owners and proprietors and parties having any interest in the hereinafter described parcel of land, desire to subdivide the hereinafter described tract of land in accordance with the plat attached hereto and made a part hereof, and to dedicate to public use the streets and easements shown on said plat.

Title Not
Examined

LAW OFFICES OF ADAMS, PORTER, RADIGAN & MAYS, ARLINGTON, VIRGINIA

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NOW, THEREFORE, in consideration of the sum of One Dollar (\$1.00) in hand paid, receipt of which is hereby acknowledged, the said parties hereto being the sole owners and proprietors and all parties having any interest in the herein-after described parcel of land, do hereby subdivide all that certain tract of land, lying and being in the Town of Vienna, Fairfax County, Virginia, more particularly described as follows:

Beginning at a point on the northerly side of the Lawyer's Road a corner to the residue of the property Triple S Incorporated; thence with their line N 17°54'07" E 203.09' to a pipe in the line of Vienna Hills Subdivision; thence with Vienna Hills Subdivision N 53°35'37" E 41.83' to a point; N 37°49'27" E 53.97' to a point; N 57°06'27" E 42.74' to a point; N 38°27'07" E 15.34' to a point; and N 35°12'53" W 12.05' to an old pipe in the line of Blaeuer's original property; thence with said line N 31°45'08" E 156.81' to a pipe a corner to Section 2, Blaeuer Subdivision; thence with Section 2, Blaeuer Subdivision, the same course continued with Lot 2, Blaeuer Subdivision S 45°36' E 393.11' to an old pipe a corner to Lots 2 and 3, Blaeuer Subdivision in the line of Sheltre; thence with his line S 48°18'52" W 39.99' to an old pipe; S 45°36'31" E 19.97' to an old pipe a corner to Lot 1, Blaeuer Subdivision; thence with Lot 1 S 44°19'43" W 206.39' to an old pipe on the said side of Lawyers Road; thence with the side of the road N 84°20'43" W 69.32' to an old pipe; S 10°00'15" E 4.25' to a pipeset; and N 85°38'32" W 306.15' to the beginning, containing 142,778 square feet or 3.278 acres.

This Deed of Dedication is made subject to those certain restrictions which are recorded in Deed Book 487 at page 115, of the land records of Fairfax County, Virginia.

The hereinabove described property is hereby subdivided into building lots and streets in accordance with the metes and bounds established in accordance with a certain plat prepared by Berry Engineers, Vienna, Virginia, dated May 25th, 1962, said Subdivision to be known as "BRADMOOR Also a Resubdivision of Lot 3 Blaeuer Subd., Town of Vienna, Fairfax County, Virginia", and the parties hereto do dedicate to public use the streets and thoroughfares thereon shown, and the parties hereto do create and establish the easements as indicated on said plat.

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This dedication is made with the free consent and desire of the owners of said property and is in accordance with the statutes of Virginia, and the ordinances in force in the Town of Vienna, County of Fairfax, Virginia, governing the platting of land and is approved by the proper authorities as is evidenced by the endorsements on the attached plat by the proper officials of such approval.

WITNESS the following signatures and seals:

M. Otis Bradford, Jr. (SEAL)
M. OTIS BRADFORD, JR.

William L. Bradford (SEAL)
WILLIAM L. BRADFORD

June Carol Bradford (SEAL)
JUNE CAROL BRADFORD

Charles M. Radigan (SEAL)
CHARLES M. RADIGAN, Trustee

Arthur L. Cline (SEAL)
ARTHUR L. CLINE, Trustee

Chance D. Blaeuer (SEAL)
CHANCE D. BLAEUER, Beneficiary

Stella Blaeuer (SEAL)
STELLA BLAEUER, Beneficiary

STATE OF VIRGINIA
COUNTY OF ARLINGTON, to-wit:

I, B. G. Shoman, a Notary Public in and for the County aforesaid in the State of Virginia, do hereby certify that M. Otis Bradford, Jr., William L. Bradford and June Carol Bradford, whose names are signed to the foregoing and annexed writing bearing date on the 17th day of September 1962, have personally appeared before me in my County aforesaid and acknowledged the same.

GIVEN under my hand this 18th day of September 1962.
My commission expires:

My Commission Expires March 3, 1963

B. G. Shoman
Notary Public

STATE OF VIRGINIA
COUNTY OF ARLINGTON, to-wit:

I, B. G. Shoman, a Notary Public in and for the County aforesaid in the State of Virginia, do hereby certify that Charles M. Radigan and Arthur L. Cline, whose names as Trustees are signed to the foregoing and annexed writing bearing date on the 17th day of September 1962, have personally appeared before me in my County aforesaid and acknowledged the same.

GIVEN under my hand this 18th day of September 1962.
My commission expires:

My Commission Expires March 3, 1963

B. G. Shoman
Notary Public

#31023
#30609

In the Clerk's Office of the Circuit Court of
Fairfax County, Virginia SEP 18 1962 at 1:24 P.M.
This instrument was received and, with the
certificate annexed, admitted to record with plat attached

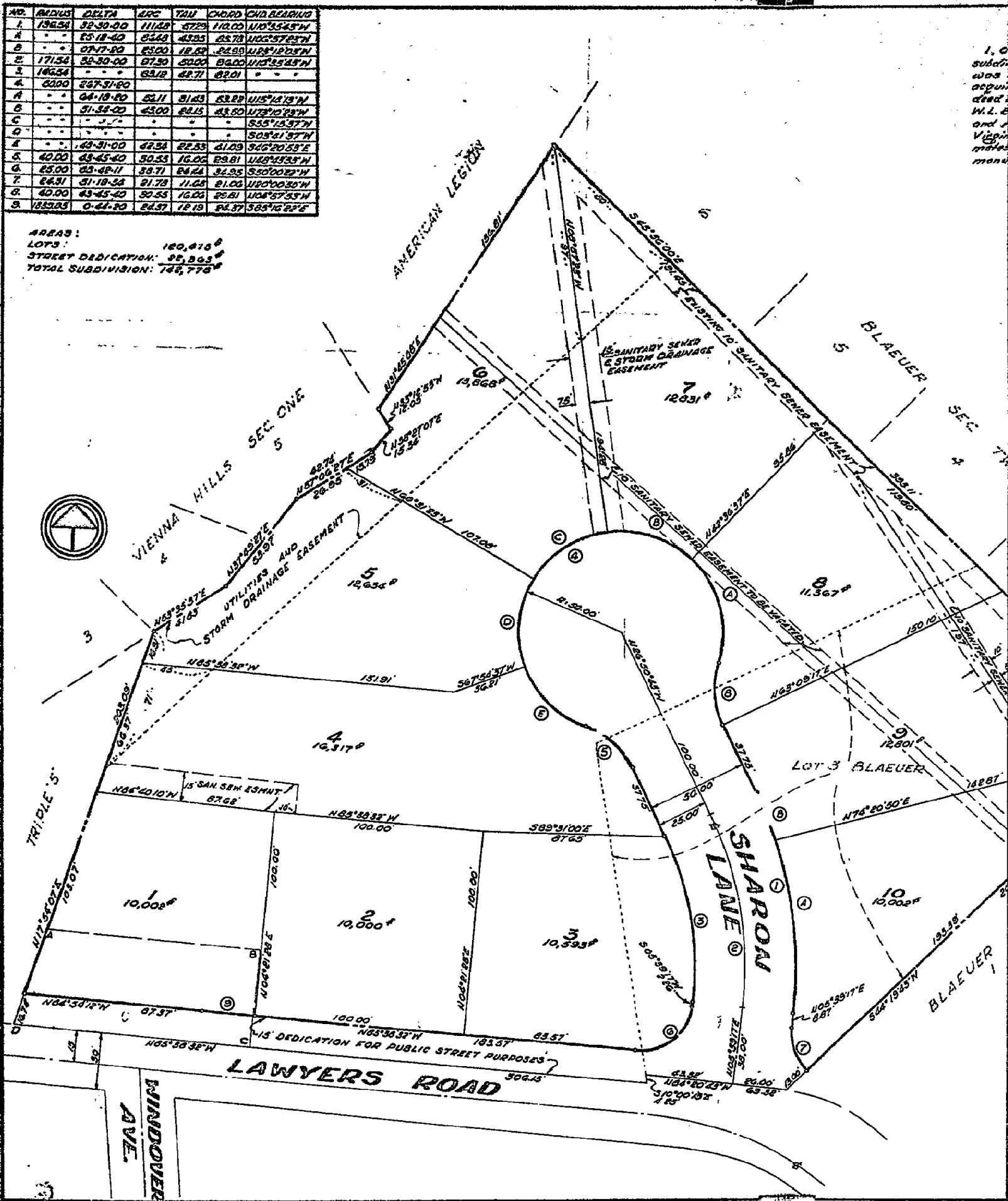
Teste:

Thomas S. Chapman, Jr. Clerk

LAW OFFICES OF ADAMS, PORTER, RADIGAN & NAYS, ARLINGTON, VIRGINIA

NO.	RADIUS	DELTA	ARC	TAN	CHORD	CHD BEARING
1	134.34	32-30-00	11.48	37.23	110.00	N40°35'45"W
2	134.34	32-30-00	11.48	37.23	110.00	N40°35'45"W
3	134.34	32-30-00	11.48	37.23	110.00	N40°35'45"W
4	134.34	32-30-00	11.48	37.23	110.00	N40°35'45"W
5	134.34	32-30-00	11.48	37.23	110.00	N40°35'45"W
6	134.34	32-30-00	11.48	37.23	110.00	N40°35'45"W
7	134.34	32-30-00	11.48	37.23	110.00	N40°35'45"W
8	134.34	32-30-00	11.48	37.23	110.00	N40°35'45"W
9	134.34	32-30-00	11.48	37.23	110.00	N40°35'45"W
10	134.34	32-30-00	11.48	37.23	110.00	N40°35'45"W
11	134.34	32-30-00	11.48	37.23	110.00	N40°35'45"W
12	134.34	32-30-00	11.48	37.23	110.00	N40°35'45"W
13	134.34	32-30-00	11.48	37.23	110.00	N40°35'45"W
14	134.34	32-30-00	11.48	37.23	110.00	N40°35'45"W
15	134.34	32-30-00	11.48	37.23	110.00	N40°35'45"W
16	134.34	32-30-00	11.48	37.23	110.00	N40°35'45"W
17	134.34	32-30-00	11.48	37.23	110.00	N40°35'45"W
18	134.34	32-30-00	11.48	37.23	110.00	N40°35'45"W
19	134.34	32-30-00	11.48	37.23	110.00	N40°35'45"W
20	134.34	32-30-00	11.48	37.23	110.00	N40°35'45"W

AREAS:
LOTS: 120,810
STREET DEDICATION: 25,805
TOTAL SUBDIVISION: 146,615

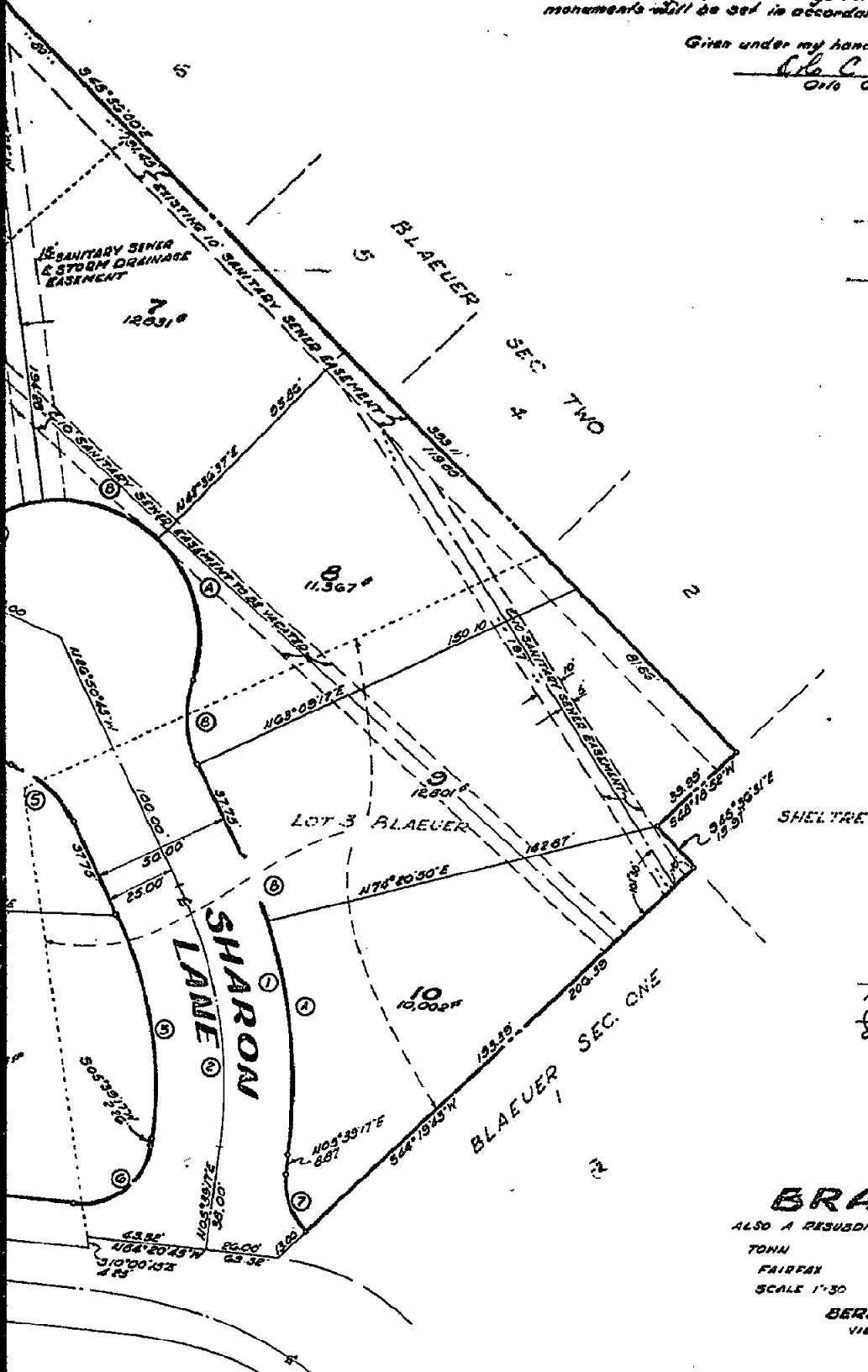


2191 586

I, Otto C. Pocielli, a duly certified land surveyor do hereby certify that the land embraced in the subdivision shown on this plat is now in the name of M. L. Bradford & M. D. Bradford and was acquired as follows: Parcel A, B, C, D is now in the name of M. D. Bradford and was acquired from C. D. Monthly Et Al Trustees by deed dated Feb. 22, 1962 and recorded at deed book 811 page 246; the northeast portion of the tract is now in the name of M. L. Bradford and was acquired from C. D. Blauer by deed dated April 30, 1968 and recorded at deed book 817 page 398 among the land records of Fairfax County, Virginia; that the tract subdivided and each lot are fully and accurately shown by metes and bounds; that bearings refer to the True Meridian; that iron pipe and concrete monuments will be set in accordance with the Town of Vienna Subdivision Ordinance.

Given under my hand this 31st day of May 1968

Otto C. Pocielli
Otto C. Pocielli



APPROVED TOWN OF VIENNA
9/17/62
NAME DATE
Frank Cole Linder 9/17/62
CLEAR DATE

BRADMOOR
ALSO A RESUBDIVISION OF LOTS 3 BLAUER SUBD.
TOWN OF VIENNA
FAIRFAX COUNTY, VIRGINIA
SCALE 1" = 30' MAY 25, 1968
BERRY ENGINEERS
VIENNA, VIRGINIA

Photographed 50%

