

May 26, 1967 - Ret. to:
Hiss & Rutledge, Attorneys

10310

66-2889 PAGE 437

THIS DEED OF DEDICATION, Made this 28th day of April, 1967, by JOHN R. BROCK and DORIS L. BROCK, his wife;

W I T N E S S E T H

WHEREAS, the parties hereto are the owners of that certain tract of land situated in Fairfax County, Virginia, as hereinafter described by metes and bounds; and

WHEREAS, the parties hereto are desirous of subdividing the said tract of land into lots and dedicating certain parts thereof to streets and roadways and the said subdivision is to be known as WHISPERING HILLS.

NOW, THEREFORE, for and in consideration of the premises, the parties hereto being the sole owners and proprietors of the hereinafter described parcel of land, as more particularly shown on a plat attached hereto and made a part hereof, made by C. Russell Orrison, Jr., Engineer and Land Surveyor, McLean, Virginia, dated April 13, 1967, do subdivide that certain tract more particularly described as follows:

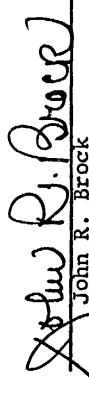
A parcel of land containing 23.0574 acres, shown in the metes and bounds description attached hereto and made a part hereof;

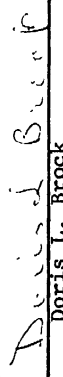
This subdivision is made in accordance with the desire of the owners and proprietors hereto in accordance with the statutes of Virginia in the ordinances of the County of Fairfax governing and subdividing and platting of land; and all streets which appear on the plat attached hereto and made a part hereof are hereby dedication as public streets.

This subdivision shall be known as WHISPERING HILLS, and is subject to restrictive covenants attached hereto and made a part hereof.

WITNESS the following signatures and seals:

LAW OFFICES
HISS AND RUTLEDGE
ARLINGTON, VIRGINIA


John R. Brock (SEAL)


Doris L. Brock (SEAL)

STATE OF VIRGINIA,

COUNTY OF ARLINGTON, to-wit:

I, Doris L. Brock, a Notary Public, in and for the County aforesaid, State of Virginia, whose commission as Notary expires September 19, 1967, do hereby certify that JOHN R. BROCK and DORIS L. BROCK, whose names are signed to the foregoing Deed dated April 28, 1967, have acknowledged the same before me in my County and State aforesaid.

GIVEN under my hand this 28th day of April, 1967.

Doris L. Brock
Notary Public

C. RUSSELL ORRISON, JR. REGISTERED PROFESSIONAL ENGINEER AND CERTIFIED LAND SURVEYOR
904 CHINQUAPIN ROAD, MCLEAN, VIRGINIA 22101 • OFFICE 893-7544 • HOME 758-2498
May 2, 1967

DESCRIPTION

Property of Helen V. O'Keefe
Lee Magisterial District
Fairfax County, Virginia

Beginning at the point of intersection of the easterly side of Crestridge Road with the southerly side of a 20' outlet easement through the O'Keefe property, thence, leaving the easterly side of Crestridge Road and running with the westerly side of the aforesaid easement the following courses and distances; with the arc of a curve to the left, having a radius of 88.00' and having a chord bearing and chord of S.42°55'35"E. 120.97' respectively and an arc distance of 133.38' to a point; S.36°20'50"E. 94.19' to a point; S.74°32'20"E. 48.77' to a point; S.54°51'20"E. 152.87' to a point; S.37°11'00"E. 145.60' to a point; S.47°11'30"E. 129.50' to a point; S.06°19'40"E. 499.04' to a point; S.26°16'00"E. 171.73'; S.36°52'10"E. 100.00' to a point; S.46°39'10"E. 159.37' to a point; with the arc of a curve to the right, having a radius of 180.00' and having a chord bearing and chord of S.09°48'05"E. 215.91' respectively an arc distance of 231.54' to a point; S.27°03'00"W. 181.73' to a point; and S.34°53'10"W. 152.96' to a point in the northerly line of Libby.

Thence with the said line of Libby N.43°08'30"W. 852.00' to an iron pipe, a corner to Zook.

Thence, with the northerly line of Zook N.43°21'40"W. 847.26' to a point in the easterly line of Crestridge Road, said point being the northwesterly corner of the property herein described.

Thence with the said side of Crestridge Road, the following courses and distances; N.44°48'20"E. 214.18' to a point; N.40°21'20"E. 192.16' to a point; N.54°13'40"E. 98.14' to a point; N.42°50'40"E. 74.39' to a point; and N.22°13'20"E. 67.73' to the point of beginning, containing 23.0574 acres of land.

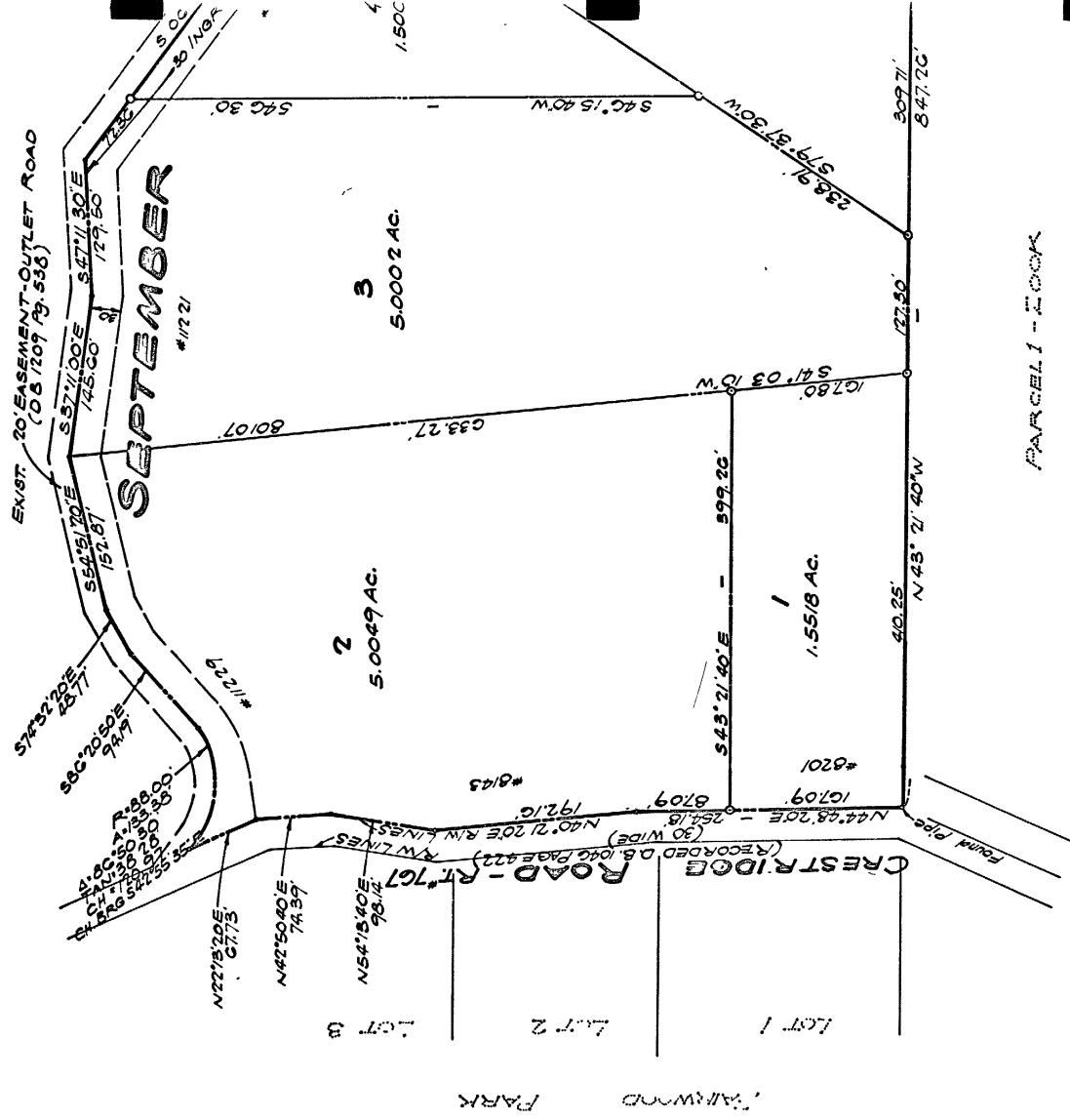
RESTRICTIVE COVENANTS

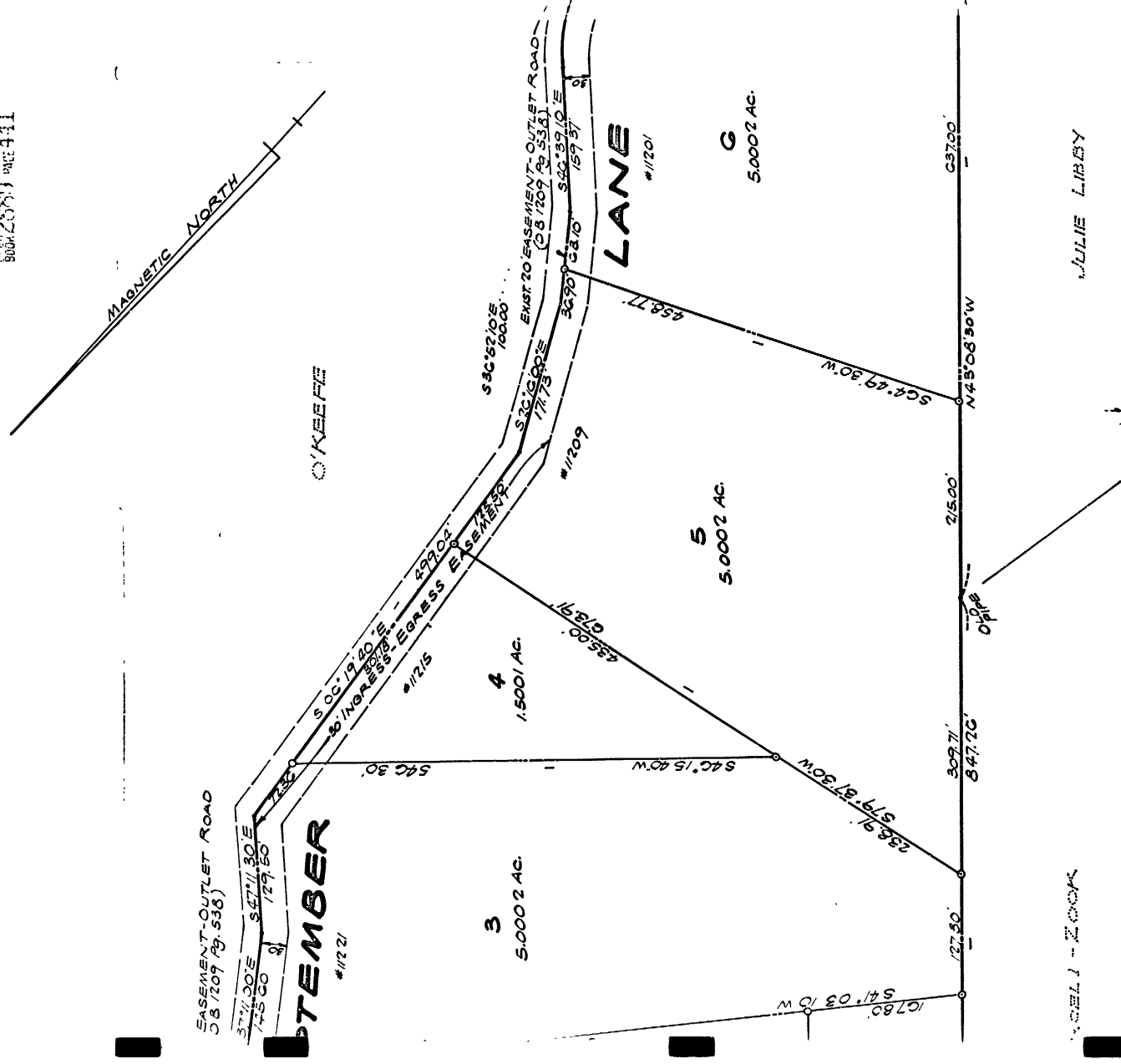
1. All lots in this subdivision shall be used for residential purposes only. No trade or business pursuit shall be permitted.
2. Each dwelling, exclusive of porches, terraces, garage and basement, shall be of not less than FIFTEEN HUNDRED (1500) square feet of livable floor area in the case of a one-story structure, not less than EIGHT HUNDRED (800) square feet of livable floor area on the first floor of a 1-½ or two-story structure, and not less than TWELVE HUNDRED FIFTY (1250) square feet of livable floor area on the main floor of a split-level structure. No structure shall be more than 2-½ stories.
3. The dwelling may be of brick, brick veneer, brick and frame combinations or stone construction. Exterior materials such as asbestos, shingles, cinder block or bevelled cinder block shall not be used. Roofs shall be of approved fire-resistant materials, excluding sheet metal. Appurtenant structures shall blend in with the general appearance of the dwelling construction. All wells shall have pumps so that no part of said well or appurtenances are visible above the ground.
4. No structure of a temporary character, or trailer, shall be erected or placed on any lot for use as a residence. Any improvement or improvements erected or to be erected must be fully completed on all the exterior portions within one year from the date of the issuance of the building permit by applicable county authorities.
5. Barns and other outbuildings may be constructed no closer than 25 feet in the rear of the house building line.
6. No lot shall be used for storage of displaced buildings, lumber, abandoned cars, or materials of any nature, except as necessary during construction upon the lot where stored. Hobbies involving automobiles or other vehicles must be accomplished under cover of the dwelling, carage or approved barn or outbuilding.
7. Any fencing on the property shall be open style fencing, not exceeding 48 inches in height. Anchor chain link fencing shall be used only for small animal enclosures or runs. In the event that swimming pools (of a type approved by appropriate county authorities) are installed, then solid type or anchor chain type fencing may be used within 30 feet of the side walls of the pool.
8. These conditions and restrictions shall be binding for a period of ten years from date hereof and shall be automatically extended for successive periods of ten years, unless, by a vote of the majority of the then owners of lots, it is agreed to change said covenants in whole or in part, provided further, that said majority execute any agreed upon changes to these covenants by proper instrument acknowledged and recorded where these covenants are recorded in the public record.

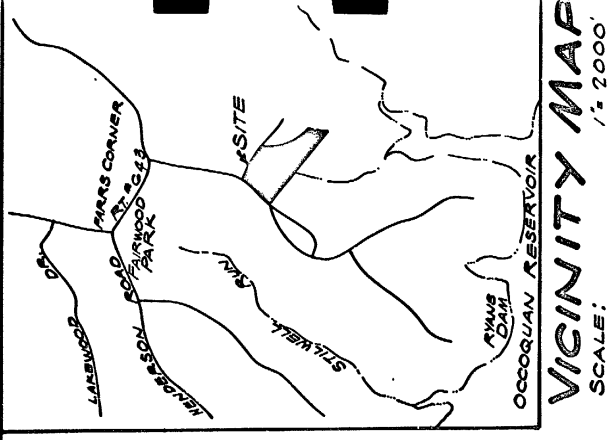
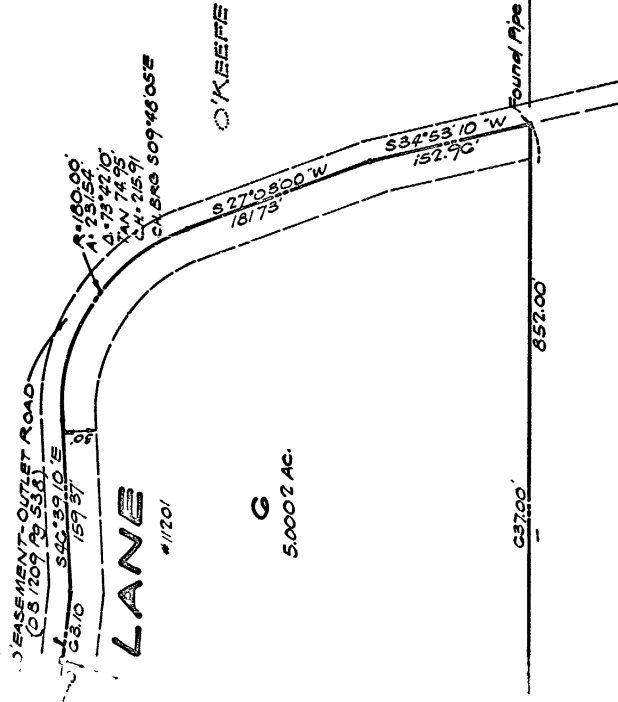
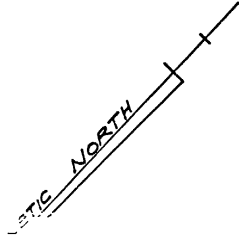
In the Clerk's Office of the Circuit Court of
Fairfax County, Virginia, MAY 10 1967 at 2:42 P.M.
This instrument was received, with the
certificate annexed, admitted to record with plat attached

Teste: *Thomas R. Egan* Clerk

0'KEEFFE







THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON ASSESSMENTS MAP NO. 95 AND IS ZONED RE-1 AS OF THE DATE OF ITS APPROVAL BY THE PLANNING ENGINEER.

NO. LOTS G
TOTAL ACREAGE 23.0574 AC.

ALL PIPES INDICATED THUSLEY-O HAVE BEEN SET.

THE PROPERTY SHOWN HEREON IS NOW IN THE NAME OF JOHN R. FLORES K. BROCK, AND WAS ACQUIRED FROM HELEN V. O'KEEFE BY DEED DATED APRIL 28, 1967 & RECORDED IN D.B. 2809 PG. 377

VILLIE LIBBY

THIS IS A PLAT OF THE INTEREST SET FORTH IN PARAGRAPHS 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 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2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 21