

THIS DEED OF DEDICATION, made this 14th day of February, 1942, by MONROE WARREN and DOROTHY B. WARREN, his wife, and MONROE WARREN, JR., and DOROTHY N. WARREN, his wife, the fee simple owners of the property hereinafter described.

WITNESSETH: That,

WHEREAS, the said parties hereto are the owners and proprietors of a certain tract or parcel of land situate, lying and being in the County of Arlington, State of Virginia, and more particularly described by metes and bounds as follows, to-wit:

BEGINNING at an iron pipe marking the extreme north-east corner of that certain tract or parcel of land which was conveyed to Monroe Warren, et ux., et als., by deed dated March 21st, 1941, and recorded in Deed Book 535, at page 561, of the land records of Arlington County, Virginia, said point of beginning being formerly a corner to Cathcart and Henderson; thence with the line of Cathcart, S. 19° 44' 00" E. 228.77 ft. to a stone; thence with the westerly boundary of Lubber Run Parkway, the following courses and distances: S. 9° 24' 20" W. 228.61 ft.; S. 20° 48' 50" W. 285.84 ft.; S. 9° 34' 20" W. 295.10 ft.; S. 13° 44' 00" W. 431.24 ft.; S. 28° 26' 50" W. 225.15 ft.; S. 61° 57' 20" W. 334.85 ft.; S. 36° 54' 30" W. 383.39 ft. to an iron pipe, a corner to Section 7, Arlington Forest; thence with the line of Section 7, Arlington Forest, as heretofore dedicated, N. 50° 14' 20" W. 413.65 ft. to an iron pipe, a corner to Lot 10, Block 17, Section 7, Arlington Forest; thence with the north line of said Lot 10, S. 86° 06' 40" W. 141.73 ft. to an iron pipe in the easterly line of North Edison St., Section 8, Arlington Forest; thence with the said easterly line of North Edison Street, Section 8, Arlington Forest, as the same appears dedicated, platted and recorded in Deed Book 566, at pages 188, et seq., of the land records of Arlington County, Virginia, and binding on said line and running northerly to a pipe in the new south line of Carlin Spring Road, and in the north line of Lot 18, Block 29, Section 9, Arlington Forest; thence N. 22° 50' 30" W. 50.0 ft. to an iron pipe in the center line of Carlin Spring Road; thence with the center line of Carlin Spring Road, N. 67° 09' 30" E. 540.87 ft. to the point of beginning.

WHEREAS, the said parties hereto have subdivided the said tract of land into lots and streets, and have platted the same for the purpose of dedication under the provisions of Sections 5217, et seq., of the Code of Virginia, 1936, and Acts amendatory thereof, and the Ordinances of the County of Arlington,

*Approved by: Bruce M. Hestley
County Planner,
Arlington, Va., 6/15/42.*

Virginia, applicable to such dedication, the plat of said subdivision being attached hereto and made a part of this deed;

NOW, THEREFORE, THIS DEED FURTHER WITNESSETH: That for and in consideration of the premises, the said parties hereto, owners and proprietors of the said land hereinbefore described, do hereby dedicate the said plat and subdivision, and name the same "SECTION NINE, ARLINGTON FOREST", and do hereby certify that the said subdivision, as it appears upon the said plat, is with their free consent and in accordance with their desire.

The following restrictions and conditions as to use, occupation and alienation of all parts of said subdivision, are hereby made a part of this dedication, and are to be binding on all owners or occupants of any and all parts of said subdivision and are to be constructed as covenants running with the land and to be binding on all purchasers, owners or occupants of any part thereof, to-wit:

(a) All lots in the tract shall be known and described as residential lots. No structures shall be erected, altered, placed or permitted to remain on any residential building plot other than one detached single family dwelling not to exceed two and one-half stories in height and a private garage for not more than two cars.

(b) No building shall be located on any residential building plot nearer than 25 feet to the front lot line, nor nearer than 20 feet to any side street line. No building, except a garage or other outbuilding located 60 feet or more from the front lot line, shall be located nearer than seven feet to any side lot line.

(c) No residential structure shall be erected or placed on any building plot, which plot has an area of less than 5500 square feet, or a width of less than 55 feet at the front building set back line, except that a residence may be erected or placed on Lots 2, 3, 4, 12 and 23, in Block 26; Lots 1, and 9 to 18, both inclusive, in Block 27; Lots 4 to 11, both inclusive, Lots 14 to 19, both inclusive, and Lots 23 to 25, both inclusive, in Block 28, and Lots 8 to 13, both inclusive, Lot 17 and Lots 22 to 25, both inclusive, in Block 29, Section Nine, Arlington Forest, in accordance with building restrictions imposed by the County of Arlington, Virginia.

(d) No business or trade or noxious or offensive activity shall be carried on upon any residential lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

(e) No persons of any race other than the Caucasian Race shall use or occupy any building or any lot, except that this covenant shall not prevent occupancy by domestic servants of a different race domiciled with an owner or tenant.

(f) No trailer, basement, tent, shack, garage, barn or other outbuilding erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

(g) No dwelling costing less than \$3000.00 shall be permitted on any lot in the tract. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 650 square feet in the case of a one-story structure nor less than 450 square feet in the case of a one and one-half, two or two and one-half story structure.

(h) No building shall be located nor shall any material or refuse be placed or stored on any lot within 20 feet of the property line of any Park or Parkway or edge of any open water course, except that clean fill may be placed nearer to the lot line, provided the natural water course is not altered or blocked by such fill.

(i) An easement is reserved over the rear five feet of each lot for utility installation and maintenance.

(j) These covenants are to run with the land and shall be binding on all the parties and all persons claiming under them until January 1st, 1972, at which time said covenants shall be automatically extended for successive periods of ten years unless by a vote of the majority of the then owners of the lots it is agreed to change the said covenants in whole or in part.

(k) If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein it shall be lawful for any other person or persons owning any real property situated in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation.

(l) Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

WITNESS the following signatures and seals:

Monroe Jones (SEAL)

Josely B. Warren (SEAL)

Monroe Warren (SEAL)

Dorothy N. Warren (SEAL)

DISTRICT OF COLUMBIA, to-wit:

I, Francis E. Malcolm, a Notary Public in and for the District of Columbia aforesaid, whose commission will expire on the 15th day of September, 1943, do hereby certify that Monroe Warren, Dorothy B. Warren, Monroe Warren, Jr.; and Dorothy N. Warren, whose names are signed to the foregoing deed bearing date on the 14th day of February, 1942, have acknowledged the same before me in my District of Columbia aforesaid.

GIVEN under my hand and seal this 23rd day of February, 1942.

Francis E. Malcolm
Notary Public - D.C.

SECTION NINE
ARLINGTON FOREST

ARLINGTON COUNTY, VIRGINIA

SCALE 1" = 100'

JANUARY 19, 1942

LINCOLN MACKAY
 Certified Surveyor

SURVEYOR'S CERTIFICATE

I, Lincoln Mackey, a duly authorized land surveyor in the State of Virginia do hereby certify that the land embraced in the above named subdivision is now in the name of MONROE WARREN et ux, et al., and was acquired by said parties from MEADOWBROOK INC, by deed dated March 26, 1941 and recorded in DEED BOOK 535 PAGE 561 of the land records of Arlington County, Virginia

I, further certify, that I have made an accurate survey of the boundaries of said subdivision and that there are permanent monuments of iron pipe or stone set at the outer limits of said boundaries, and that all courses refer to the true meridian, as established by the Arlington County Sanitary Division.

Given under my hand this 19th day of January 1942

Lincoln Mackey
 Certified Surveyor

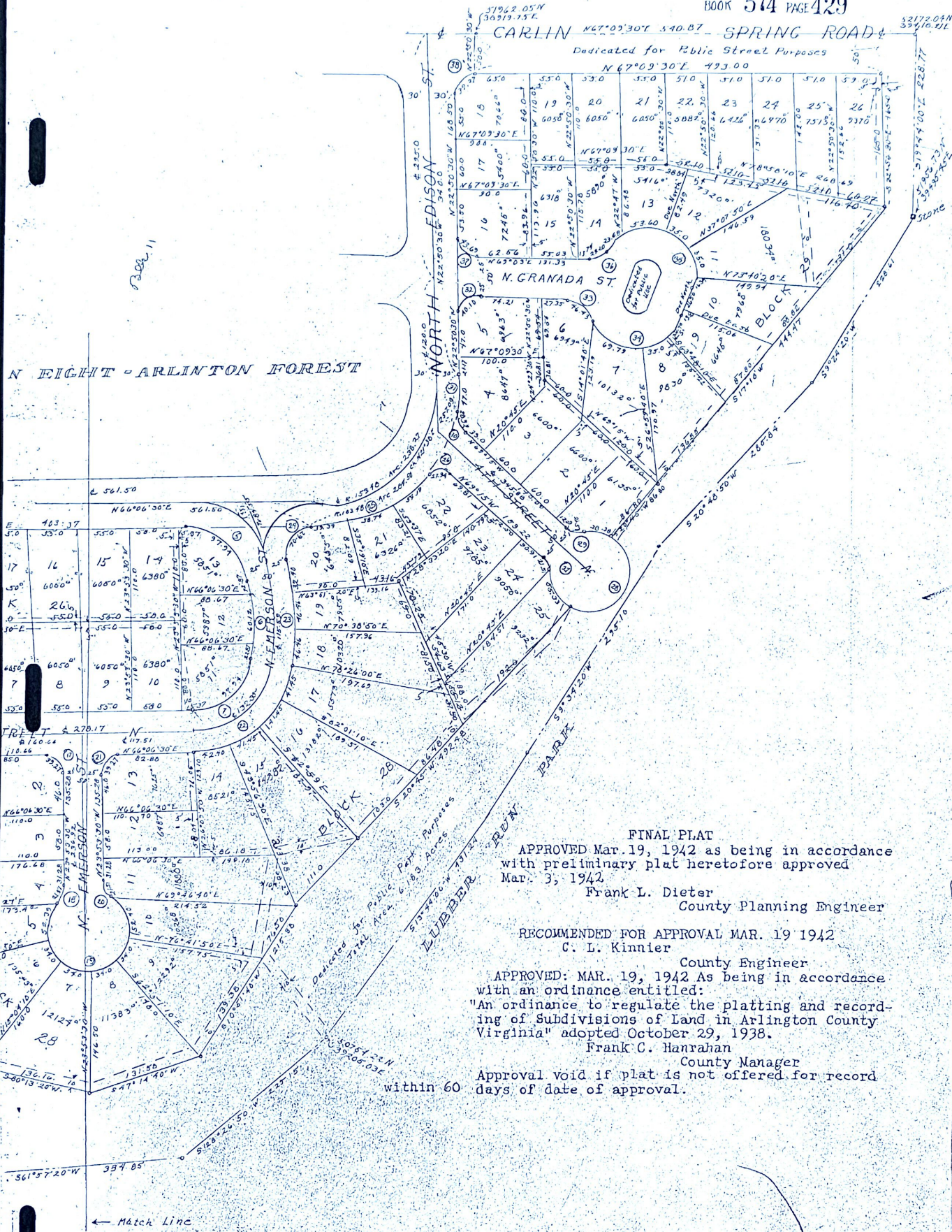
Easements shown thusly
CURVE TABLE

No	Rad.	Delta	Tang.	Chd. Bear.	Ch. Dist	Arc.
1	420.62	18°19'47"	67.86	N12°10'17"E	133.99	134.56
2	25.00	90°00'00"	25.00	N66°20'10"E	35.36	39.27
3	25.00	90°00'00"	25.00	N23°39'50"W	35.36	39.27
4	207.93	44°46'20"	85.64	N43°43'20"E	158.38	162.48
5	71.17	78°51'00"	58.51	S74°28'00"E	90.40	97.94
6	271.98	22°18'00"	53.61	N23°53'30"W	165.19	165.86
7	71.17	78°51'00"	58.51	N26°41'00"E	90.40	97.94
8	407.49	31°46'20"	115.97	N50°13'20"E	223.08	225.97
9	76.00	77°00'00"	60.45	N72°50'10"E	94.62	102.14
10	126.00	29°53'40"	33.64	S83°36'40"E	65.00	66.74
11	24.18	93°42'20"	25.80	S57°42'20"E	35.28	39.55
12	25.70	47°57'40"	11.43	N19°07'40"E	20.89	21.51
13	50.00	275°55'20"	45.08	N85°08'50"E	66.96	240.79
14	25.70	47°57'40"	11.43	N28°50'00"W	20.89	21.51
15	61.16	39°11'20"	21.77	N14°44'30"E	41.02	41.83
16	357.49	31°46'20"	101.74	N50°13'20"E	195.71	198.24
17	25.00	90°00'00"	25.00	S68°53'30"E	35.36	39.27
18	25.70	47°57'40"	11.43	N0°05'20"E	20.89	21.51
19	50.00	275°55'20"	45.08	N66°06'30"E	66.96	240.79
20	25.70	47°57'40"	11.43	S47°52'20"E	20.89	21.51
21	25.00	90°00'00"	25.00	S21°06'30"W	35.36	39.27
22	121.17	78°51'00"	99.62	N26°41'00"E	159.90	166.75
23	321.98	22°18'00"	63.46	N23°53'30"W	124.53	125.32
24	40.00	101°09'00"	48.65	S15°32'00"W	61.80	70.62
25	183.48	47°34'00"	80.86	N42°19'30"E	147.99	152.32
26	17.36	92°12'30"	18.04	N64°38'45"E	25.02	27.94
27	25.70	47°57'40"	11.43	S45°16'10"E	20.89	21.51
28	50.00	275°55'20"	45.08	N20°42'00"E	66.96	240.79
29	25.70	47°57'40"	11.43	S86°42'10"W	20.89	21.51
30	26.56	61°05'06"	15.67	S38°42'27"E	26.99	28.32
31	183.48	14°40'36"	23.63	S15°30'12"E	46.87	47.00
32	25.00	91°53'30"	25.84	N23°06'15"E	35.93	40.10
33	40.40	65°57'00"	26.16	N78°01'30"W	49.92	46.43
34	55.00	134°54'00"	132.45	N67°27'00"E	101.59	129.49
35	55.00	170°30'00"	661.90	N85°15'00"W	103.62	163.67
36	28.09	59°33'00"	16.07	N39°16'30"E	27.90	29.20
37	28.11	88°06'30"	27.49	S66°53'45"E	39.51	43.69
38	25.00	90°00'00"	25.00	N22°09'30"E	35.36	39.27



SECTION EIGHT - ARLINGTON





FINAL PLAT
 APPROVED Mar. 19, 1942 as being in accordance
 with preliminary plat heretofore approved
 Mar. 3, 1942

Frank L. Dieter
 County Planning Engineer

RECOMMENDED FOR APPROVAL MAR. 19 1942
 C. L. Kinnier

County Engineer
 APPROVED: MAR. 19, 1942 As being in accordance
 with an ordinance entitled:
 "An ordinance to regulate the platting and recording
 of Subdivisions of Land in Arlington County
 Virginia" adopted October 29, 1938.

Frank C. Hanrahan
 County Manager
 Approval void if plat is not offered for record
 within 60 days of date of approval.

Virginia: In the Clerk's office of the Circuit Court of Arlington County this deed and
 plat were received, and with the annexed certificate admitted to record at 3:52 o'clock
 P.M. Mar. 26, 1942

Teste:
 C. Benj. Laycock, Clerk.