

Deed of Dedication Occoquan
Forest Section 3

BOOK 697 PAGE 363

SEE MAP DRAWER #28
PG. 4

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DEED OF DEDICATION

THIS DEED OF DEDICATION made and entered into this 10 day of July,
1973, by GROWTH-LAND, INC., a Virginia corporation,

W I T N E S S E T H :

WHEREAS, Growth-Land, Inc., is the sole owner and proprietor of the
hereinafter described tract of land, having acquired its interest therein by
two certain deeds namely, one from Occoquan Land Investments, a limited
partnership, dated October 18, 1969, and recorded May 22, 1970 in Deed Book
545, at Page 330, among the land records of Prince William County, Virginia,
and the other from the Trustees of the Faith Lutheran Church of Arlington
County, Virginia, dated September 6, 1972, and recorded October 5, 1972, in
Deed 653, at Page 285, among said County's land records; and

WHEREAS, it is the desire of Growth-Land, Inc., that the hereinafter
described property be subdivided into lots and that easements and uses be
created and streets, roads, and ways be dedicated to public use in accordance
with and all as shown on the plat prepared by Edward W. Dove, C.L.S., dated
March 28, 1972, a copy of which plat is attached hereto and made a part hereof.

NOW, THEREFORE, Growth-Land, Inc., does hereby subdivide into lots and
streets to be known as SECTION 3, OCOCOQUAN FOREST, all in the manner shown on
that certain plat prepared by Edward W. Dove, C.L.S., dated March 28, 1972,
and entitled "Section Three, Occoquan Forest", a copy of which is attached
hereto and made a part hereof, that certain tract or parcel of land situate,
lying and being in Prince William County, Virginia, and more particularly
described as follows:

Beginning at a point on the northerly end of a curve at the northwest
corner of lot 67 Occoquan Forest Section 2, said point being on the
easterly right-of-way of Occoquan Forest Drive; departing lot 67
and crossing said Occoquan Forest Drive and continuing with the
northerly line of lot 50, Section 2, the following courses and
distances: S 81° 55' 14" W 75.18 ft. to a point; thence 181.28
ft. along the arc of a curve to the left having a radius of 425
ft., a chord bearing S 69° 42' 05" W 179.90 ft. to a point; thence
with the rear lines of lots 50 through 44, the following courses

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and distances: S 32° 31' 04" E 132.02 ft.; S 30° 00' 18" W 245.96 ft. to a point; thence S 84° 30' 48" W 386.85 ft. to a point in the easterly line of Occoquan Reservoir; thence with Occoquan Reservoir the following courses and distances: N 14° 29' 00" E 193.45 ft.; N 19° 40' 30" E 285.48 ft.; N 42° 32' 00" E 115.49 ft.; N 63° 11' 56" E 102.53 ft.; N 80° 17' 00" E. 157.22 ft.; N 64° 47' 00" E. 228.37 ft.; S 82° 54' 00" E 128.69 ft.; N 65° 51' 00" E 145.97 ft.; S 75° 00' 00" E 144.43 ft.; S 34° 55' 50" E 336.81 ft. to a point in the northerly corner of Parcel C, Section 2; thence departing Occoquan Reservoir and running with the northerly line of said parcel C S 52° 29' 33" W 212.84 ft.; thence S 59° 55' 53" W 219.55 ft. to a point in the easterly line of lot 68 Section 2; thence departing Parcel C and running with the rear lines of lot 68 and 67, the following courses and distances: N 46° 09' 03" W 131.00 ft.; N 08° 04' 46" W 159.17 ft. to a point; thence with the northerly line of lot 67 Section 2, S 81° 55' 14" W 114.10 ft. to the point of beginning and containing 10.5710 acres more or less.

Growth-Land, Inc., does hereby dedicate to public use the streets, roads and highways and does hereby create and establish the rights, ways and easements, all as shown on the said plat prepared by Edward W. Dove, C.L.S., dated March 28, 1972, a copy of which is attached hereto and made a part hereof.

Growth-Land, Inc., does hereby further declare that the property in Section 3, Occoquan Forest shall hereafter be held, sold and conveyed subject to the provisions of that certain Declaration of Covenants, Conditions and Restrictions, dated November 16, 1970, and recorded January 15, 1971, in Deed Book 571, at Page 680, among the land records of Prince William County,

Virginia, for Section Two, Occoquan Forest as if said Declaration had been set out in haec verba herein, provided, however, that "Declarant" as defined in Article I, Section 7 of said Declaration shall mean and refer only to Growth-Land, Inc., its successors and assigns acquiring more than one undeveloped lot from Declarant for the purpose of development. All of such easements, covenants, restrictions and conditions are for the purpose of enhancing and protecting the value, desirability and attractiveness of said property and shall run with the land and shall be binding on, and inure to the benefit of, all parties having or acquiring any right, title or interest in the said property or any party thereof.

This subdivision and dedication is made with the free consent and in accordance with the desires of Growth-Land, Inc.

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In other words, the Covenants for Section 3 are exactly the same as the ones from Section 2.