

THIS DEED OF DEDICATION AND

VACATION, made this 13th day of February,
1961, by and between LOUDOWN PROPERTIES, INC.,
a Virginia Corporation, party of the first part;
and THE TOWN OF LEESBURG, in Virginia, a
municipal corporation, party of the second part;

W I T N E S S E T H :

That WHEREAS, the parties hereto have
heretofore agreed upon certain revisions in the
easements, streets and subdivision of the shopping
center owned by the party of the first part, known
as "Virginia Village", in the Town of Leesburg,
Loudoun County, Virginia, deviating from plat of
said shopping center made by Patton and Kelly,
Certified Land Surveyors, dated 8 March 1956,
and recorded in Plat Book 7, at Page 106, in the
Clerk's Office for Loudoun County, Virginia; and

WHEREAS, only certain of the modifications
and revisions respecting said shopping center have been
recorded, and the parties hereto are desirous of
recording an amended plat showing all such modifi-
cations and fully indicating the current status of such
easements, streets and subdivision within said shopping
center; and

WHEREAS, it is the desire and intent of the party of the first part, by this instrument, to dedicate any and all easements, streets and other areas indicated for the use and benefit of the public on the said amended plat of "Virginia Village", which is dated 19 April 1960, made by Patton and Kelly, Certified Land Surveyors, recorded herewith and made a part hereof; and

WHEREAS, it is the desire and intent of the parties hereto, as is evidenced by their signatures and seals affixed to this instrument, to vacate and consent to the vacation of any and all easements, streets and all other areas not indicated for the use and benefit of the public on said amended plat, and more particularly, but not restricted to, those areas indicated upon said amended plat as vacated, the party of the first part being the only landowner abutting on said streets, easements, or other areas to be vacated, and such vacation not destroying or abridging any of the rights or privileges of other property owners within the bounds of the area of land shown on such plat; and

WHEREAS, it is the desire and intent of the party of the first part, by this instrument, to transfer to the party of the second part certain

of the completed physical improvements located on and/or under said streets, areas and easements;

NOW, THEREFORE, THIS DEED WITNESSETH:

That for and in consideration of the premises and the sum of ONE DOLLAR (\$1.00) paid by the party of the second part unto the party of the first part, the receipt whereof is hereby acknowledged, Loudoun Properties, Inc., a Virginia Corporation, party of the first part, doth hereby dedicate to public use the following, as shown on said amended plat:

- (a) Fairfax Street, as and for a public street.
- (b) Service Road adjacent to and paralleling Route No. 15, as and for a public street.
- (c) Catoclin Street, as and for a public street.
- (d) Buick Street, as and for a public street.
- (e) Utility, drainage and sanitary sewer easements, along the courses, and of the widths indicated.

The party of the first part doth hereby vacate, with the consent of the party of the second part, any and all easements, streets and areas within the bounds of said

amended plat, as follows:

- (a) That portion of Fairfax Street indicated within dotted lines.
- (b) The ten foot sanitary sewer easement extending across Lots 20 and 21.
- (c) The thirty foot sanitary sewer and drainage easement extending across Parcel "D" from the northerly portion of the vacated area of Fairfax Street in an easterly direction to the existing fifteen foot utility easement at the northerly edge of the property, and thence at a lesser width along the same in an easterly direction to the utility easement described in the next paragraph, as indicated on amended plat.
- (d) A fifteen foot utility easement extending across Parcel "D" from the utility easement running along the northerly edge of said Parcel "D", to the northern end of a ten foot sanitary sewer easement near the center of Parcel "D".
- (e) A ten foot sanitary sewer easement extending 290 feet in a northerly direction from Catactin Street across Parcel "D" to the aforesaid fifteen foot utility easement mentioned in the previous paragraph.

Loudoun Properties, Inc., a Virginia Corporation, party of the first part, hereby transfers and conveys unto The Town of Leesburg, in Virginia, a municipal corporation, party of the second part, all of its right, title and interest, present or expectant, vested or contingent, at law or in equity, in and to all the public utility installations located upon or under the areas hereby dedicated, including the sewer and water lines and all appurtenances, but excluding any streetlights and poles now owned by the party of the first part.

The party of the first part warrants that the title to the areas dedicated and the improvements transferred hereby are all free from liens or encumbrances, and that such dedication and subdivision is with its free consent, and in accordance with the desire of the owner, Loudoun Properties, Inc., the party of the first part.

WITNESS the following signatures and seals:

LOUDOUN PROPERTIES, INC.

By: _____
President

(SEAL)

ATTEST:

Secretary

TOWN OF LEESBURG

By: _____
Mayor

(SEAL)

ATTEST:

Recorder _____

STATE OF VIRGINIA)
COUNTY OF ARLINGTON) To-wit:

I, _____, a Notary Public

in and for the State of Virginia, County of Arlington,
do hereby certify that John H. Ours and Alfred W.
Gardiner, whose names as President and Secretary,
respectively, of Loudoun Properties, Inc., are signed
to the foregoing writing bearing date on the _____ day
of _____, 1961, have this day acknowledged the
same before me in my State and County aforesaid.

Given under my hand this _____ day of
_____, 1961.

Notary Public

(SEAL)

My Commission Expires:

STATE OF VIRGINIA)
) To-wit:
COUNTY OF LOUDOUN)

I, _____, a Notary

Public in and for the State of Virginia, County of Loudoun, do hereby certify that George J. Babson and Eldon M. Cunningham, whose names as Mayor and Recorder, respectively, of The Town of Leesburg, are signed to the foregoing writing bearing date on the _____ day of _____, 1961, have this day acknowledged the same before me in my State and County aforesaid.

Given under my hand this _____ day of _____, 1961.

Notary Public

My Commission Expires:

(SEAL)