

Adm'd by Court      Vol. 7, p. 10  
(1) 1100      9.23.70

#1982  
LAKE HOLIDAY ESTATES GOLF & COUNTRY CLUB, INC.  
DEED OF DEDICATION

BOOK 368 PAGE 463

THIS DEED OF DEDICATION made and dated this 7th day of September, 1970, by Lake Holiday Estates <sup>Golf and Country Club</sup> Inc., a Corporation, organized and existing under the Laws of Virginia, which is the owner and proprietor of the land described in the eleven plats and surveys numbered Section One, Lake Holiday Estates, Plats One through Eleven made by Dawberry, Nealon and Davis Professional Engineers, Fairfax, Virginia, and attached hereto and made a part hereof.

WHEREAS, the Board of Directors of Lake Holiday Estates, Inc., its Articles of Incorporation and By-laws, has authority to buy, subdivide and sell real estate; and,

WHEREAS, the said Board of Directors on motion duly made, seconded and passed at a regularly called meeting for this purpose, by its consent and authority has approved the aforesaid plats for the subdivision of its land contained therein, which land, known as Lake Holiday Estates <sup>Golf and Country Club</sup> Inc., lies about 12 miles northwest of Winchester, in Gainesboro Magisterial District of Frederick County, Virginia, and designated as follows:

Plat 1, Section 1, containing no lots but describing the entrance roadway named Lake Holiday Road.

Plat 2, Section 1, containing lots 16 through 35 fronting on Lake Holiday Road.

Plat 3, Section 1, containing lots 8-15 and 36-43 fronting on Lake Holiday Road.

Plat 4, Section 1, containing lots 1 & 2 fronting on Lakeview Drive and lots 3-7 and 44 fronting on Lake Holiday Road.

Plat 5, Section 1, lots 45 through 47, lots 60 through 63, and well lot fronting on Greenwood Court; lots 64 & 65 fronting on

Lakeview Drive; and lots 48 through 59 fronting on Greenwood Court and Lakeview Drive.

Plat 6, Section 1, containing lots 137 through 150 fronting on Lakeview Drive.

Plat 7, Section 1, containing lots 66 through 77 and 120-123 fronting on Lakeview Drive, and well lot 2.

Plat 8, Section 1, containing lots 78-84 and 113-119 fronting on Elmwood Drive.

Plat 9, Section 1, containing lot 112 fronting on Elmwood Drive, lots 124 through 135 fronting on Sycamore Place, and lot 136 fronting on Lakeview Drive.

Plat 10, Section 1, containing lots 100 through 111 fronting on Elmwood Drive.

Plat 11, Section 1, containing lot 85 fronting on Elmwood Drive and lots 86-99 on Sunset Circle.

This is part of two tracts or parcels of land that were conveyed to Lake Holiday Estates, Inc. by deeds from Donald L. Bayliss, et ux dated August 26, 1970 and of record in the Clerk's Office of the Circuit Court of Frederick County, Virginia, in Deed Book 368 Page 37 and as instrument #1845 and Deed Book 368 Page 44 and as instrument #1847.

WHEREAS, this deed of dedication does not include the dedication of the roadways, streets or right of ways set forth on said plats for the use and benefit of the public, but only as a right of way to and from said lots for the use and benefit of the lot owners and members in good standing of Lake Holiday Estates, Inc. and it assigns and also for the approved guests, agents and invitees of the Grantor and said lot owners; all subject to the provision that they must use said rights of ways, roadways and streets in conformity with the requirements of the

laws of Virginia, ordinances of Frederick County, Virginia, and the rules and regulations of the Grantor or its successor in title as owner and proprietor of this subdivision.

WHEREAS, it is further resolved by said Board of Directors that the President or Vice President and Secretary of this Corporation be and they are hereby directed to execute and acknowledge, seal and deliver this instrument for approval by the proper officials of said County and State, and that the same be recorded in the Office of the Clerk of the Circuit Court of Frederick County, Virginia among the land books of said County.

THIS DEED OF DEDICATION for said plats is made subject to all the following restrictions and covenants which shall be deemed to run with the land for the mutual protection and benefit of all lot owners:

(1) No structure or building of any kind, or construction of any sort shall be placed or constructed upon this property unless and until plans and description of same shall have been submitted in duplicate to, and approved in writing by the Architectural Committee appointed by the Board of Directors of Lake Holiday Estates, Inc., or other proprietor.

(2) Except with the written consent of the Architectural Committee, no structure, tent, outside toilet, or other living quarters, temporary or permanent, shall be placed upon any part of the property covered by this deed of dedication.

The use of house trailers is not permitted in this subdivision development known as Lake Holiday Estates, <sup>Golf and Country Club</sup> Inc.

(3) Buildings may be of a contemporary period or modern design, and may be constructed of wood, logs, stone, masonry or composition, but must be finished or painted in such a manner as not to detract from, or mar the natural beauty of the surroundings.

(4) In the event a non-governmental central water system is installed, on this property a part thereof is on an existing system which may service one or more lots in this deed of dedication, each lot owner with water available must pay to the proper person or corporation a water availability charge of a minimum of \$4.00 for month per lot, or at such other rate as shall be approved by the State Corporation Commission of Virginia, plus any other charges or rates fixed by said Commission. When water is desired by lot owner, connection must be made to the central water system when available.

(5) The same requirements in paragraph 4 above shall apply to lot owners when central sewer system is available.

(6) No outhouses shall be permitted on any part of the property. All toilet facilities must be within the main dwelling.

(7) No structure may be placed nearer than thirty-five feet from any front or ten feet from any side or rear line of any abutting property line.

(8) No cabin or dwelling shall be built unless it contains a minimum ground floor area of 800 square feet for a two story building exclusive of porches and patios, garages, and the side nearest the road is at least 20 feet wide and a minimum of 1000 square feet for single story or split-level dwelling, and no construction of improvements by lot owners shall be made upon the areas reserved for easements.

MAKING AND BEARING APPROVED BY LAW UNDER THE PROVISIONS

9. No more than one dwelling (single family use) may be built on any one lot except on lots designated for multiple units.

10. Garages, porches and patios, carports or car shelters, if built, shall be attached to, and a part of the main dwelling.

11. No lot may be subdivided, or easements granted, without written approval by Lake Holiday Estates <sup>Golf and Country Club</sup> Inc. or other proprietor.

12. No open fires shall be permitted on any part of the property. Outdoor fireplaces, if built, and all chimneys shall be provided with fire screens.

13. No building shall be used for any other than single family residential purposes (except on lots otherwise designated by Lake Holiday Estates <sup>Golf and Country Club</sup> Inc. or other proprietor) and no offensive trade or other offensive activity shall be carried on, on said lots, nor shall anything be done thereon which may constitute or become an annoyance or a nuisance.

14. No trees over two inches in diameter shall be cut down without permission of the Architectural Committee.

15. No signs of any nature whatsoever shall be permitted on the property except one name sign not exceeding 6 inches in height and 36 inches in length.

16. Garbage must be kept in covered metal or plastic containers, and trash such as tin cans, bottles, paper, etc. shall be kept as garbage or in wire containers and all of it disposed of according to the laws of Virginia and the ordinances

of Frederick County, Virginia and the rules and regulations of the owner and proprietor of this subdivision.

17. No rifles, shotguns or small arms shooting shall be permitted anywhere in Lake Holiday <sup>Golf and Country Club</sup> Estates, Inc., except in areas reserved and designated for such use by Lake Holiday <sup>Golf and Country Club</sup> Estates, Inc.

18. All roadways, streets, and rights of way set forth on said plats are for the right of ingress and egress to lots from the public highway for lot owners and the guests, agents and invitees of lot owners who are members in good standing with Lake Holiday <sup>Golf and Country Club</sup> Estates, Inc.

19. Seller reserves a right of way with right of entry upon, over, across and through said lot for the purpose of constructing, operating, maintaining and repairing, pole lines for electrical and telephone service, and other utilities, reserving to the Seller the sole right to convey the rights hereby reserved.

20. All Membership Applications and Sales Contracts including originals, resales, etc. are subject to the approval of the Board of Directors of Lake <sup>Golf and Country Club</sup> Holiday Estates, Inc., or other proprietor and the right of said Board of Directors to refuse said contracts and applications is reserved. Membership in Lake <sup>Golf and Country Club</sup> Holiday Estates, Inc. in the subdivision development known as <sup>Golf and Country Club</sup> Lake Holiday Estates, Inc. is mandatory for all persons owning property in Lake Holiday Estates, Inc.

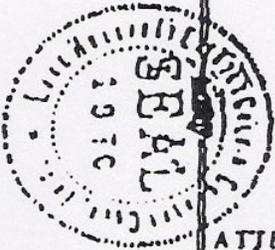
21. This owner and proprietor and its assigns as owner and proprietor, reserve the right to add to, subtract from and change these restrictions in other subdivisions of its remaining lands or after acquired lands.

22. The said Corporation does hereby declare that it is the owner of said property and that it desires to dedicate and does hereby make this deed of dedication of said subdivision of its own free will and consent.

WITNESS the following signatures of Donald L. Bayliss President of Lake Holiday Estates, Inc. and its Corporate Seal hereto affixed and attested by Joseph A. Massie, Jr., its Secretary, the first date hereinabove written.

Golf and Country Club  
LAKE HOLIDAY ESTATES, INC.

By: Donald L. Bayliss (SEAL)  
President



ATTEST:

Joseph A. Massie, Jr.  
Secretary

STATE OF VIRGINIA

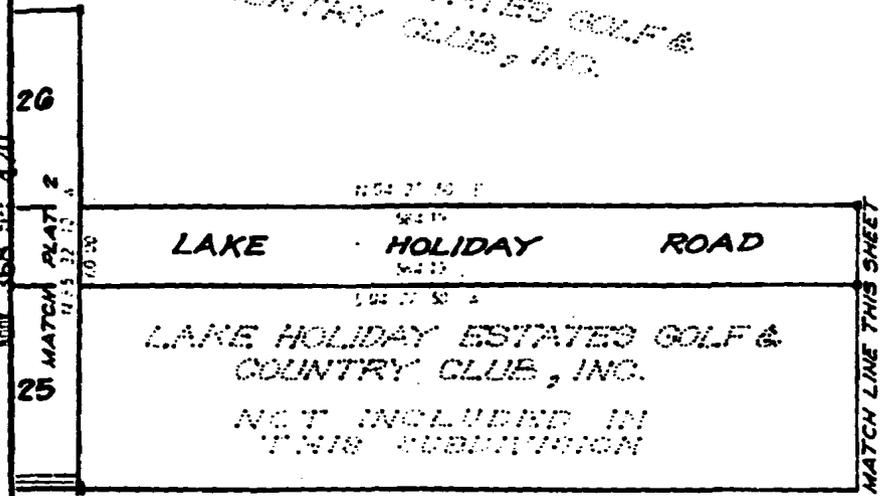
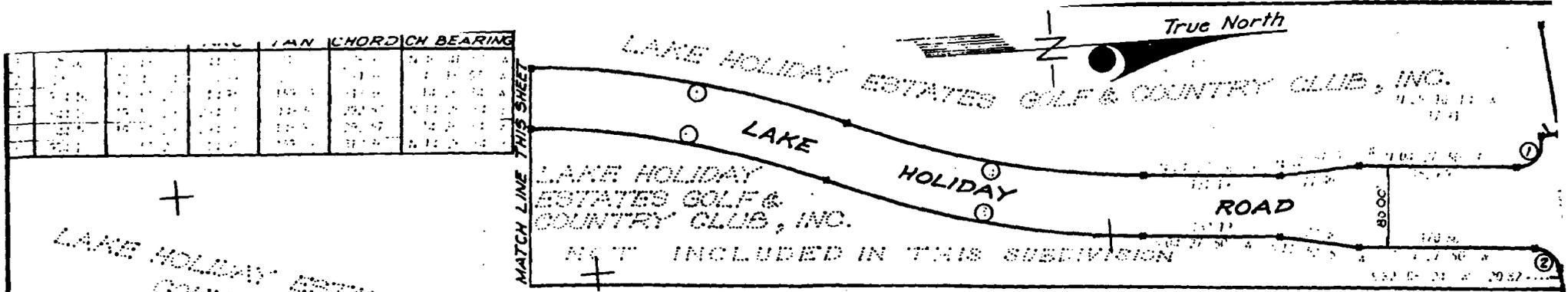
COUNTY OF FREDERICK, to-wit:

I, Francis K. Johnson a Notary Public of and for the State and County aforesaid, do certify that Donald L. Bayliss, President and Joseph A. Massie, Jr., Secretary, whose names are signed to the foregoing deed of dedication bearing date on the \_\_\_\_\_ day of September, 1970, have acknowledged the same before me in my State and County aforesaid.

Given under my hand this 14th day of September 1970.

My commission expires September 3, 1974.

Francis K. Johnson  
Notary Public



**L.I.Z.E.R.**  
**OWNERS DEDICATION**

AS LAKE HOLIDAY ESTATES GOLF AND COUNTRY CLUB, INC. BY ITS OFFICER, DOES HEREBY ACCEPT THIS SUBDIVISION AS IT APPEARS ON THIS PLAT AND THE FOLLOWING TERMS AND CONDITIONS:

THE PROPRIETOR AND OWNERS AND OFFICERS OF THE LOTY Delineated HEREON SHALL NOT REQUEST THE BOARD OF SUPERVISORS OF FREDERICK COUNTY, VIRGINIA OR THE VIRGINIA DEPARTMENT OF HIGHWAYS TO INCORPORATE THE STREET Delineated HEREON INTO THE HIGHWAY SYSTEM UNTIL THE SAID PROPRIETOR AND/OR LOT OWNERS HAVE INSTALLED STREET IMPROVEMENT TO THE SPECIFICATION OF THE VIRGINIA DEPARTMENT OF HIGHWAYS.

THIS SUBDIVISION AND THE TRAFFIC CONTROL AND TRAFFIC SIGNALS WITH THE DESIRE OF THE PROPRIETORS AND LOT OWNERS Delineated HEREON. THE TRAFFIC SIGNALS ARE JOSEPH A. WAGNER, JR. AND GEORGE G. HARRIS, JR. AND ONE OF WHOM CAN SIGN FOR A TRAFFIC SIGNAL.

LAKE HOLIDAY ESTATE GOLF AND COUNTRY CLUB, INC.  
*L. Harvill Mason* VICE-PRESIDENT  
*Joseph A. Mason, Jr.* SECRETARY  
 September 14, 1970 DATE  
*Emmeline R. Mason* TRUSTEE  
*J. H. Mason, Jr.* TRUSTEE

**SURVEYORS CERTIFICATE**

I hereby certify that the plat herein is a true and correct copy of the original as recorded in the office of the Clerk of the Circuit Court of Frederick County, Virginia, and that the same is a true and correct copy of the original as recorded in the office of the Clerk of the Circuit Court of Frederick County, Virginia, and that the same is a true and correct copy of the original as recorded in the office of the Clerk of the Circuit Court of Frederick County, Virginia.

*Richard D. Dunning*  
 SURVEYOR

**FINAL PLAT**  
**PLAT I**  
**SECTION ONE**  
**LAKE HOLIDAY ESTATE**  
 GAINESBORO DISTRICT  
 FREDERICK COUNTY, VIRGINIA  
 SCALE: 1" = 100'  
 SEPTEMBER, 1970  
**DEWBERRY, NEALON AND DAVIS**  
 ENGINEERS

**EACH LOT TO BE APPROVED ON AN INDIVIDUAL BASIS, SUBJECT TO:**

- (1) Existence of an approved public water supply
- (2) Each lot meeting the criteria for soil evaluation as prescribed by the Health Department Rules and Regulations and local ordinances.

*L. A. Dickerson*  
 L. A. Dickerson, M.D., Director

*R. Wesley Williams*  
 R. Wesley Williams, Sanitarian Supervisor

FREDERICK-WINCHESTER HEALTH DEPARTMENT

*W. B. Rosenblyum*, Enr 9/14/70

NOV 26 1970

26  
 MATCH PLAT 2  
 17.5 32 12.4

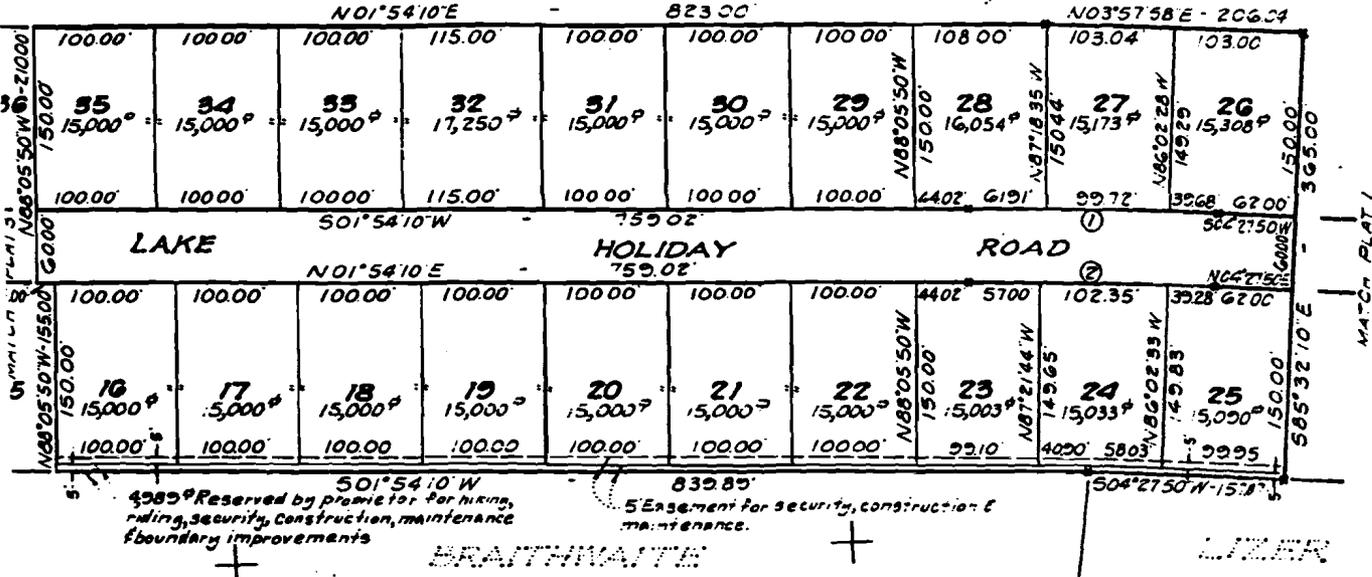
MATCH LINE THIS SHEET

6012

2 44357 02°33'40 19863 99 33 19861 503°11'00"W



LAKE HOLIDAY ESTATES GOLF & COUNTRY CLUB, INC.



**AREA TABULATION**

|               |    |                                  |
|---------------|----|----------------------------------|
| 20 Lots       | =  | 303,911 $\phi$                   |
| 5 Reservation | =  | 4,989 $\phi$                     |
| 5 Streets     | =  | 61,259 $\phi$                    |
| <b>Total</b>  | =  | <b>370,159 <math>\phi</math></b> |
|               | or | 8.49769Ac.                       |

4985' Reserved by promisor for fixing, grading, security, construction, maintenance & boundary improvements

5' Easement for security, construction & maintenance.

**SURVEYORS CERTIFICATE**

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT THAT IT IS A DIVISION OF PART OF THE PROPERTY ACQUIRED BY LAKE HOLIDAY ESTATES GOLF AND COUNTRY CLUB, INC. FROM EDWARD D. BAYLOR, ET AL., BY DEED OF RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF FREDERICK COUNTY, VIRGINIA, DEED BOOK 100 AT PAGE 4 AND INSTRUMENT 1004.

*Richard D. Dewberry*  
 RICHARD D. DEWBERRY  
 SURVEYOR

BACH LOT TO BE APPROVED ON AN INDIVIDUAL BASIS SUBJECT TO:

- (1) Existence of an approved public water supply
- (2) Each lot meeting the criteria for soil evaluation as prescribed by the Health Department Rules and Regulations and local ordinances.

*L. A. Dickerson*  
 L. A. Dickerson, M.D., Director

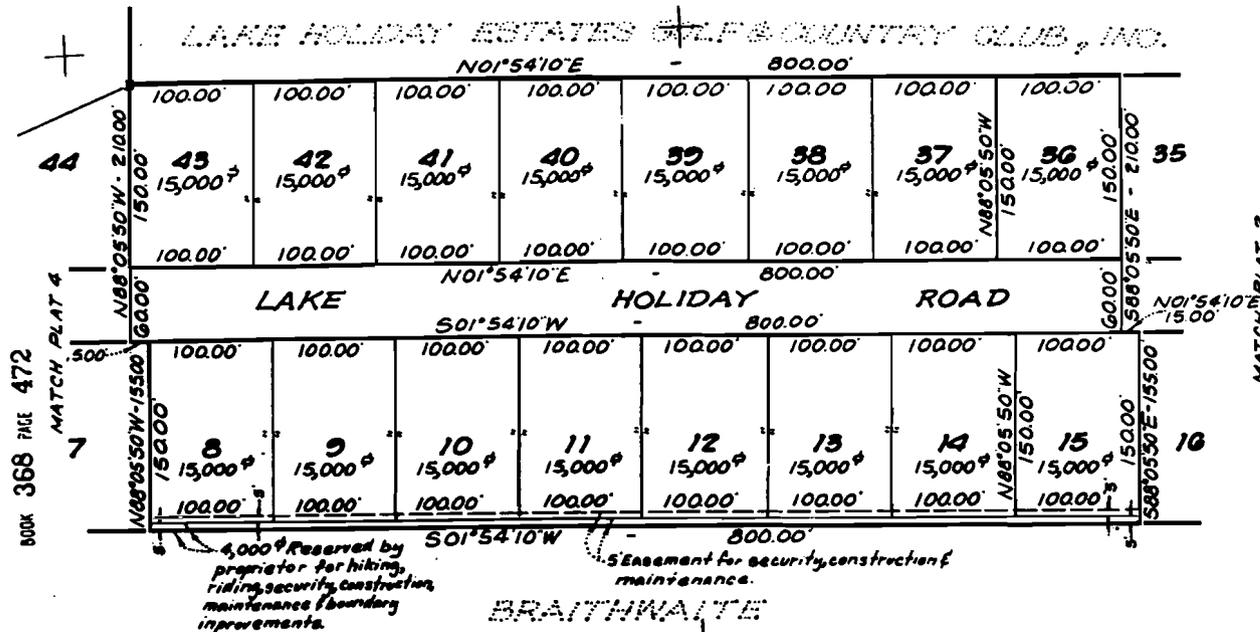
*R. Wesley Williams*  
 R. Wesley Williams, Sanitarian Supervisor

FREDERICK-WINCHESTER HEALTH DEPARTMENT

*W. B. Rosenberger* 12/11/70

**FINAL PLAT**  
**PLAT 2**  
**SECTION ONE**  
**LAKE HOLIDAY ESTATE**  
 GAINESBORO DISTRICT  
 FREDERICK COUNTY, VIRGINIA  
 SCALE: 1" = 100' SEPTEMBER, 1970  
**DEWBERRY, NEALON AND DAVIS**  
 ENGINEERS PLANNERS SURVEYORS  
 8411 ARLINGTON BOULEVARD, FAIRFAX, VIRGINIA

LAKE HOLIDAY ESTATES GOLF & COUNTRY CLUB, INC.



AREA TABULATION

|                |     |                            |
|----------------|-----|----------------------------|
| 16 Lots        | =   | 240,000 <sup>±</sup>       |
| 5' Reservation | =   | 4,000 <sup>±</sup>         |
| Streets        | =   | 48,000 <sup>±</sup>        |
| <b>Total</b>   | =   | <b>292,000<sup>±</sup></b> |
|                | or: | 6.70340 Ac.                |

BOOK 368 PAGE 472

MATCH PLAT 4

MATCH PLAT 2

4,000<sup>±</sup> Reserved by proprietor for hiking, riding, security, construction, maintenance & boundary improvements.

5' Easement for security, construction & maintenance.

**BRAITHWAITE**

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THE PROPERTY ACQUIRED BY LAKE HOLIDAY ESTATES GOLF AND COUNTRY CLUB, INC. FROM DONALD L. BAYLIS, ET UX, BY DEED OF RECORD IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF FREDERICK COUNTY, VIRGINIA IN DEED BOOK AT PAGE AND INSTRUMENT: 1845

*Sidney O Dewberry*  
 SIDNEY O DEWBERRY  
 CERTIFIED LAND SURVEYOR

EACH LOT TO BE APPROVED ON AN INDIVIDUAL BASIS SUBJECT TO:  
 (1) Existence of an approved public water supply  
 (2) Each lot meeting the criteria for soil evaluation as prescribed by the Health Department Rules and Regulations and local ordinances.

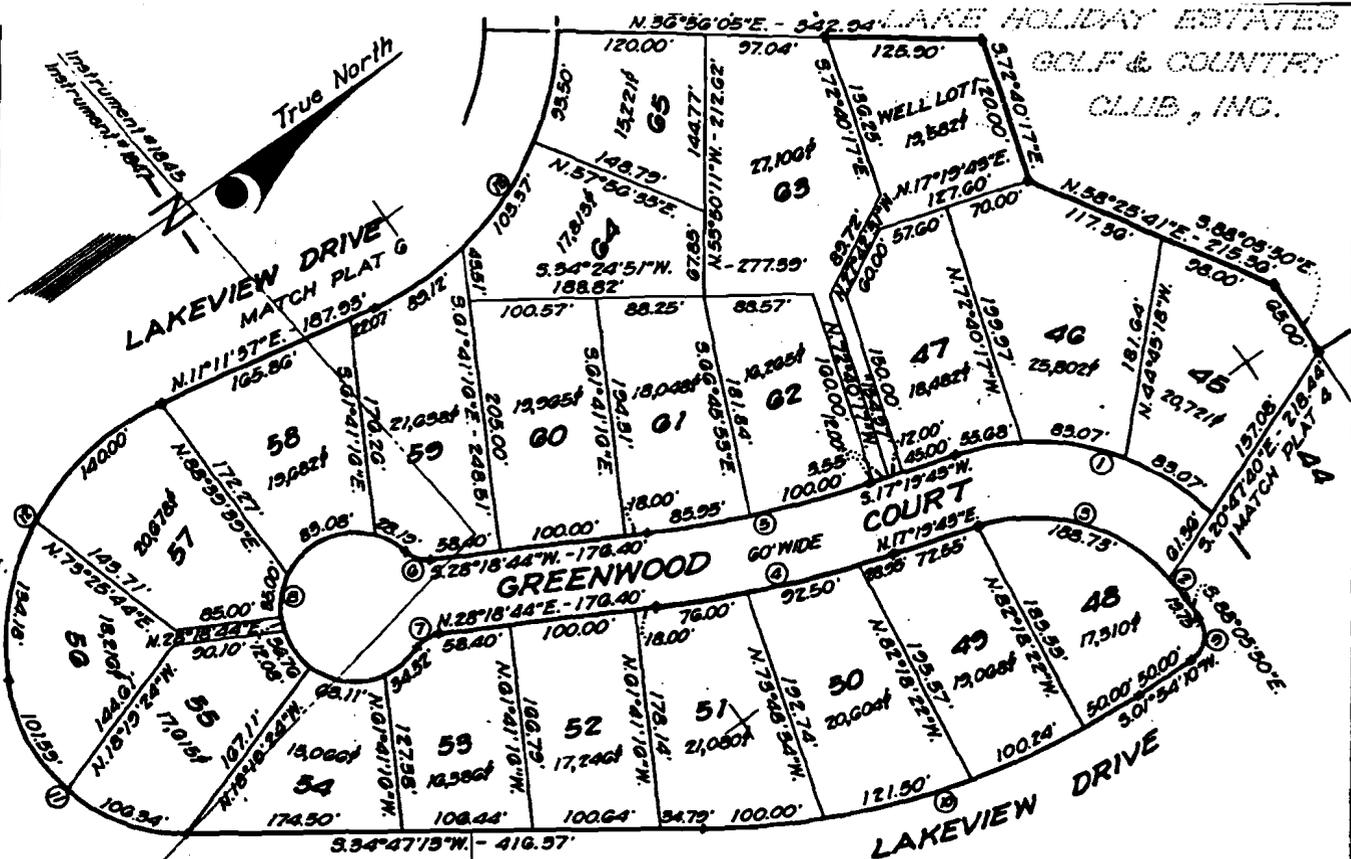
*L. A. Dickerson*  
 L. A. Dickerson, M.D., Director

*R. Wesley Williams*  
 R. Wesley Williams, Sanitarian Supervisor

FREDERICK-WINCHESTER HEALTH DEPARTMENT

FINAL PLAT  
 PLAT 5  
 SECTION ONE  
**LAKE HOLIDAY ESTATE**  
 GAINESBORO DISTRICT  
 FREDERICK COUNTY, VIRGINIA  
 SCALE: 1" = 100' SEPTEMBER, 1970  
**DEWBERRY, NEALON AND DAVIS**  
 ENGINEERS PLANNERS SURVEYORS  
 8411 ARLINGTON BOULEVARD FAIRFAX, VIRG

| DELTA     | ARC    | TAN    | CHORD  | CH BEARING   |
|-----------|--------|--------|--------|--------------|
| 01°59'49" | 221.82 | 123.17 | 211.10 | N.48°49'37"E |
| 08°18'48" | 21.04  | 10.54  | 21.08  | N.87°44'40"E |
| 06°13'40" | 107.69 | 34.69  | 158.50 | S.50°27'32"W |
| 10°59'01" | 197.45 | 99.09  | 197.15 | S.22°49'13"W |
| 10°59'01" | 185.98 | 95.26  | 185.07 | N.22°49'13"E |
| 49°40'47" | 21.68  | 11.57  | 21.00  | S.03°03'06"E |
| 49°40'47" | 21.68  | 11.57  | 21.00  | S.03°28'21"W |
| 77°21'34" | 292.55 | -50.92 | 77.95  | S.81°41'16"E |
| 20°00'00" | 59.27  | 35.00  | 69.26  | S.43°05'30"E |
| 82°58'03" | 371.74 | 191.15 | 360.00 | S.18°20'41"W |
| 81°03'36" | 207.99 | 136.40 | 190.54 | S.73°22'01"W |
| 74°14'44" | 274.18 | 160.16 | 255.40 | N.23°28'47"W |
| 64°15'35" | 285.59 | 160.14 | 271.24 | N.20°56'03"W |



**SURVEYORS CERTIFICATE**

REBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT. IS A SUBDIVISION OF PART OF THE PROPERTY ACQUIRED BY LIDAY ESTATES GOLF AND COUNTRY CLUB, INC. FROM L. BAYLIS, ET UX., BY DEEDS OF RECORD IN THE CLERKS OF THE CIRCUIT COURT OF FREDERICK COUNTY, VIRGINIA 300K AT PAGE AND INSTRUMENT 1845 AND DEED AT PAGE AND INSTRUMENT 1847

*Sidney O. Dewberry*  
 SIDNEY O. DEWBERRY  
 CERTIFIED LAND SURVEYOR

TO BE APPROVED ON AN INDIVIDUAL BASIS  
 in accordance with the provisions of an approved public water supply  
 not meeting the criteria for soil evaluation  
 as prescribed by the Health Department Rules and  
 Regulations and local ordinances.

*W. H. Williams*  
 W. H. Williams, Sanitarian Supervisor

ICK-WINCHESTER HEALTH DEPARTMENT

150

**AREA TABULATION**

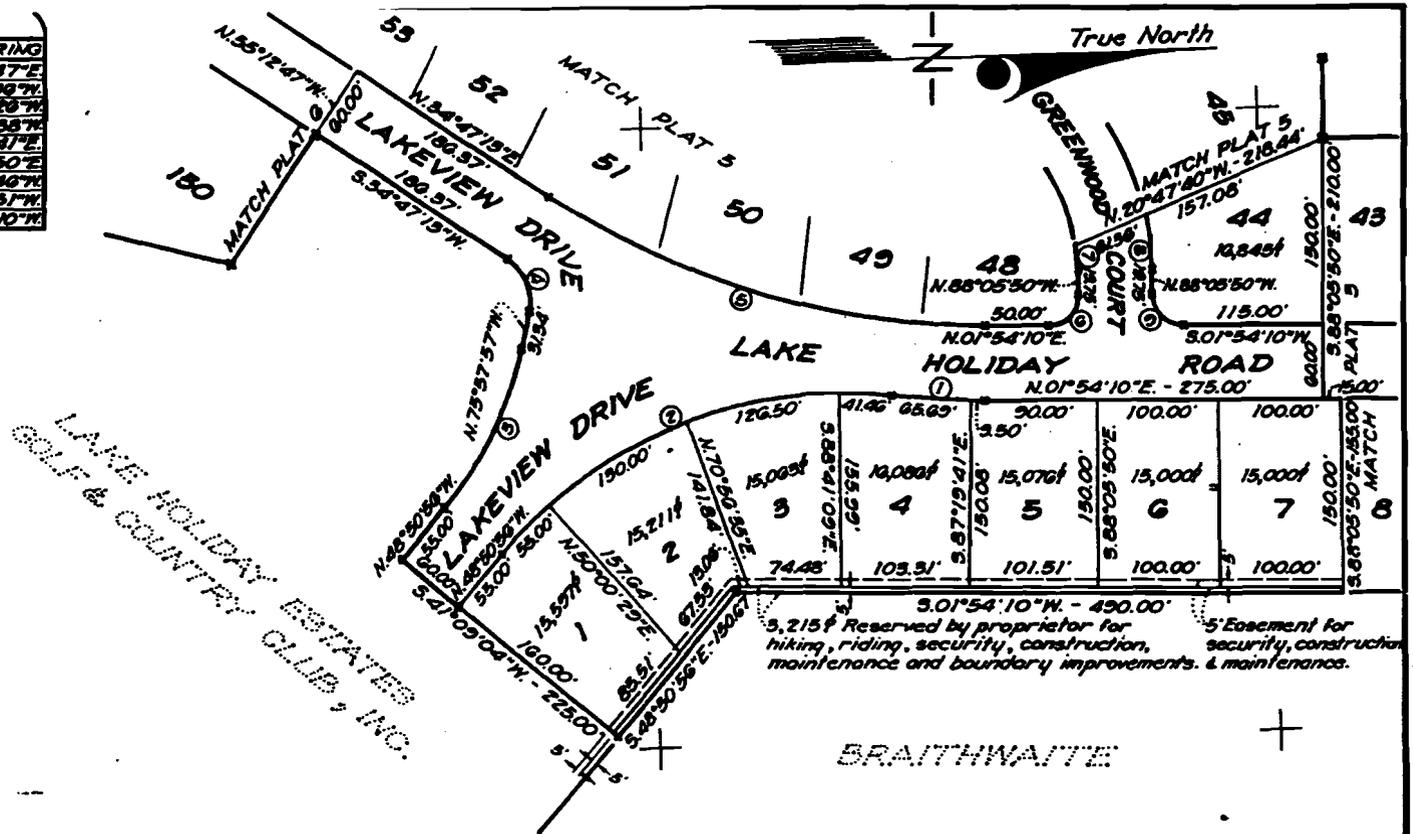
|          |   |                      |
|----------|---|----------------------|
| 21 Lots  | = | 404,012 <sup>2</sup> |
| Well Lot | = | 19,582 <sup>2</sup>  |
| Streets  | = | 49,922 <sup>2</sup>  |
| Total    | = | 473,516 <sup>2</sup> |

**FINAL PLAT  
 PLAT 5  
 SECTION ONE  
 LAKE HOLIDAY ESTATES**

GAINESBORO DISTRICT  
 FREDERICK COUNTY, VIRGINIA  
 SCALE: 1" = 100' SEPTEMBER, 1970  
 DEWBERRY, NEALON AND DAVIS

**CURVE DATA**

| DELTA     | ARC    | TAN    | CHORD  | CH BEARING   |
|-----------|--------|--------|--------|--------------|
| 06°05'14" | 75.19  | 87.09  | 75.18  | N.04°50'47"E |
| 56°50'19" | 862.96 | 192.29 | 856.66 | N.10°25'49"W |
| 27°07'01" | 142.80 | 72.77  | 141.48 | N.02°40'20"W |
| 09°14'50" | 46.34  | 27.02  | 46.40  | S.05°24'38"W |
| 32°38'09" | 371.74 | 191.19 | 366.66 | N.18°20'41"W |
| 20°00'00" | 82.27  | 25.00  | 85.86  | S.45°05'50"E |
| 08°18'48" | 21.04  | 10.54  | 21.05  | S.07°44'40"W |
| 12°34'28" | 48.00  | 22.89  | 44.91  | S.05°36'51"W |
| 20°00'00" | 39.27  | 25.00  | 55.80  | S.46°34'10"W |



**AREA TABULATION**

|              |   |                            |
|--------------|---|----------------------------|
| Area         | = | 125,878 <sup>±</sup>       |
| Reservation  | = | 5,215 <sup>±</sup>         |
| Refs         | = | 85,552 <sup>±</sup>        |
| <b>Total</b> | = | <b>210,625<sup>±</sup></b> |
| Ac.          | = | 4.83530Ac.                 |

**BE APPROVED ON AN INDIVIDUAL BASIS**

of an approved public water supply meeting the criteria for soil evaluation ribed by the Health Department Rules and ms and local ordinances.

*William Williams*  
 William, M.D., Director  
*W. Williams*  
 Williams, Sanitarian Supervisor  
 WINCHESTER HEALTH DEPARTMENT

**SURVEYORS CERTIFICATE**

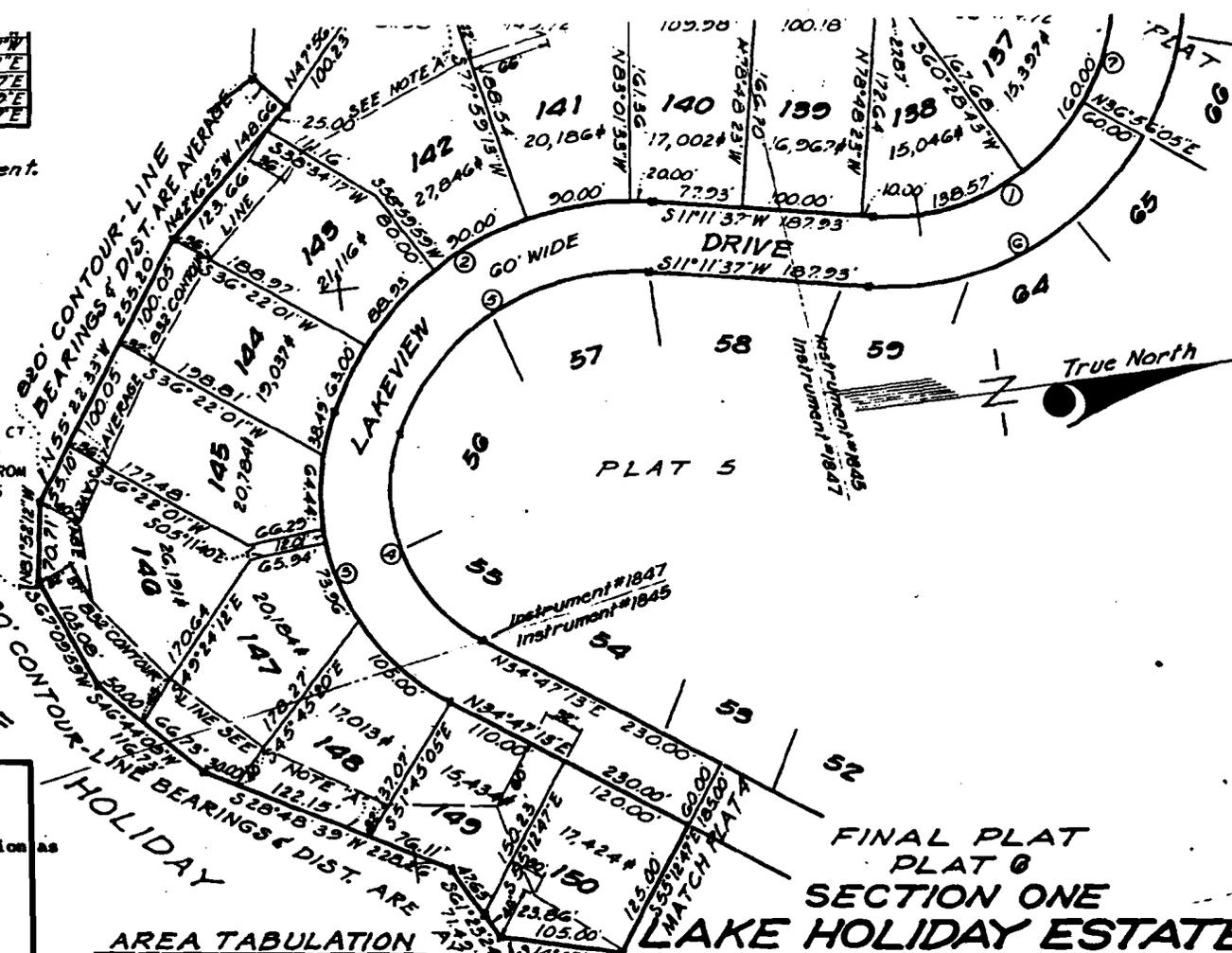
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*Richard O. DeBerry*  
 RICHARD O. DEBERRY  
 CERTIFIED LAND SURVEYOR

**FINAL PLAT  
 PLAT 4  
 SECTION ONE  
 LAKE HOLIDAY ESTATES**  
 GAINESBORO DISTRICT  
 FREDERICK COUNTY, VIRGINIA  
 SCALE: 1" = 100' SEPTEMBER, 1970  
 DEWBERRY MEASUREMENTS

|   |         |           |         |         |         |             |
|---|---------|-----------|---------|---------|---------|-------------|
| 3 | 205.00' | 82°09'36" | 225.96' | 178.77' | 269.42' | S75°52'01"W |
| 4 | 145.00' | 82°09'36" | 207.93' | 126.40' | 190.56' | N75°52'01"E |
| 5 | 211.58' | 74°14'48" | 274.18' | 160.16' | 255.40' | S25°55'47"E |
| 6 | 255.00' | 64°13'35" | 285.99' | 160.14' | 271.24' | S20°56'02"E |
| 7 | 195.00' | 25°28'03" | 75.67'  | 40.50'  | 79.31'  | S64°47'57"E |

Note: "A"  
Building, Maintenance and Flood Easement.



**SURVEYORS CERTIFICATE**

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*Sidney O. Dewberry*  
SIDNEY O. DEWBERRY  
CERTIFIED LAND SURVEYOR

EACH LOT TO BE APPROVED ON AN INDIVIDUAL BASIS SUBJECT TO:  
(1) Existence of an approved public water supply  
(2) Each lot meeting the criteria for soil evaluation as prescribed by the Health Department Rules and Regulations and local ordinances.

*E. A. Dickerson*  
E. A. Dickerson, M.D., Director  
*R. Wesley Williams*  
R. Wesley Williams, Sanitarian Supervisor  
FREDERICK-WINCHESTER HEALTH DEPARTMENT

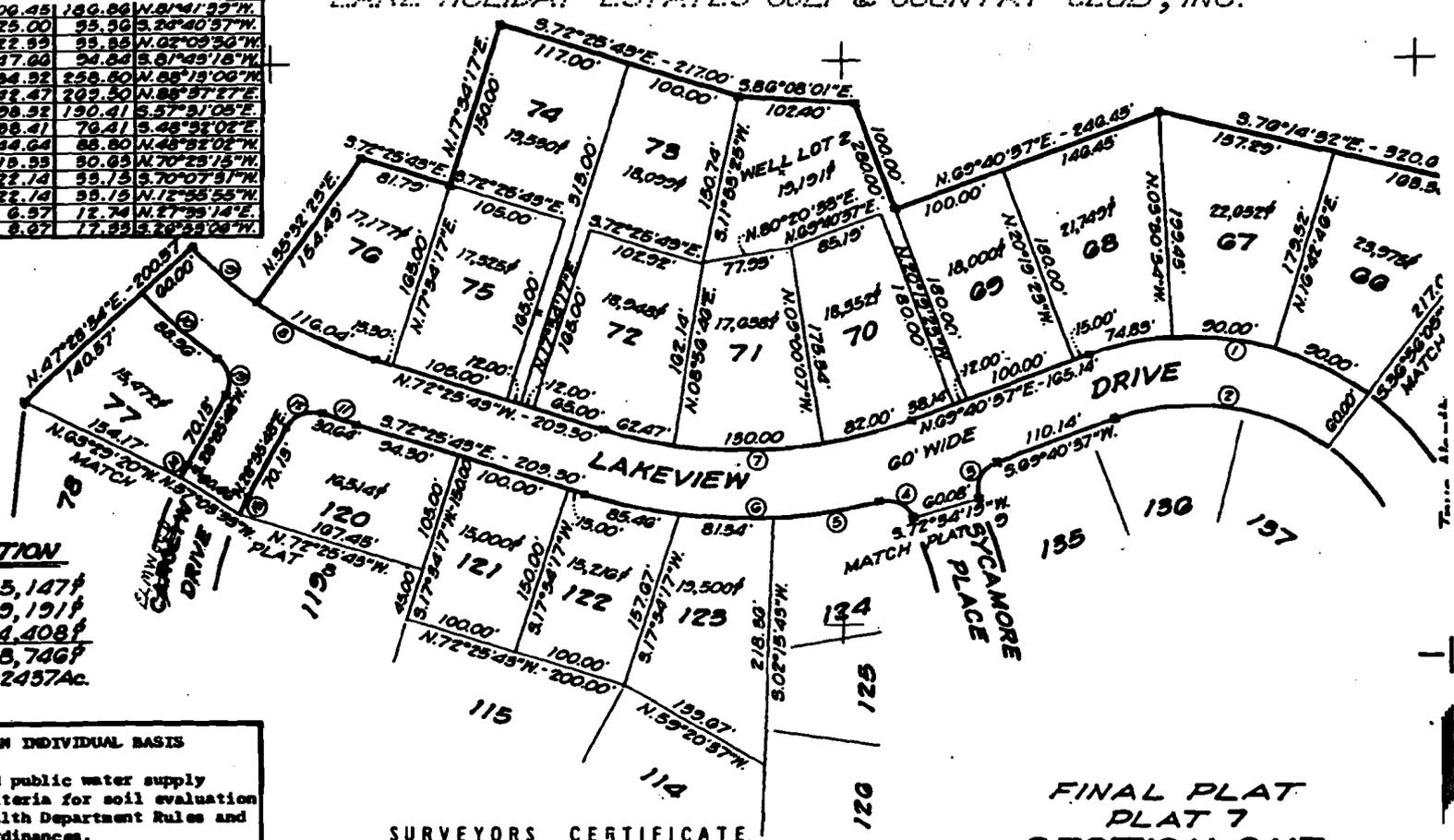
**AREA TABULATION**

|         |   |                      |
|---------|---|----------------------|
| 14 Lots | = | 269,627 <sup>+</sup> |
| Streets | = | 74,056 <sup>+</sup>  |
| Total   | = | 343,683 <sup>+</sup> |
| or =    |   | 7.88987 A.C.         |

**FINAL PLAT**  
**PLAT 6**  
**SECTION ONE**  
**LAKE HOLIDAY ESTATE**  
GAINESBORO DISTRICT  
FREDERICK COUNTY, VIRGINIA  
SCALE: 1" = 100' SEPTEMBER, 1970  
**DEWBERRY, NEALON AND DAVIS**  
ENGINEERS PLANNERS SURVEYORS  
8411 ARLINGTON BOULEVARD FAIRFAX, VIRGINIA

LAKE HOLIDAY ESTATES GOLF & COUNTRY CLUB, INC.

|    |        |           |        |        |        |               |
|----|--------|-----------|--------|--------|--------|---------------|
| 1  | 175.00 | 27°15'45" | 124.87 | 100.45 | 186.86 | N.87°41'55"W. |
| 2  | 25.00  | 90°00'00" | 59.27  | 25.00  | 95.96  | S.28°40'57"W. |
| 3  | 25.00  | 88°41'05" | 58.57  | 22.99  | 95.85  | N.02°09'36"W. |
| 4  | 475.00 | 17°27'35" | 25.00  | 47.60  | 24.84  | S.81°45'18"W. |
| 5  | 475.00 | 37°24'45" | 201.80 | 184.92 | 258.80 | N.85°19'06"W. |
| 6  | 475.00 | 27°29'40" | 274.47 | 142.47 | 202.50 | N.88°37'27"E. |
| 7  | 475.00 | 27°29'40" | 192.58 | 98.92  | 190.41 | S.57°31'05"E. |
| 8  | 570.00 | 27°29'17" | 192.58 | 98.92  | 190.41 | S.57°31'05"E. |
| 9  | 570.00 | 17°51'11" | 76.56  | 88.41  | 76.41  | S.48°55'02"E. |
| 10 | 490.00 | 17°51'11" | 88.20  | 44.64  | 88.80  | N.48°52'02"W. |
| 11 | 490.00 | 06°04'38" | 90.04  | 18.55  | 90.83  | N.70°25'15"W. |
| 12 | 25.00  | 89°03'28" | 98.29  | 22.14  | 99.13  | S.70°07'31"W. |
| 13 | 25.00  | 89°03'28" | 98.29  | 22.14  | 99.13  | N.12°35'55"W. |
| 14 | 950.00 | 07°05'09" | 12.74  | 6.57   | 12.74  | N.27°35'14"E. |
| 15 | 250.00 | 05°25'38" | 17.89  | 8.07   | 17.89  | S.28°43'08"W. |



BOOK 368 PAGE 476

**AREA TABULATION**

|              |          |   |
|--------------|----------|---|
| 16 Lots      | :        | 295,147 <sup>1</sup> / <sub>2</sub>     |
| Well Lot     | :        | 19,191 <sup>1</sup> / <sub>2</sub>      |
| Streets      | :        | 74,408 <sup>1</sup> / <sub>2</sub>      |
| <b>Total</b> | <b>=</b> | <b>388,746<sup>1</sup>/<sub>2</sub></b> |
|              | or =     | 8.92457Ac.                              |

EACH LOT TO BE APPROVED ON AN INDIVIDUAL BASIS SUBJECT TO:

- (1) Existence of an approved public water supply
- (2) Each lot meeting the criteria for soil evaluation as prescribed by the Health Department Rules and Regulations and local ordinances.

*L. A. Dickerson*  
L. A. Dickerson, M.D., Director

*R. Wesley Williams*  
R. Wesley Williams, Sanitarian Supervisor

FREDERICK WINCHESTER HEALTH DEPARTMENT

**SURVEYORS CERTIFICATE**

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THE PROPERTY ACQUIRED BY LAKE HOLIDAY ESTATES GOLF AND COUNTRY CLUB, INC., FROM DONALD L. BAYLIS, ET UX, BY DEED OF RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF FREDERICK COUNTY, VIRGINIA IN DEED BOOK AT PAGE AND INSTRUMENT 1845

*Siemey O. Dewberry*  
SIEMEY O. DEWBERRY  
CERTIFIED LAND SURVEYOR

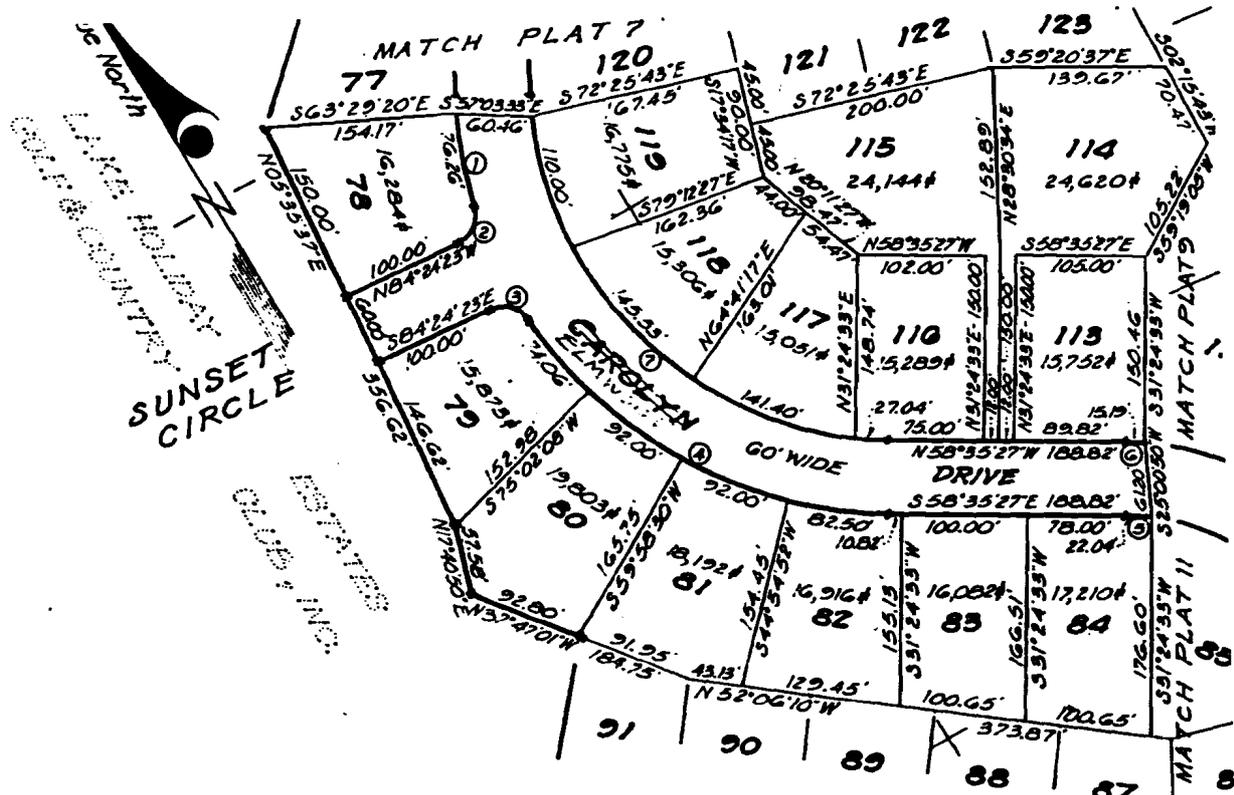
**FINAL PLAT  
PLAT 7  
SECTION ONE  
LAKE HOLIDAY ESTATE**

GAINESBORO DISTRICT  
FREDERICK COUNTY, VIRGINIA

SCALE: 1" = 100' SEPTEMBER, 1970

**DEWBERRY, NEALON AND DAVIS**  
ENGINEERS PLANNERS SURVEYORS  
8411 ARLINGTON BOULEVARD FAIRFAX, VIRGINIA

|   |        |           |        |        |        |             |
|---|--------|-----------|--------|--------|--------|-------------|
| 4 | 350.00 | 55°45'05" | 340.56 | 185.12 | 327.29 | S30°42'36"E |
| 5 | 150.00 | 06°38'57" | 22.04  | 11.04  | 22.04  | S35°13'39"E |
| 6 | 250.00 | 05°28'35" | 13.19  | 7.60   | 15.19  | N36°31'00"W |
| 7 | 250.00 | 05°45'51" | 483.57 | 260.04 | 357.21 | N16°42'32"W |



368 PAGE 477

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT THAT IT IS A SUBDIVISION OF PART OF THE PROPERTY ACQUIRED BY LAKE HOLIDAY ESTATES GOLF AND COUNTRY CLUB INC FROM DONALD L BAYLIS ET UX BY DEEDS OF RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF FREDERICK COUNTY VIRGINIA DEED BOOK AT PAGE AND INSTRUMENT 1845 AND DEED BOOK AT PAGE AND INSTRUMENT 1847

*Sidney O. Dewberry*  
 SIDNEY O. DEWBERRY  
 CERTIFIED LAND SURVEYOR

Each lot to be approved on an individual basis subject to:  
 1) Existence of an approved public water supply  
 2) Each lot meeting the criteria for soil evaluation as prescribed by the Health Department Rules and Regulations and local ordinances.

*S. A. Dickerson*  
 S. A. Dickerson, W.D., Director

*R. Wesley Williams*  
 R. Wesley Williams, Sanitarian Supervisor

FREDERICK-WINCHESTER HEALTH DEPARTMENT

AREA TABULATION

|         |      |             |
|---------|------|-------------|
| 14 Lots | =    | 247,297#    |
| Streets | =    | 48,241#     |
| Total   | =    | 295,538#    |
|         | or = | G.78461 AC. |

**FINAL PLAT**  
**PLAT 8**  
**SECTION ONE**  
**LAKE HOLIDAY ESTATE**  
 GAINESBORO DISTRICT  
 FREDERICK COUNTY, VIRGINIA  
 SCALE: 1" = 100' SEPTEMBER, 1970  
**DEWBERRY, NEALON AND DAVIS**  
 ENGINEERS PLANNERS SURVEYORS  
 8411 ARLINGTON BOULEVARD FAIRFAX, VIRGINIA

|        |           |        |        |        |             |
|--------|-----------|--------|--------|--------|-------------|
| 25.00  | 83°41'05" | 36.51  | 22.39  | 33.35  | 562°09'56"E |
| 370.00 | 28°01'12" | 181.59 | 22.66  | 179.77 | N06°15'47"W |
| 25.00  | 49°40'47" | 21.68  | 11.57  | 21.00  | S32°38'12"W |
| 60.00  | 27°21'34" | 292.55 | -50.92 | 776.5  | N82°12'11"W |
| 25.00  | 49°40'47" | 21.68  | 11.57  | 21.00  | S17°02'35"E |
| 430.00 | 28°01'12" | 211.04 | 107.69 | 208.93 | S06°15'47"E |
| 25.00  | 90°00'00" | 35.27  | 25.00  | 35.36  | N24°40'37"E |
| 105.00 | 33°47'23" | 115.00 | 59.23  | 113.34 | N86°34'18"E |

note: 'A'  
Building, Maintenance and Flood Easement.

BOOK 368 PAGE 478

**AREA TABULATION**

|              |                            |
|--------------|----------------------------|
| 14 Lots      | 241,225 <sup>±</sup>       |
| Streets      | 33,978 <sup>±</sup>        |
| <b>Total</b> | <b>275,203<sup>±</sup></b> |
| or           | 6.3178Ac.                  |

AVERAGE 832' CONTOUR LINE SEE NOTE 'A'

820' CONTOUR-LINE BEARINGS & DIST. ARE AVERAGE

LAKE HOLIDAY

**SURVEYORS CERTIFICATE**

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT THAT IT IS A SUBDIVISION OF PART OF THE PROPERTY ACQUIRED BY LAKE HOLIDAY ESTATES GOLF AND COUNTRY CLUB, INC., FROM DONALD L. BAYLIS, ET UX., BY DEEDS OF RECORD IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF FREDERICK COUNTY, VIRGINIA IN DEED BOOK \_\_\_\_\_ AT PAGE \_\_\_\_\_ AND INSTRUMENT - 18-15 AND DEED BOOK \_\_\_\_\_ AT PAGE \_\_\_\_\_ AND INSTRUMENT - 18-47

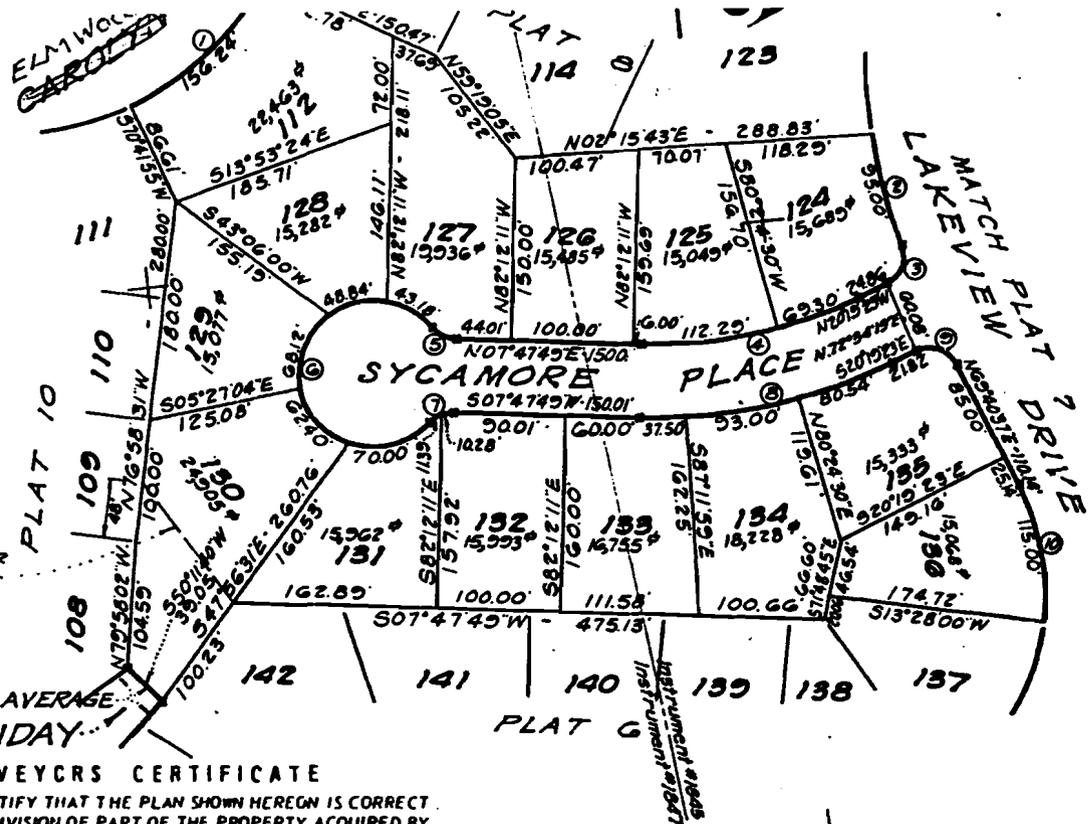
*Sidney O. Dewberry*  
SIDNEY O. DEWBERRY  
CERTIFIED LAND SURVEYOR

**FINAL PLAT  
PLAT 9  
SECTION ONE  
LAKE HOLIDAY ESTATES**

GAINESBORO DISTRICT  
FREDERICK COUNTY, VIRGINIA

SCALE: 1" = 100' SEPTEMBER, 1970

**DEWBERRY, NEALON AND DAVIS**  
ENGINEERS PLANNERS SURVEYORS  
8411 ARLINGTON BOULEVARD FAIRFAX, VIRGINIA



ON LOT TO BE APPROVED ON AN INDIVIDUAL BASIS SUBJECT TO:  
) Existence of an approved public water supply  
) Each lot meeting the criteria for soil evaluation as prescribed by the Health Department Rules and Regulations and local ordinances.

*L. A. Dickerson*  
L. A. Dickerson, M.D., Director

*R. Wesley Williams*  
R. Wesley Williams, Sanitarian Supervisor

FREDERICK-WINCHESTER HEALTH DEPARTMENT

| DELTA     | ARC    | TAN    | CHORD  | CH BEARING  |
|-----------|--------|--------|--------|-------------|
| 23°15'20" | 226.34 | 128.77 | 213.20 | S17°48'30"E |
| 10°11'13" | 389.43 | 215.68 | 246.84 | N77°24'27"E |
| 14°31'24" | 30.00  | 15.01  | 22.99  | N51°14'15"W |
| 4°31'24"  | 34.74  | 17.38  | 34.73  | N51°14'15"W |
| 0°22'14"  | 369.36 | 233.86 | 323.77 | S76°15'58"W |
| 7°41'35"  | 65.00  | 32.76  | 64.74  | S34°48'38"W |
| 7°03'57"  | 53.67  | 19.21  | 31.15  | S67°29'40"W |
| 0°27'47"  | 34.24  | 10.21  | 31.62  | S37°44'30"E |
| 6°35'48"  | 246.95 | 134.60 | 237.03 | S26°48'38"E |

LAKE HOLIDAY ESTATES GOLF & COUNTRY CLUB, INC.

**SURVEYORS CERTIFICATE**

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREIN IS CORRECT AND A SUBDIVISION OF PART OF THE PROPERTY ACQUIRED BY LAKE HOLIDAY ESTATES GOLF AND COUNTRY CLUB, INC. FROM BAYLIS, ET UX. BY DEED OF RECORD IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF FREDERICK COUNTY, VIRGINIA IN DEED BOOK 10 AND INSTRUMENT 15-27

*Signature*  
SIDNEY O. DEWBERRY  
CERTIFIED LAND SURVEYOR

**Maintenance and Flood Easement.**

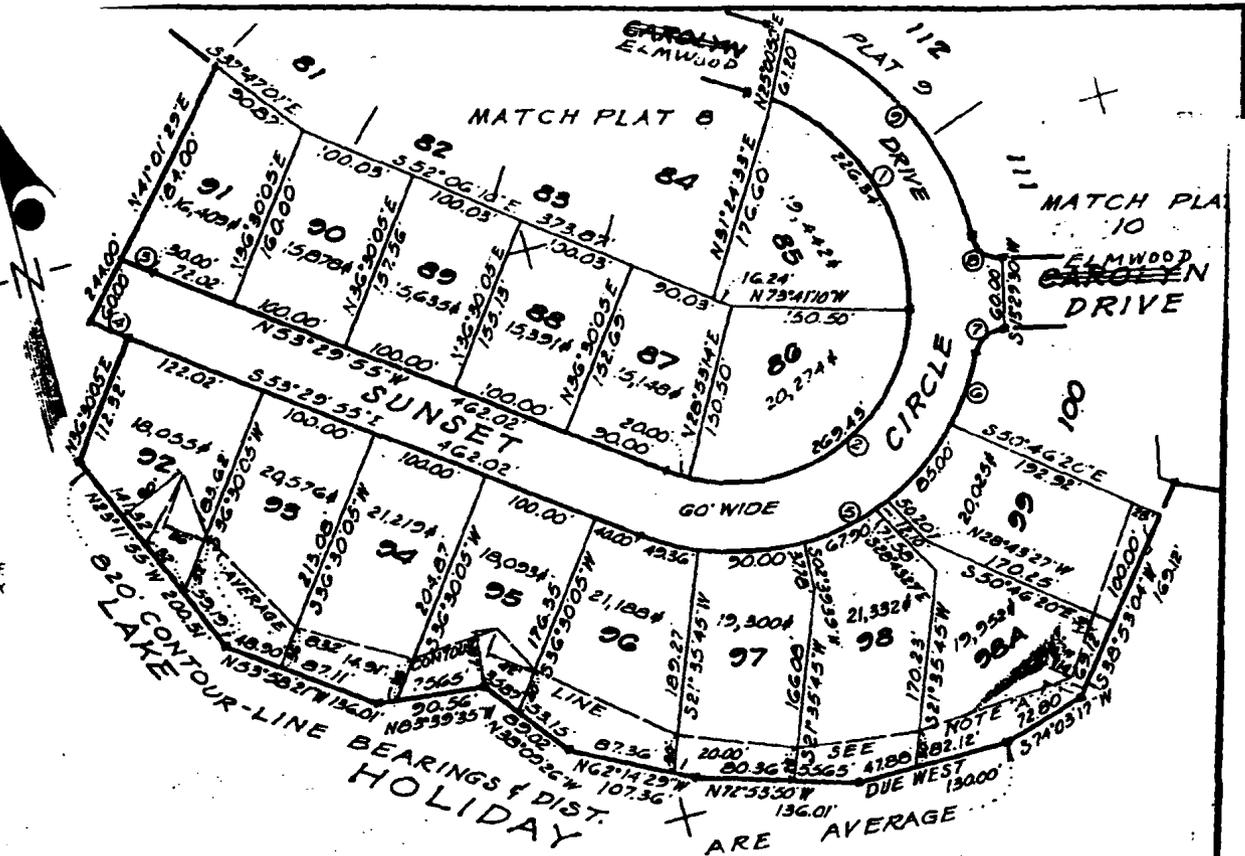
APPROVED ON AN INDIVIDUAL BASIS,

if an approved public water supply system is installed and meeting the criteria for soil evaluation as required by the Health Department Rules and Regulations and local ordinances.

*Signature*  
son, M.D., Director  
*Signature*  
Lizano, Sanitarian Supervisor  
CHESTER HEALTH DEPARTMENT

**AREA TABULATION**

16 Lots = 297,917<sup>±</sup>  
Streets = 67,991<sup>±</sup>  
Total = 365,908<sup>±</sup>  
or = 8.40009 Ac.



**FINAL PLAT  
PLAT II  
SECTION ONE  
LAKE HOLIDAY ESTATES**

GAINESBORO DISTRICT  
FREDERICK COUNTY, VIRGINIA  
SCALE: 1" = 100' SEPTEMBER, 1970  
DEWBERRY, NEALON AND DAVID  
ENGINEERS

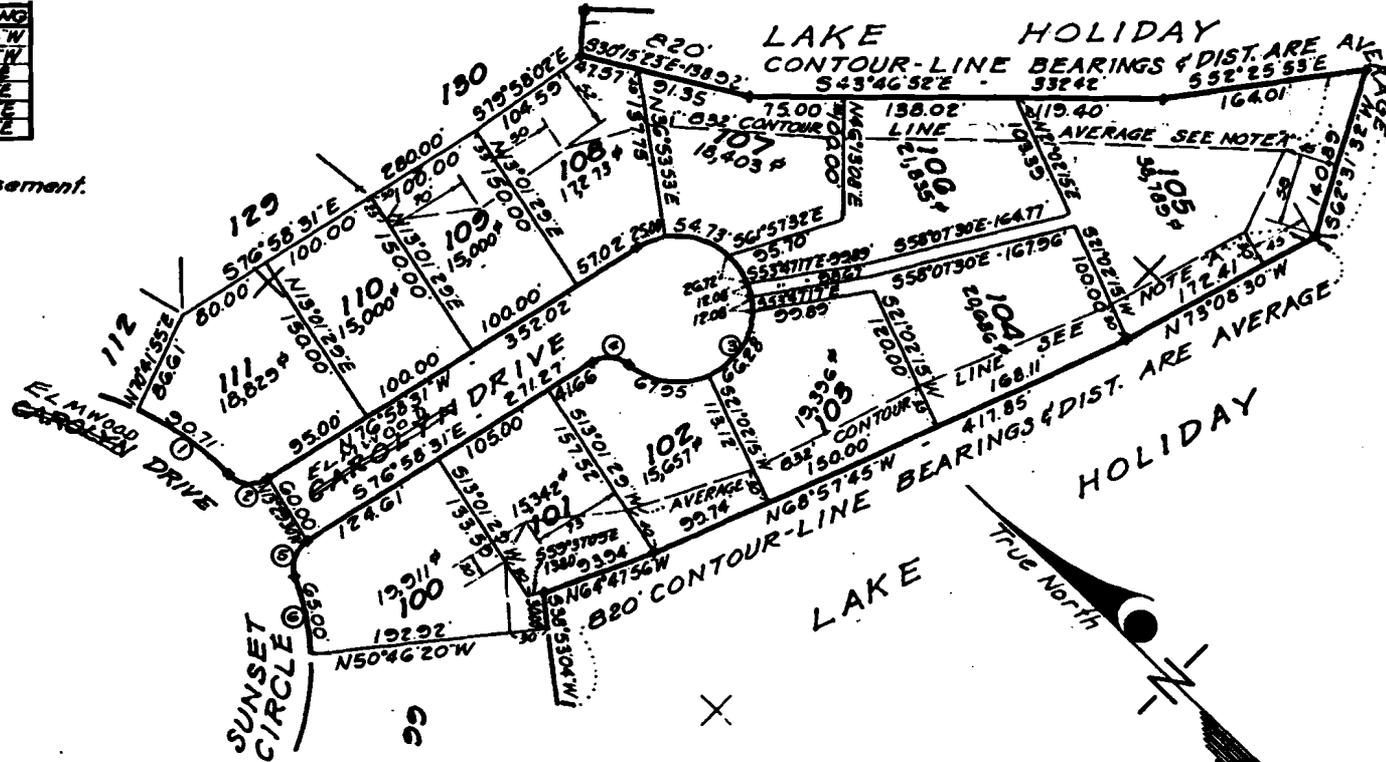
VIRGINIA FREDERICK COUNTY, SCT.  
 This instrument of plating was prepared in accordance with the 17th day of Sept 1970  
 and with certificate of acknowledgment thereof attached and recorded  
 in Public Records  
*George B. Whitman* Clerk

| USE | DELTA  | ARC   | TAN.   | CHORD | CH. BEARING |
|-----|--------|-------|--------|-------|-------------|
| 00  | 204721 | 90.71 | 4586   | 90.21 | N08°54'25"W |
| 00  | 782147 | 34.24 | 2041   | 81.62 | N87°44'58"W |
| 00  | 282349 | 26.23 | -81.22 | 26.53 | N42°22'57"E |
| 00  | 723545 | 91.81 | 1846   | 29.70 | S40°31'55"E |
| 00  | 770337 | 33.62 | 15.51  | 31.15 | N64°25'40"E |
| 50  | 174133 | 65.00 | 32.76  | 64.74 | N34°48'38"E |

"A"  
 iding, Maintenance and Flood Easement.

**AREA TABULATION**

12 Lots : 236,121  $\pm$   
 Streets : 29,699  $\pm$   
 Total : 265,820  $\pm$   
 or : 6.10239 Ac.



**SURVEYORS CERTIFICATE**

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT THAT IT IS A SUBDIVISION OF PART OF THE PROPERTY ACQUIRED BY LAKE HOLIDAY ESTATES GOLF AND COUNTRY CLUB, INC FROM DONALD L. BAYLIS ET UX BY DEED OF RECORD IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF FREDERICK COUNTY, VIRGINIA IN DEED BOOK AT PAGE AND INSTRUMENT 1817

*Richard Dewberry*  
 RICHARD O. DEWBERRY  
 CERTIFIED LAND SURVEYOR

**FINAL PLAT  
 PLAT 10  
 SECTION ONE  
 LAKE HOLIDAY ESTATES**  
 GAINESBORO DISTRICT  
 FREDERICK COUNTY, VIRGINIA  
 SCALE: 1" = 100' SEPTEMBER, 1970  
 DEWBERRY, NEALON AND DAVIS

TO BE APPROVED ON AN INDIVIDUAL BASIS, TO:  
 tance of an approved public water supply lot meeting the criteria for soil evaluation prescribed by the Health Department Rules and lations and local ordinances.  
*Dickerson*  
 Dickerson, M.D., Director  
*Lesley Williams*  
 Lesley Williams, Sanitarian Supervisor  
 BRICK-WINCHESTER HEALTH DEPARTMENT