

DELIVERED TO *Russell M. Mallon*
DATE 3/12/75

9

BOOK 440 PAGE 243

THIS DEED OF DEDICATION, made and dated this 27th day of November 1974, by Lake Holiday Estates, Inc., a Virginia Corporation, the owner of certain lands in Gainesboro Magisterial District, Frederick County, Virginia, more particularly shown and described on those certain sheets attached hereto and described as Plats 1 through 13 of Section 9, of The Summit, containing 60.49 acres and 147 lots made by James C. Wilkins, Certified Land Surveyor. This is a portion of the same realty that was conveyed to Lake Holiday Estates, Inc., by deed from Lake Holiday Associates by deed dated August 11, 1972, of record in the Clerk's Office of the Circuit Court of Frederick County, Virginia in Deed Book 395, Page 73, and Instrument 2410 from Timberlake Associates by deed dated June 21, 1974, of record in the Clerk's Office of Frederick County, Virginia, in Deed Book 434, Page 656 and Instrument 3292.

NOW THEREFORE, THIS INSTRUMENT WITNESSETH:

(a) That the platting and subdivision of the land described in the aforesaid attached plats is with the free consent and in accordance with the desire of the undersigned owner and proprietor. All streets are private, not public within the meaning of Section 15.1-478, Code of Virginia.

(b) Each lot shown in the attached plats covering the aforesaid Section of Lake Holiday Estates is subject to all of the following restrictive covenants which shall be deemed covenants real running with the land for the mutual benefit and protection of all lot owners in the said subdivision.

1. No structure or building of any kind, or construction of any sort shall be placed or constructed upon this property unless and until plan 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, or other proprietor or assigns.

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. The use of house trailers is not permitted in this subdivision development known as Lake Holiday Estates.

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. All sewer and water lines on said lots must be connected to state approved central sewerage system and central water distribution system; said systems to be constructed by the proprietor or by Lake Holiday Estates Utility Company, a duly incorporated public service corporation or any other similar public service corporation, and the proprietor of said public service corporation constructing the same hereby guarantees that said construction and operation of said sewer and water systems shall be in accordance with the standards of the applicable departments of the Commonwealth of Virginia.

Central Water System: The water availability charge is proposed at the rate of \$5.00 per month per lot, subject to approval by the State Corporation Commission, to become effective when the water is available to the lot. A one-time connection charge not to exceed \$500.00 will be payable when the lot owner connects to the water system.

Central Sewer System: The sewerage availability charge is proposed at the rate of \$5.00 per month per lot, subject to approval by the State Corporation Commission, to become effective when sewerage is available to the lot. A one-time connection charge of not less than \$800.00 per lot, subject to approval by the State Corporation Commission, will be payable upon erection of a residence building on the lot. In no event shall such connection

charge exceed \$1,200.00 per lot, irrespective of the cost to the developer in connection with the installation of the central sewerage system.

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

6. 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.

7. No dwelling shall be built unless it contains a minimum ground floor area of 800 square feet (plus a minimum of 200 square feet on second floor) 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, or improvements by lot owners shall be made upon the areas reserved for easements.

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

9. Garages, porches and patios, carports or car shelters if built, shall be attached to, and a part of the main dwelling, unless approved in writing by the Architectural Committee for the use of a separate garage or storage facility.

10. No lot may be subdivided or easements granted, without written approval by Lake Holiday Estates, or other proprietor or assigns.

11. 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.

12. No building shall be used for any other than single family residential purposes (except on lots otherwise designated by Lake Holiday Estates, 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.

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

14. No signs of any nature whatsoever shall be permitted to be placed on the property by the purchaser except one name sign not exceeding six inches in height and thirty-six inches in length.

15. Garbage must be kept in covered metal or plastic containers, and trash such as tin cans, bottles, paper, etc. shall be kept in garbage or 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 or its assigns.

16. No rifles, shotguns or small arms shooting shall be permitted anywhere in Lake Holiday Estates, except in areas reserved and designated for such use by Lake Holiday Estates, Inc.

17. 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 Estates.

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

19. All Membership Applications and Sales Contracts including originals, resales, etc. are subject to the approval of Lake Holiday Estates, Inc. or other proprietor or assigns and the right of said proprietor to refuse said contracts and applications is reserved. Membership in Lake Holiday Country Club, Inc. is mandatory for all persons owning property in Lake Holiday Estates, and no such person shall acquire title until he has been approved

for membership in the Lake Holiday Country Club, Inc., nor shall the owner of a lot or lots in the subdivision convey the title to said lot or lots to any person who has not been approved in writing for membership in the Country Club.

20. In order to preserve the natural quality and aesthetic appearance of the existing geographic areas within the subdivision, all property lines shall be kept free and open one to another and no fences shall be permitted on any lot or lot lines except where, in the opinion of the Architectural Committee, a fence or other enclosure, as a structure or aesthetic feature of a design concept, will contribute to and be in keeping with the character of the area.

21. No residence shall be occupied until the same has been substantially completed in accordance with its plans and specifications.

22. All structures constructed or placed on any lot shall be constructed with a substantial quantity of new material and no used structures shall be relocated or placed on any such lot.

23. All outdoor clothes poles, clothes lines and similar equipment shall be so placed or screened by shrubbery as not to be visible from any street, lake, or golf course within the subdivision.

24. No owner of any lot shall build or permit the building thereof of any dwelling house that is to be used as a model house or exhibit unless prior written permission to do so shall have been obtained from the Committee.

25. No oil or natural gas drilling, refining, quarrying, or mining operations of any kind shall be permitted upon or in any lot and no derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted on any lot.

26. No vehicle shall be parked on any street in the subdivision. No truck shall be parked for storage overnight or longer, on any lot in the section or subdivision in such a manner as to be visible to the occupants of other lots in the section or subdivision or the users of any street, lake or golf course within the subdivision.

27. Any dwelling or outbuilding on any lot in the section or subdivision which may be destroyed in whole or in part by fire, windstorm, or for any other cause or Act of God must be rebuilt or all debris removed and the lot restored to a slightly condition with reasonable promptness, provided, however, that in no event shall such debris remain longer than six months.

28. In the event an owner of any lot in the subdivision shall fail to maintain the premises or the improvements situated thereon in a manner satisfactory to Lake Holiday Estates, Inc., the said proprietor shall have the right, through its agents, and employees, to enter upon said lot and repair, maintain and restore the lot and the exterior of the buildings and any other improvements erected thereon. The cost of such exterior maintenance shall be added to and become part of the annual charge to which such lot is subject.

29. No bulkheading, barge, pier, docks, piling, float or other marine structure not shown on the plat shall be erected, without the written approval of the Architectural Committee.

30. No diving platforms shall be constructed or permitted on any lot or in the lake, without the written approval of the Architectural Committee.

31. Each lot owner is obligated to become a member of Lake Holiday Country Club, Inc. and to pay when due the annual assessment to be levied upon each lot owner to defray the cost of maintenance of roads and the other amenities maintained by the Country Club.

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32. Should any lot owner become delinquent in the payment of dues to Lake Holiday Country Club, Inc. for the maintenance of roads and common facilities, he shall be denied the use of all amenities furnished and maintained by the said Country Club until such time as the delinquency has been eliminated; provided however, that said owner shall, at all times, have the right to access over the private roads in the subdivision to and from his lot. Such charge shall bear interest from the date of delinquency at the rate of 6% per annum and shall, upon the date of delinquency, constitute a lien on each lot to which the delinquency pertains, the said lien to cover the principal amount of the delinquent charge, interest and reasonable attorney's fees incurred in the collection thereof. Every such lien may be enforced by equitable foreclosure suit filed in the Circuit Court of Frederick County, Virginia, anytime within three (3) years after the date of delinquency. The remedy of foreclosure is non-exclusive and Lake Holiday Country Club, Inc. reserves all other remedies provided by law for the collection of such delinquencies. Lake Holiday Country Club, Inc. has the right to publish the names of delinquent lot owners in such manner as it may deem appropriate. The written dated statement of Lake Holiday Country Club, Inc. that no delinquency exists hereunder as of said date shall be conclusive evidence thereof.

33. Whenever the owner of any lot in the section or subdivision shall receive a bona fide offer to purchase said lot, which offer is acceptable to said owner, or shall independently decide to put said lot on the market, said owner shall offer to sell said lot, at the price and on the same terms contained in said bona fide offer or (if said owner shall independently have decided to put said lot on the market) at the price and on the terms acceptable to said owner, first to the owner of the lot on the right of the prospective seller's lot, next to the owner of the lot on the left of the prospective seller's lot, said offers to be

in writing and sent to the last known addresses of said owners as indicated on the tax records of Frederick County, and finally to Lake Holiday Estates, its successors or assigns. Said offerings shall be made successively, and each of said offerees shall have ten (10) days from the date of mailing of the offer within which to accept or refuse such offer. If all said offerees refuse to purchase said lot at the price and on the terms proposed by said owner, said owners shall be free, subject to the limitations contained herein requiring the purchaser to have been approved for membership in Lake Holiday Country Club, Inc. to sell said lot to the party who shall have made said bona fide offer or (if said owner shall independently have decided to put said lot on the market) to any third party, in either case at a price and on terms not substantially more favorable to the purchaser than those offered, as aforesaid, to said owner's neighbors and Lake Holiday Estates, Inc. or its successors or assigns. The "lot on the right" for the purposes of this paragraph shall be the next lot on one's right hand as one faces the rear of one's own lot; provided, however, that Lake Holiday Estates, Inc. and its successors or assigns shall be exempt from all of the provisions of this paragraph as to initial conveyances, re-acquisitions and re-conveyances of any and all lots. It is further provided that if the owner or owners of any lot being sold or conveyed shall incorporate in the deed of conveyance, or attached to the deed of conveyance, to be recorded therewith, an affidavit under oath that the provisions of this paragraph have been complied with by said owner or owners making the conveyance, and that none of the parties having a right of first refusal have exercised their right to purchase the property, such affidavit shall create a conclusive presumption that the paragraph has been complied with and any purchaser or purchasers, or their successors in title, may rely upon said affidavit, as to compliance with this paragraph, and the title to any lot so conveyed shall be valid in perpetuity and immune from

the objection or attack by any person or party whatsoever as to compliance with this paragraph of these restrictions and covenants.

34. The Architectural Committee shall have the authority to set up regulations as to the height and size requirements for all other types of buildings and structures, including fences, walls, copings, etc.

35. Every lot in the section or subdivision that lies contiguous to a lake shall be subject to a flowage easement to an easement on the lot equal to the high water elevation of such lake as stated on the recorded plats.

36. Each property owner erecting a dwelling on his lot shall have six (6) months from the beginning of construction to complete the exterior construction including grading, seeding, landscaping, etc.

37. The Architectural Committee may allow reasonable variances and adjustments of these restrictions in order to overcome practical difficulties and prevent unnecessary hardships in the application of the provisions contained herein; provided, however, that such is done in conformity with the intent and purposes hereof and provided also that in every instance such variance or adjustment will not be materially detrimental or injurious to other property or improvements in the neighborhood, the section or the subdivision.

38. This owner and proprietor of Lake Holiday Estates, and its assigns as owner and proprietor, reserve the right to add to, subtract from and change these restrictions in the other subdividing of its remaining lands or other acquired lands.

Lake Holiday Estates, Inc. does further dedicate those certain designated areas carrying the term of green area for the use and benefit of the lot owners in Lake Holiday Estates Subdivision presently recorded and to be recorded for the use by

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said lot owners, their guests and invitees, as recreation areas and not to be developed as residential lot areas or commercial areas. Further, the Grantors dedicate the dark strips 20 feet in width as drainage easements of surface waters and for utility easements.

WITNESS the following signatures and seals:

LAKE HOLIDAY ESTATES, INC.

By: L. Harold Moss
President



(CORPORATE SEAL)
ATTEST:

Cynthia C. Bayless
11-15-74 Secretary

STATE OF VIRGINIA

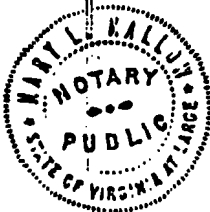
COUNTY OF FREDERICK, to-wit:

I, Mary L. Mallow, a Notary Public of and for the State and County aforesaid, do certify that L. Harold Moss whose name as President of Lake Holiday Estates, Inc. is signed to the foregoing writing bearing date on the 27th day of November, 1974, personally appeared before me this day in my said County and in the name and on behalf of the said Corporation, acknowledged the said writing as the act and deed of the said Corporation, and made oath that he is President of the said Corporation and that the seal affixed to said writing is the true corporate seal of the said Corporation and that it has been affixed thereto by due authority.

Given under my hand this 27th day of November, 1974.

My commission expires January 22, 1977.

Mary L. Mallow
Notary Public



OWNERS DEDICATION

WE, LAKE HOLIDAY ESTATES, INC., BY ITS OFFICERS HEREBY ADOPT THIS SUBDIVISION AS IT APPEARS IN THIS PLAT AND THE FOLLOWING 12 PLATS.

THE PROPRIETORS AND OWNERS AND/OR PURCHASERS OF THE LOTS DELINEATED HEREON SHALL NOT REQUEST THE BOARD OF SUPERVISORS OF FREDERICK COUNTY, VIRGINIA, OR THE VIRGINIA DEPARTMENT OF HIGHWAYS TO INCORPORATE THE STREETS SHOWN HEREON INTO THE HIGHWAY SYSTEM UNTIL SAID PROPRIETORS AND/OR LOT OWNERS HAVE INSTALLED STREET IMPROVEMENTS TO THE SPECIFICATIONS OF THE VIRGINIA DEPARTMENT OF HIGHWAYS.

THIS SUBDIVISION IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE PROPRIETORS AND TRUSTEES DESIGNATED HEREON. THE TRUSTEES ARE:

AND
 A WITNESS OF WHICH MAY SIGN FOR ASSENT.
 LAKE HOLIDAY ESTATES, INC.
James D. Thompson 1-30-75
 PRESIDENT SECRETARY DATE
 WE HEREBY ASSENT TO THIS PLAN:

WITNESS TRUSTEE

APPROVING AUTHORITY

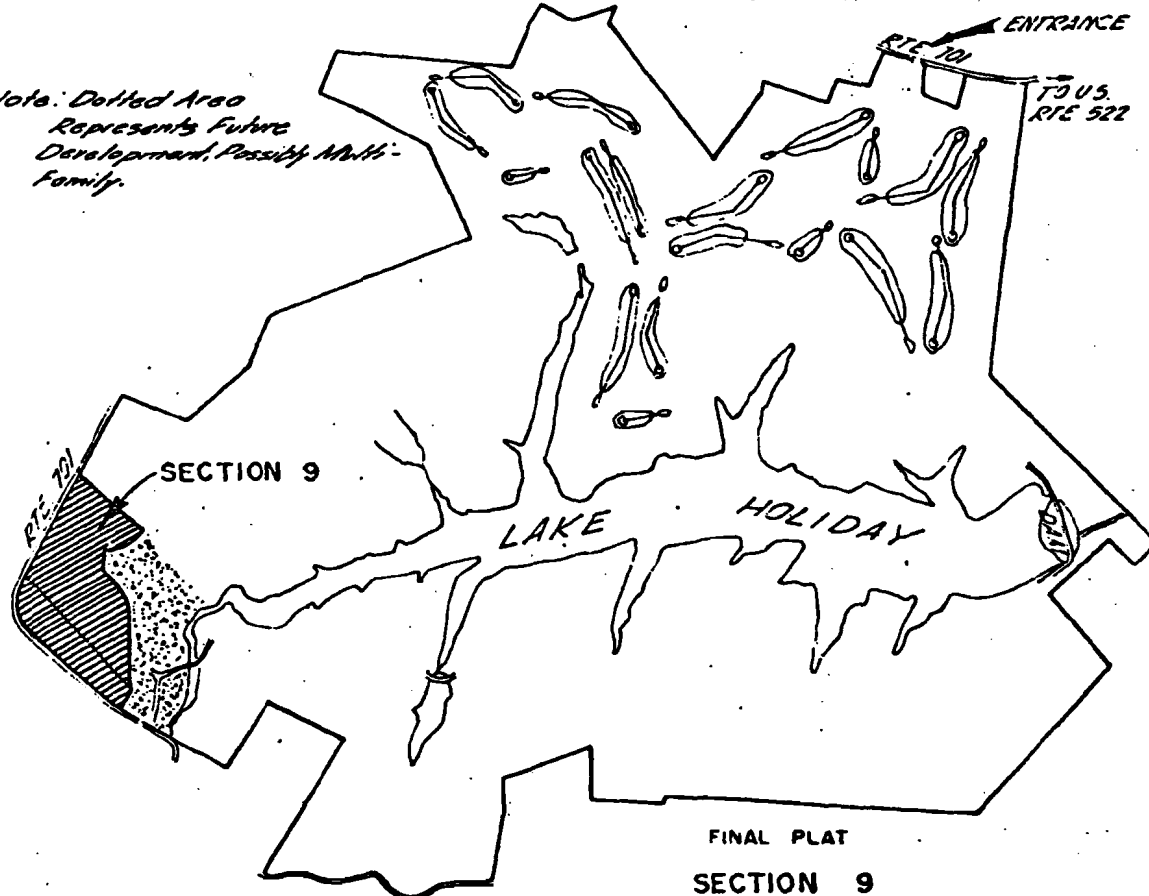
Approved subject to installation of State approved central water and central sewage treatment systems. No lot may be used for human habitation until safe adequate and proper sewage treatment is made available. The developer is responsible for notifying each lot owner of these restrictions.

W.H. Hatfield, M.D. 1-15-75
 W.H. Hatfield, M.D., Director Data
 Lord Fairfax Health District

J.O. Renolds, III 1-31-75
 J. O. Renolds, III
 County Administrator

W.H. Jones
 W.H. Jones, Engineer-Director
 Frederick County Sanitation Authority
James R. Smith
 Chairman, Frederick County Board of Supervisors

Note: Dotted Area
 Represents Future
 Development, Possibly Multi-
 Family.



AREA THIS SECTION
 60.49 ACRES

FINAL PLAT
 SECTION 9
 MOUNTAIN VIEW ACRES
 THE SUMMIT
 GAINSBORO DISTRICT
 FREDERICK COUNTY, VIRGINIA

SCALE: 1" = 1600'

TITLE SHEET

SHEET 1 OF 13 SHEETS

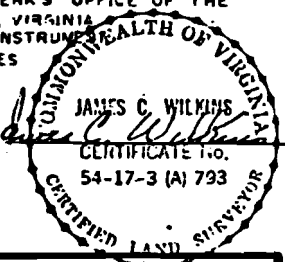
NOTE 440 PAGE 254

CURVE DATA

NO	RADIUS	DELTA	ARC	TANGENT	CHORD	CM BEARING
719	868.98	006-04-52	92.34'	46.21'	92.29'	N10-34'E
720	809.98	006-03-35	85.64'	42.81'	85.62'	S10-33'N
641	25.00'	088-13-28	38.51'	24.31'	34.86'	S21-26'E
721	809.98	002-47-25	39.44'	19.73'	39.45'	S22-59'N
612	809.98	006-05-10	86.40'	43.20'	85.90'	N10-34'E
A	868.98	001-17-30	19.61'	9.81'	19.61'	S16-10'N
623	868.98	005-17-24	80.32'	40.19'	80.30'	S19-28'N
624	868.98	002-10-05	34.44'	17.22'	34.44'	S23-14'N
642	25.00'	091-44-30	40.01'	25.81'	35.91'	N60-26'E
643	809.98	000-56-29	13.31'	6.65'	13.31'	N22-05'E
644	868.98	001-10-05	17.74'	8.87'	17.74'	N22-11'E

SURVEYOR'S CERTIFICATE

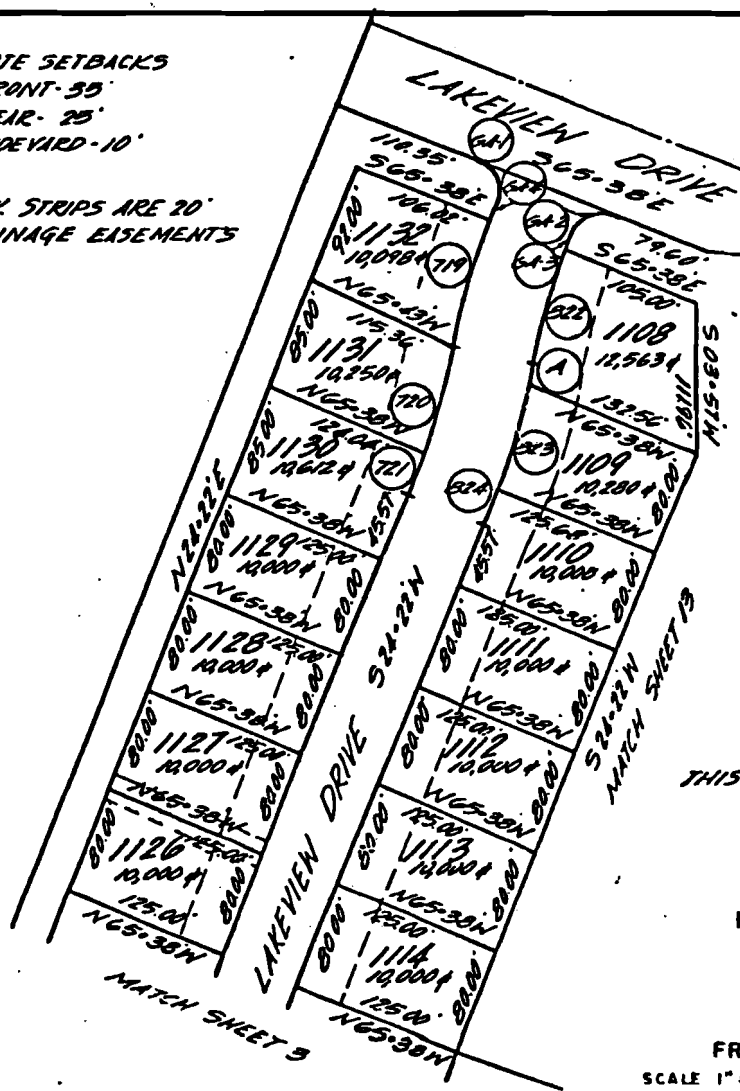
I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT AND THAT IT IS A SUBDIVISION OF THE PROPERTY ACQUIRED BY LAKE HOLIDAY ESTATES, INC. FROM LAKE HOLIDAY ASSOCIATES BY DEED DATED AUGUST 11, 1972 OF RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF FREDERICK COUNTY, VIRGINIA IN DEED BOOK 395 AT PAGE 73 AND INSTRUMENT 2410 AND FROM TIMBERLAKE ASSOCIATES BY DEED DATED JUNE 21, 1974 OF RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF FREDERICK COUNTY, VIRGINIA IN DEED BOOK 434 AT PAGE 656 AND INSTRUMENT 3292



Handwritten signatures and initials.

NOTE SETBACKS
FRONT - 35'
REAR - 25'
SIDEYARD - 10'

DARK STRIPS ARE 20'
DRAINAGE EASEMENTS



DEVELOPER RETAINS
DRAINAGE AND/OR UTILITY
EASEMENT 10' ON EACH
SIDE OF ALL LOT LINES.

THIS PLAT CONTAINS 14 LOTS.
FINAL PLAT

PLAT 1
SECTION 9

MOUNTAIN VIEW ACRES
THE SUMMIT


GAINSBORO DISTRICT
FREDERICK COUNTY, VIRGINIA

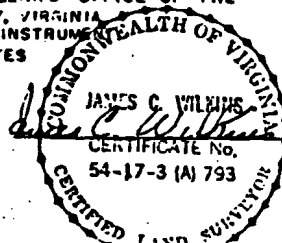
SCALE 1" = 100' AUGUST 1974

[illegible]

SURVEYOR'S CERTIFICATE

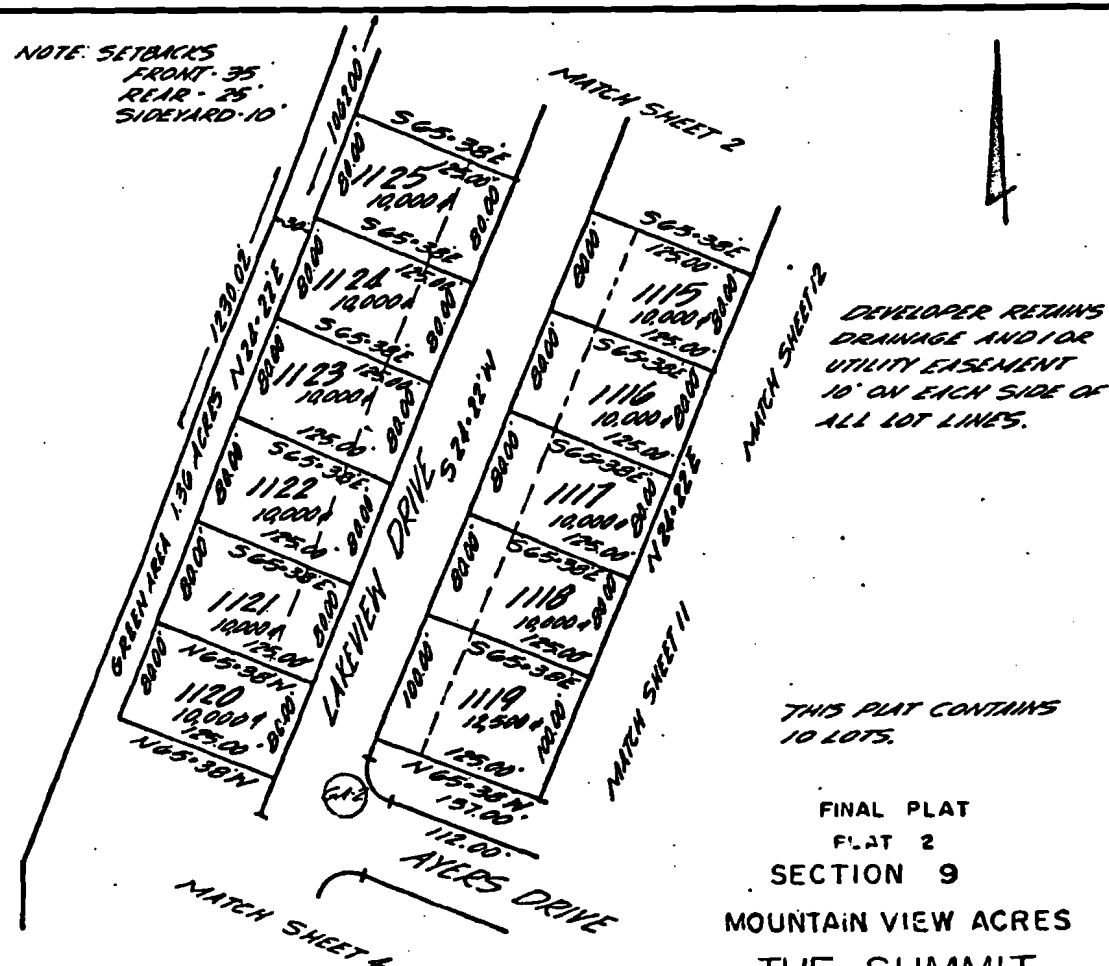
I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT AND THAT IT IS A SUBDIVISION OF THE PROPERTY ACQUIRED BY LAKE HOLIDAY ESTATES, INC. FROM LAKE HOLIDAY ASSOCIATES BY DEED DATED AUGUST 11, 1972 OF RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF FREDERICK COUNTY, VIRGINIA IN DEED BOOK 395 AT PAGE 73 AND INSTRUMENT 32410 AND FROM TIMBERLAKE ASSOCIATES BY DEED DATED JUNE 21, 1974 OF RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF FREDERICK COUNTY, VIRGINIA IN DEED BOOK 434 AT PAGE 636 AND INSTRUMENT 3292

 JAMES C. WILKINS
CLERK OF THE CIRCUIT COURT
FREDERICK COUNTY, VIRGINIA
CERTIFICATE No. 54-17-01



24/1 25
with Joe

NOTE: SETBACKS
FRONT - 35'
REAR - 25'
SIDEYARD - 10'



THIS PLAT CONTAINS
10 LOTS.

FINAL PLAT
PLAT 2
SECTION 9
MOUNTAIN VIEW ACRES
THE SUMMIT

GAINSBORO DISTRICT
FREDERICK COUNTY, VIRGINIA

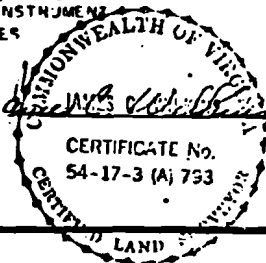
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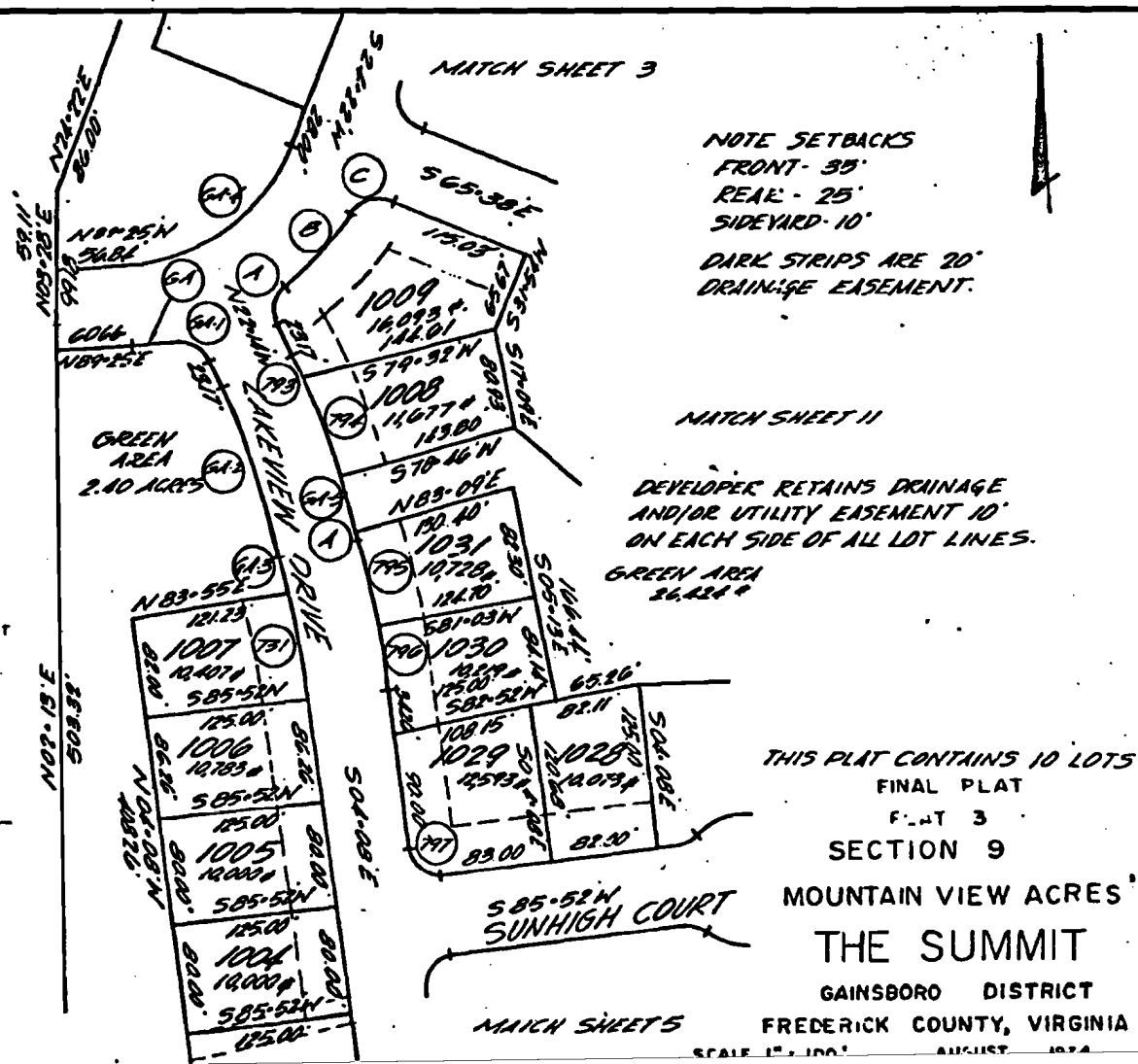
NO	RADIUS	DELTA	ARC	TANGENT	CHORD	CH BEARING
731	868.78'	005°46'45"	86.26'	43.16'	86.23'	S06°41'E
793	751.72'	001°34'20"	20.00'	10.00'	20.00'	S21°22'E
A	25.00'	076°40'45"	33.17'	19.51'	30.79'	N15°41'E
794	751.72'	006°19'34"	33.00'	41.54'	82.96'	S17°38'E
795	1028.78'	004°18'50"	71.50'	38.77'	71.48'	S08°51'E
796	1028.78'	002°33'34"	45.96'	22.98'	45.95'	S05°21'E
797	85.00'	090°00'00"	39.27'	25.00'	35.36'	N89°08'N
641	25.00'	076°40'45"	33.17'	19.51'	30.79'	S60°15'E
642	691.72'	011°14'43"	135.66'	68.05'	135.41'	S16°37'E
643	968.78'	001°46'27"	30.00'	15.00'	30.00'	S10°07'E
798	202.55'	020°47'33"	70.85'	35.79'	70.49'	S43°45'N
799	25.00'	080°45'30"	35.19'	21.22'	32.35'	N76°09'E
799A	751.72'	000°43'07"	9.43'	4.71'	9.43'	S14°22'E
644	202.55'	007°31'34"	27.08'	13.56'	27.06'	S85°35'N
645	142.55'	065°02'40"	101.00'	90.88'	153.26'	S56°53'N
645A	751.72'	002°40'44"	35.00'	17.50'	35.00'	S19°03'E

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT AND THAT IT IS A SUBDIVISION OF THE PROPERTY ACQUIRED BY LAKE HOLIDAY ESTATES, INC. FROM LAKE HOLIDAY ASSOCIATES OF DEED DATED AUGUST 11, 1972 OF RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF FREDERICK COUNTY, VIRGINIA IN DEED BOOK 395 AT PAGE 73 AND INSTRUMENT 2410 AND FROM TIMBERLAKE ASSOCIATES BY DEED DATED JUNE 21, 1974 OF RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF FREDERICK COUNTY, VIRGINIA IN DEED BOOK 434 AT PAGE 636 AND INSTRUMENT 3292



W. H. JOR

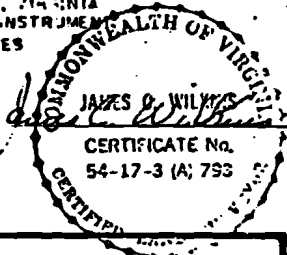


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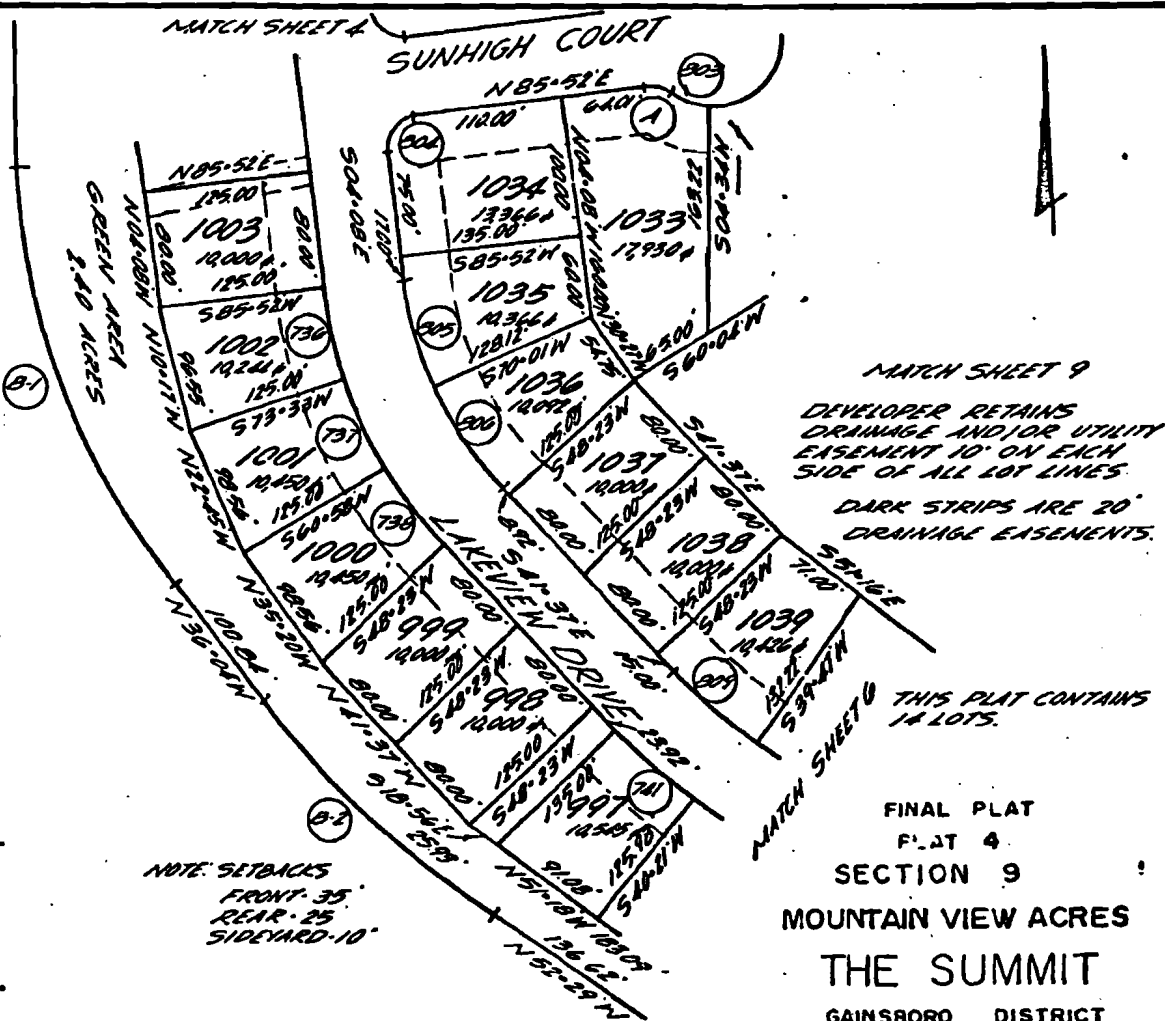
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738	324.65	012.35N	71.30	35.79	71.16	N35-20W
741	516.61	008-0-53	72.42	36.21	72.36	N45-38N
803	52.00	034-0-42	29.00	15.36	29.36	N68-22W
1	25.00	042-54-10	18.69	9.81	18.26	S72-43E
206	25.00	070-0-10	39.27	25.00	35.36	N40-51E
805	264.65	017-06-33	79.18	39.89	78.89	N12-42N
806	264.65	020-21-06	94.00	41.50	93.51	N31-21W
809	456.61	009-15-22	75.00	37.83	75.01	N46-20W
B-1	534.07	035-52-11	335.52	173.50	330.03	N18-01W
B-2	812.03	016-24-50	232.63	117.12	231.83	N44-17W

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT AND THAT IT IS A SUBDIVISION OF THE PROPERTY ACQUIRED BY LAKE HOLIDAY ESTATES, INC. FROM LAKE HOLIDAY ASSOCIATES BY DEED DATED AUGUST 11, 1972 OF RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF FREDERICK COUNTY, VIRGINIA IN DEED BOOK 395 AT PAGE 73 AND INSTRUMENT 2410 AND FROM TIMBERLAKE ASSOCIATES BY DEED DATED JUNE 21, 1974 OF RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF FREDERICK COUNTY, VIRGINIA IN DEED BOOK 434 AT PAGE 656 AND INSTRUMENT 3292



W.H. JOR



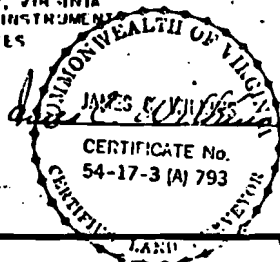
FINAL PLAT
PLAT 4
SECTION 9
MOUNTAIN VIEW ACRES
THE SUMMIT
GAINSBORO DISTRICT
FREDERICK COUNTY, VIRGINIA
SCALE 1" = 100' AUGUST 1974

CURVE DATA

NO	RADIUS	DELTA	ARC	TANGENT	CHORD	CH BEARING
702	516.61'	008-19-05	75.00'	37.57'	74.95'	N53-49-N
703	516.61'	006-52-35	62.00'	31.06'	61.96'	N61-25-N
705	493.04'	001-49-20	15.73'	7.06'	15.73'	N65-46-N
706	493.04'	005-43-45	75.96'	38.05'	75.08'	N71-05-N
707	493.04'	009-02-59	78.00'	39.08'	77.92'	N81-39-N
717	433.04'	006-12-36	47.00'	23.52'	46.98'	N86-05-W
718	25.00'	090-00-00	39.27'	25.00'	35.36'	S45-49-N
910	456.61'	011-47-43	94.00'	47.17'	93.03'	N56-57-N
911	456.61'	002-00-20	16.00'	8.00'	16.00'	N63-51-N
913	433.04'	009-16-31	70.24'	35.20'	70.17'	N69-29-N
914	493.04'	004-38-45	40.04'	20.03'	40.03'	N77-48-W
912	433.04'	000-50-55	67.00'	33.97'	66.93'	N78-53-W
911	417.12'	010-26-41	152.18'	76.75'	151.52'	N61-02-N

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT AND THAT IT IS A SUBDIVISION OF THE PROPERTY ACQUIRED BY LAKE HOLIDAY ESTATE, INC. FROM LAKE HOLIDAY ASSOCIATES BY DEED DATED AUGUST 11, 1972 OF RECORD IN THE CLERK'S OFFICE OF THE COMMONWEALTH OF VIRGINIA IN DEED BOOK 395 AT PAGE 73 AND INSTRUMENT 2410 AND FROM TIMBERLAKE ASSOCIATES BY DEED DATED JUNE 21, 1974 OF RECORD IN THE CLERK'S OFFICE OF THE COMMONWEALTH OF VIRGINIA IN DEED BOOK 434 AT PAGE 656 AND INSTRUMENT 3292



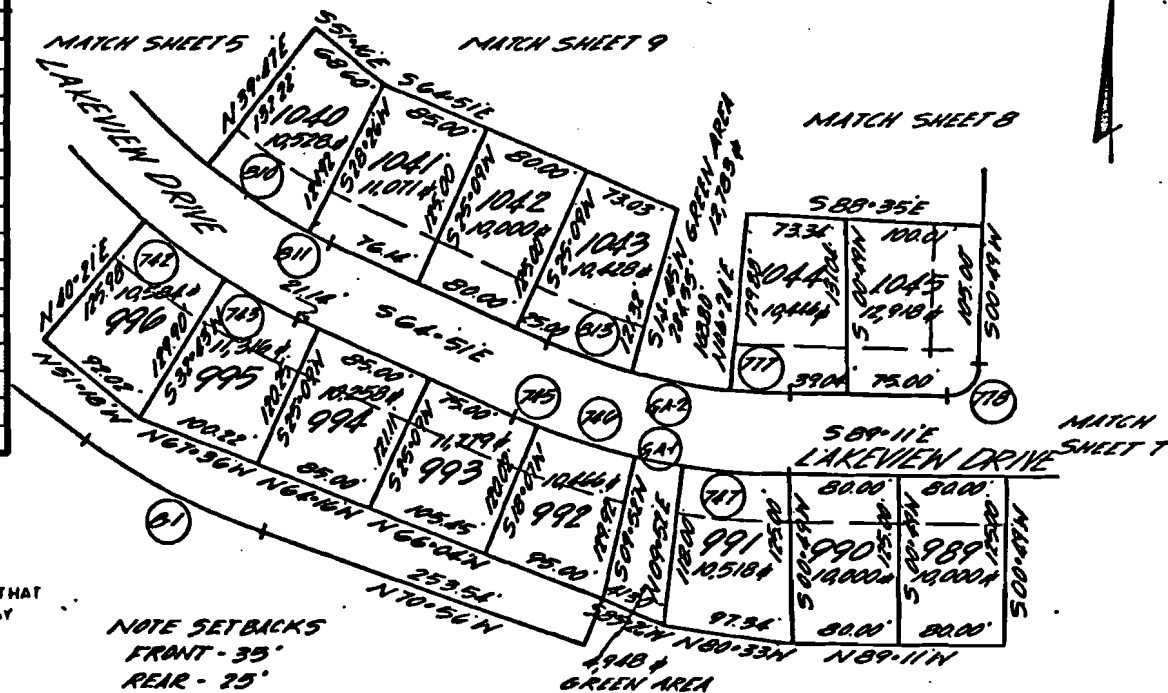
NOTE SETBACKS
FRONT - 35'
REAR - 25'
SIDEYARD - 10'

DEVELOPER RETAINS DRAINAGE
AND/OR UTILITY EASEMENT 10'
ON EACH SIDE OF ALL LOTS.

THIS PLAT CONTAINS 14 LOTS
FINAL PLAT
PLAT 5
SECTION 9

MOUNTAIN VIEW ACRES
THE SUMMIT
GAINSBORO DISTRICT
FREDERICK COUNTY, VIRGINIA

SCALE 1" = 100' AUGUST 1974



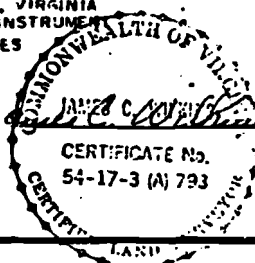
CURVE DATA

NO	RADIUS	DELTA	ARC	TANGENT	CHORD	CH BEARING
750	300.4'	009-02-56	15.99'	8.00'	15.98'	589-18'N
751	300.4'	014-12-38	74.50'	37.11'	74.31'	500-40'N
752	300.4'	014-46-52	77.50'	38.97'	77.89'	506-10'N
753	240.4'	021-25-20	89.89'	45.40'	89.91'	500-07'N
A	25.00'	099-00-00	39.27'	25.00'	35.36'	N44-11'N
754	202.70'	017-27-20	61.76'	31.12'	61.52'	N89-10'N
A	25.00'	099-00-00	39.27'	25.00'	35.36'	S07-23'N
B	240.4'	017-17-30	78.56'	36.56'	78.28'	S00-45'N
751	300.4'	006-40-31	35.00'	17.52'	34.98'	S55-27'N
750	25.00'	077-01-49	33.61'	19.90'	31.14'	N70-25'N
753	142.70'	068-08-39	149.80'	82.63'	143.04'	N07-49'N

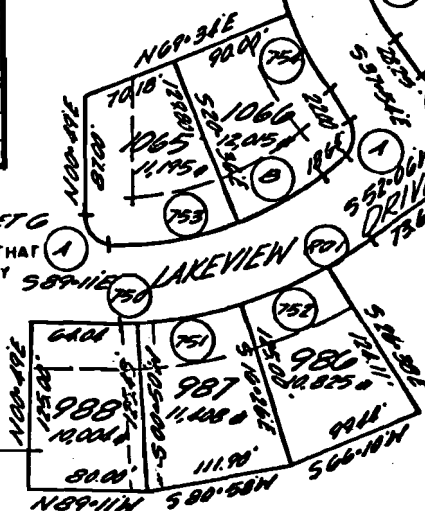
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT AND THAT IT IS A SUBDIVISION OF THE PROPERTY ACQUIRED BY LAKE HOLIDAY ESTATES, INC. FROM LAKE HOLIDAY ASSOCIATES BY DEED DATED AUGUST 11, 1972 OF RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF FREDERICK COUNTY, VIRGINIA IN DEED BOOK 395 AT PAGE 73 AND INSTRUMENT 2410 AND FROM TIMBERLAKE ASSOCIATES BY DEED DATED JUNE 21, 1974 OF RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF FREDERICK COUNTY, VIRGINIA IN DEED BOOK 434 AT PAGE 656 AND INSTRUMENT 3492

CERTIFICATE NO.
54-17-3 (A) 793



MATCH SHEET B



NOTE SETBACKS
FRONT - 35'
REAR - 25'
SIDEYARD - 10'

DEVELOPER RETAINS DRAINAGE
AND/OR UTILITY EASEMENT 10'
ON EACH SIDE OF ALL LOT LINES.

THIS PLAT CONTAINS 5 LOTS
FINAL PLAT
PLAT 8
SECTION 9

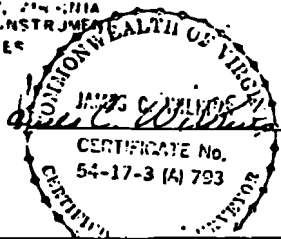
THE SUMMIT
GAINSBORO DISTRICT
FREDERICK COUNTY, VIRGINIA
SCALE 1" = 100' AUGUST 1974

CURVE DATA

NO	RADIUS	DELTA	ARC	TANGENT	CHORD	CH BEARING
755	232.70	019-11-30	67.90	34.87	67.68	N10-51'N
A	232.70	005-59-19	49.36	24.70	49.34	S08-10'E
756	201.70	023-29-50	83.13	42.16	82.95	N10-30'E
A	471.28	009-27-46	78.00	39.09	77.91	S09-54'E
757	273.58	036-27-47	174.11	90.12	171.19	S04-01'N
759	321.06	008-12-36	12.41	6.20	12.41	S15-19'E
773	315.62	00-09-53	55.99	28.07	55.92	S14-43'E
779	412.28	00-20-00	31.10	15.60	31.17	S01-21'E
780	412.28	011-07-03	50.00	44.13	79.08	S09-04'E
A	25.00	090-00-00	39.27	25.00	35.36	S59-30'E
781	25.00	090-00-00	39.27	25.00	35.36	S30-22'N
781	533.59	036-27-47	272.30	109.85	268.73	S04-01'N

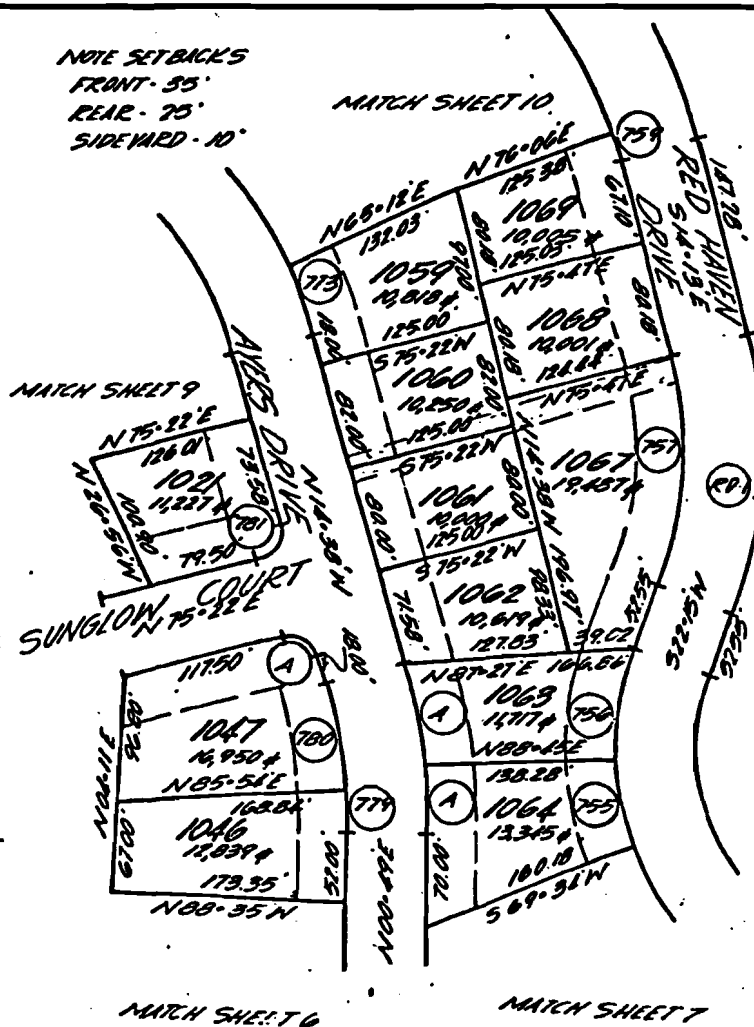
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT AND THAT IT IS A SUBDIVISION OF THE PROPERTY ACQUIRED BY LAKE HOLIDAY ESTATES, INC. FROM LAKE HOLIDAY ASSOCIATES BY DEED DATED AUGUST 11, 1972 OF RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF FREDERICK COUNTY, VIRGINIA IN DEED BOOK 395 AT PAGE 73 AND INSTRUMENT 2410 AND FROM TIMBERLAKE ASSOCIATES BY DEED DATED JUNE 21, 1974 OF RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF FREDERICK COUNTY, VIRGINIA IN DEED BOOK 434 AT PAGE 656 AND INSTRUMENT 3292



W. Williams
J. Williams

NOTE SETBACK'S
FRONT - 55'
REAR - 75'
SIDEYARD - 10'



DRIVE STRIPS ARE 20'
DRAINAGE EASEMENTS.

DEVELOPER RETAINS DRAINAGE
AND/OR UTILITY EASEMENT 10'
ON EACH SIDE OF ALL LOT LINES.

THIS PLAT CONTAINS 12 LOTS.
FINAL PLAT

FLAT 7
SECTION 9

MOUNTAIN VIEW ACRES
THE SUMMIT

GAINSBORO, DISTRICT
FREDERICK COUNTY, VIRGINIA

SCALE 1" = 100'

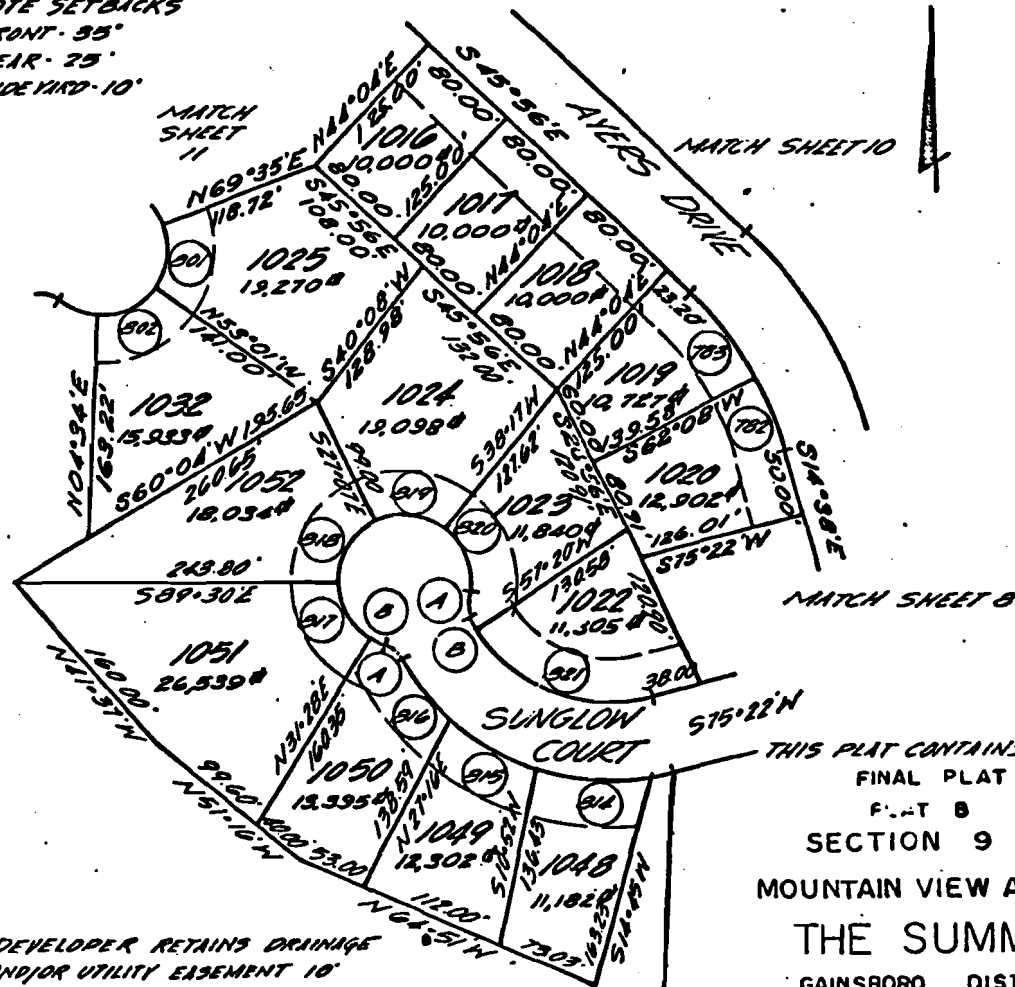
AUGUST 1974

CURVE DATA

NO	RADIUS	DELTA	ARC	TANGENT	CHORD	CH BEARING
782	255.62'	013.48.41	61.62'	30.96'	61.47'	S21.32°E
783	255.62'	017.29.01	78.00'	39.31'	77.70'	S37.11°E
801	50.00'	057.23.30	50.09'	27.37'	48.02'	S08.17°N
802	50.00'	057.34.52	50.25'	27.48'	48.16'	S65.46°N
814	179.49'	026.27.44	83.00'	42.26'	81.26'	N05.00°N
815	179.49'	029.37.01	74.00'	37.53'	73.48'	N59.56°N
816	179.49'	008.43.11	58.64'	29.58'	58.38'	N38.46°N
A	25.00'	000.43.37	17.77'	9.28'	17.40'	S49.46°E
B	50.00'	011.36.28	10.13'	5.00'	10.11'	N64.70°N
817	50.00'	059.04.15	51.51'	28.30'	49.26'	N39.01°N
818	50.00'	062.23.17	54.48'	30.27'	51.79'	N31.41°E
819	50.00'	065.24.08	57.07'	32.10'	54.03'	S04.25°E
820	50.00'	067.04.51	58.54'	33.15'	55.25'	S18.11°E
A	25.00'	001.07.53	20.57'	10.90'	19.99'	N08.12°N
B	119.49'	003.19.58	6.95'	3.48'	6.95'	N33.26°N
821	119.49'	069.31.51	109.00'	82.94'	136.27'	N69.51°N

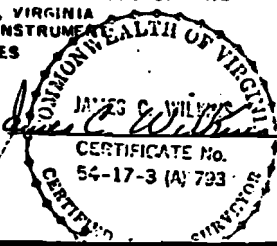
NOTE SETBACKS

FRONT - 35'
REAR - 25'
SIDE YARD - 10'



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT AND THAT IT IS A SUBDIVISION OF THE PROPERTY ACQUIRED BY LAKE HOLIDAY ESTATES, INC. FROM LAKE HOLIDAY ASSOCIATES BY DEED DATED AUGUST 11, 1972 OF RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF FREDERICK COUNTY, VIRGINIA IN DEED BOOK 395 AT PAGE 73 AND INSTRUMENT 3210 AND FROM TIMBERLAKE ASSOCIATES BY DEED DATED JUNE 21, 1974 OF RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF FREDERICK COUNTY, VIRGINIA IN DEED BOOK 434 AT PAGE 636 AND INSTRUMENT 3292



DEVELOPER RETAINS DRAINAGE AND/OR UTILITY EASEMENT 10' ON EACH SIDE OF ALL LOT LINES.

THIS PLAT CONTAINS 19 LOTS
FINAL PLAT

SECTION 9

MOUNTAIN VIEW ACRES

THE SUMMIT

GAINSBORO DISTRICT
FREDERICK COUNTY, VIRGINIA

SCALE 1" = 100' AUGUST 1974

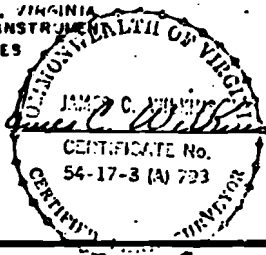
SHEET 9 OF 13 SHEETS

CURVE DATA

NO	RADIUS	DELTA	ARC	TANGENT	CHORD	CH BEARING
760	322.06'	017-53-20	100.56'	50.69'	100.15'	S25-22'E
761	322.06'	011-37-02	65.30'	31.76'	65.19'	S40-01'E
766	681.29'	006-34-27	78.17'	39.13'	78.13'	S49-13'E
771	315.62'	007-41-51	42.40'	21.33'	42.37'	S42-05'E
772	315.62'	013-25-57	73.99'	37.17'	73.82'	S31-31'E
774	7500'	090-00-00	3927'	7500'	3550'	N00-56'N
775	7500'	001-51-12	3572'	21.67'	3276'	N89-00'E
776	681.29'	001-34-27	1870'	935'	1870'	S55-17'E
777	322.06'	017-47-43	211.47'	108.52'	208.28'	S30-04'E
778	741.79'	010-03-10	104.19'	52.18'	104.10'	S49-57'E
779	7500'	082-30-20	3600'	2193'	3297'	N12-45'N

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT AND THAT IT IS A SUBDIVISION OF THE PROPERTY ACQUIRED BY LAKE HOLIDAY ESTATES, INC. FROM LAKE HOLIDAY ASSOCIATES BY DEED DATED AUGUST 11, 1972 OF RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF FREDERICK COUNTY, VIRGINIA IN DEED BOOK 395 AT PAGE 73 AND INSTRUMENT NO. 54-17-3 (A) 733 2410 AND FROM TIMBERLAKE ASSOCIATES BY DEED DATED JUNE 21, 1974 OF RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF FREDERICK COUNTY, VIRGINIA IN DEED BOOK 434 AT PAGE 696 AND INSTRUMENT 3292



MATCH SHEET 12

NOTE SETBACKS
FRONT - 35'
REAR - 25'
SIDEYARD - 10'

DEVELOPER RETAINS DRAINAGE
AND/OR UTILITY EASEMENT 10'
ON EACH SIDE OF ALL LOT LINES.

PEACH TREE LANE
NAD 00-00 E - 193.98'
245.97' NAD 00-00 E
125.00'

RED HAVEN DRIVE
363.00'
S 45-56 E

NAD 00-56 N DRIVE
514'

MATCH SHEET 9

MATCH SHEET 8

THIS PLAT CONTAINS 13 LOTS
FINAL PLAT

FLAT 9
SECTION 9
MOUNTAIN VIEW ACRES
THE SUMMIT
GAINSBORO DISTRICT
FREDERICK COUNTY, VIRGINIA

SCALE 1" = 100' AUGUST 1974

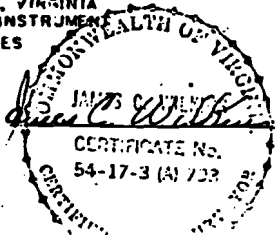
BOOK 440 PAGE 262

CURVE DATA

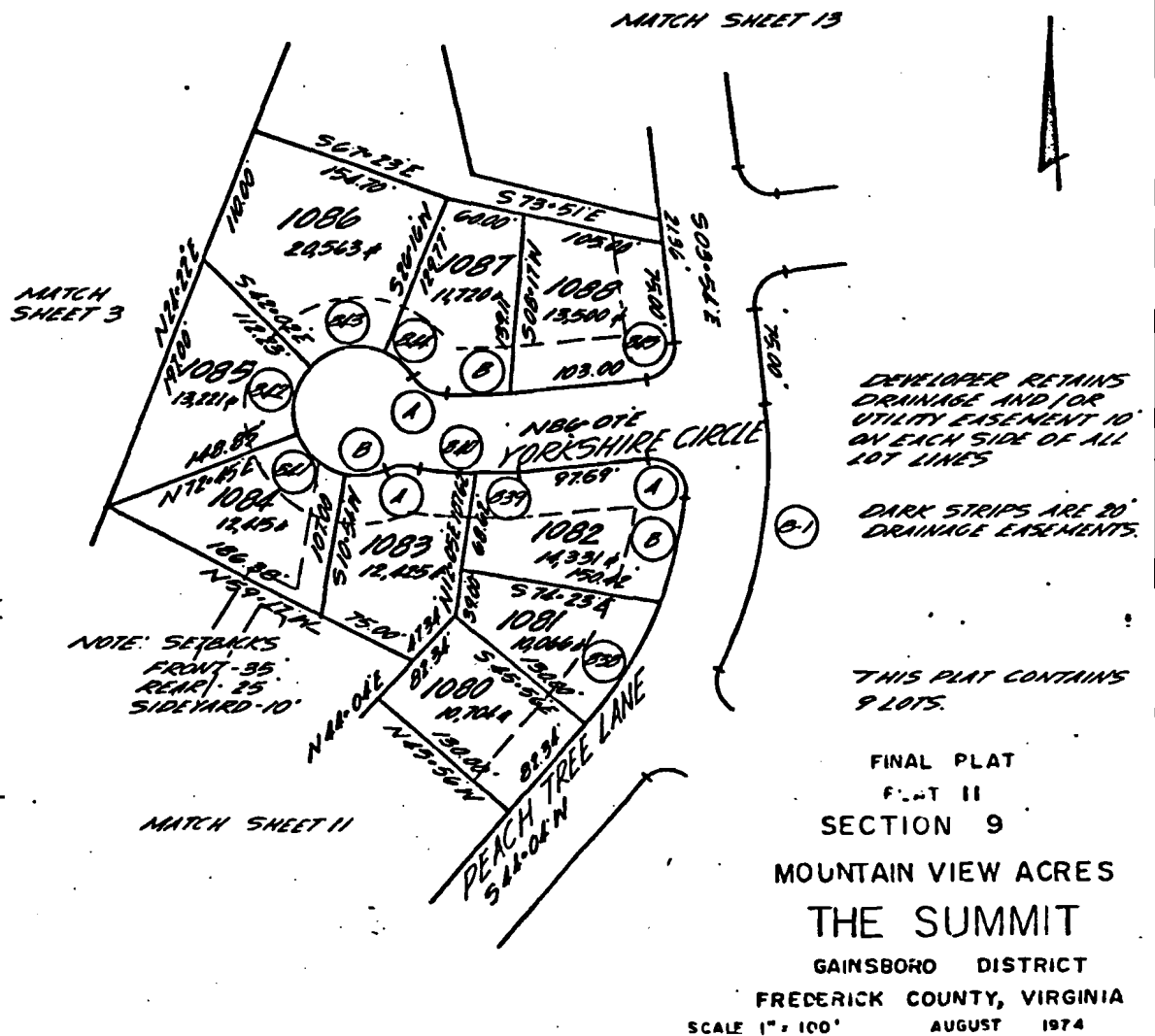
NO	RADIUS	DELTA	ARC	TANGENT	CHORD	CH BEARING
338	307.18	019°56'20"	106.90'	54.00'	106.96'	S34°06'W
339	267.49	006°53'53"	91.00'	15.52'	32.88'	S89°33'N
340	257.89	012°05'35"	71.58'	27.39'	54.87'	N80°35'W
A	2500	038°39'27"	16.87'	8.77'	16.95'	N89°49'E
B	2500	034°24'33"	32.03'	15.48'	29.98'	S83°42'W
341	2500	10°14'23"	44.17'	30.46'	38.65'	S43°16'E
342	307.18	016°47'12"	92.00'	47.33'	89.68'	S19°41'W
343	3000	161°51'13"	93.98'	29.96'	51.39'	N43°10'W
344	3000	028°17'41"	26.91'	31.98'	53.89'	N19°22'E
345	3000	028°18'19"	59.61'	56.14'	56.14'	N87°07'E
346	3000	035°21'23"	30.90'	19.96'	30.41'	S46°01'E
A	2500	019°07'43"	21.40'	11.61'	20.79'	N92°31'W
B	197.49	046°31'29"	96.99'	28.67'	96.76'	N89°33'N
347	2500	040°00'00"	39.27'	25.00'	35.36'	S41°07'W
348	367.18	037°25'45"	20.77'	106.75'	205.01'	S12°19'W

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT AND THAT IT IS A SUBDIVISION OF THE PROPERTY ACQUIRED BY LAKE HOLIDAY ESTATES, INC. FROM LAKE HOLIDAY ASSOCIATES BY DEED DATED AUGUST 11, 1972 OF RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF FREDERICK COUNTY, VIRGINIA IN DEED BOOK 395 AT PAGE 73 AND INSTRUMENT 2410 AND FROM TIMBERLAKE ASSOCIATES BY DEED DATED JUNE 21, 1974 OF RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF FREDERICK COUNTY, VIRGINIA IN DEED BOOK 434 AT PAGE 636 AND INSTRUMENT 3292



OK/USE
WHA JOR

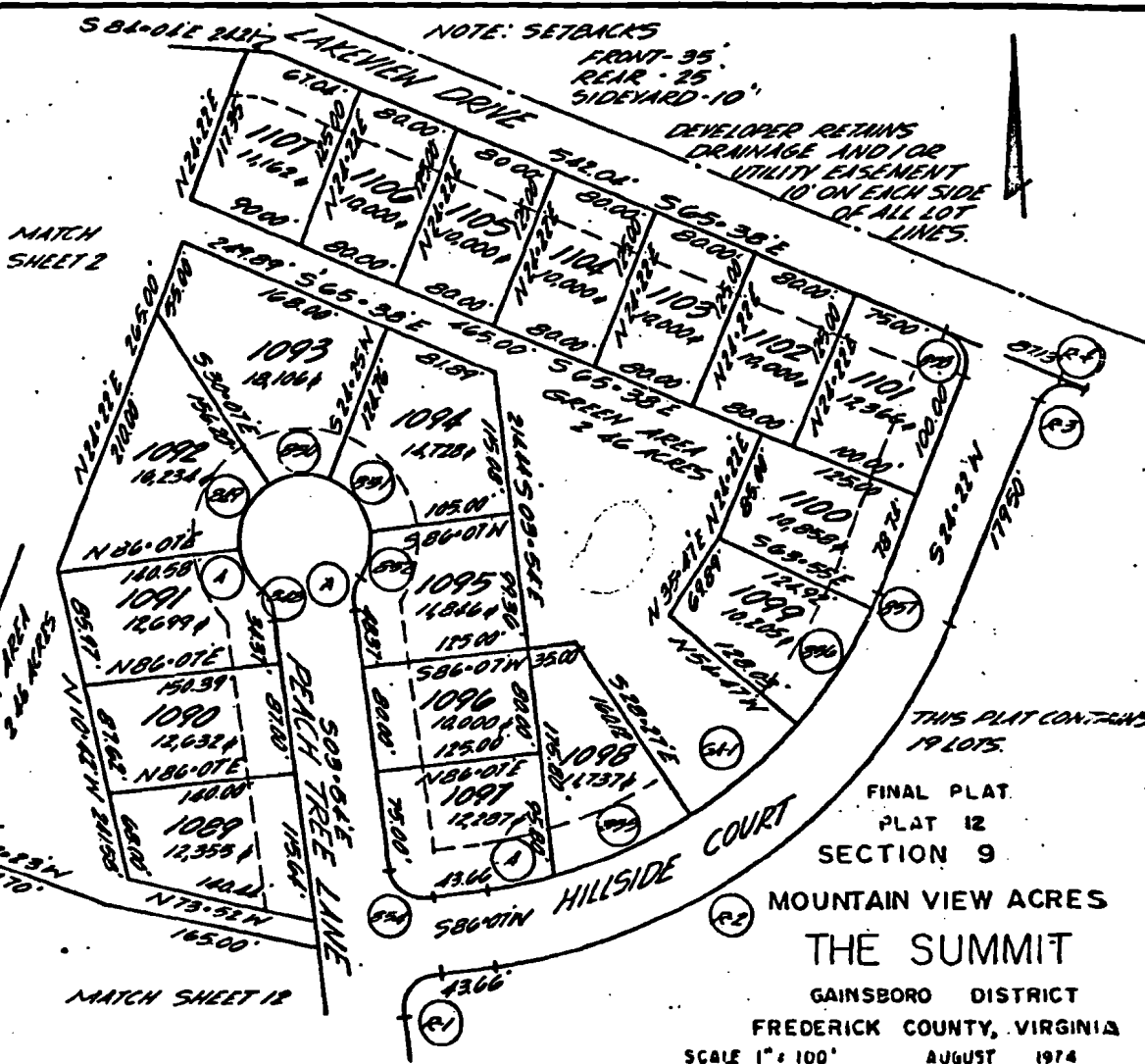
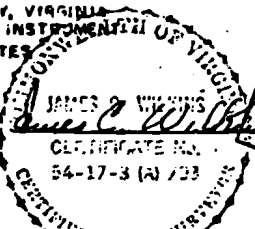


CURVE DATA

RADIUS	DELTA	ARC	TANGENT	CHORD	CM BEARING
25.00	00°-50'-00"	18.09	9.81	18.26	S75°-19'-E
50.00	00°-50'-00"	37.38	19.61	36.52	N75°-19'-N
50.00	063°-36'-00"	95.83	31.10	97.82	N78°-00'-E
50.00	071°-32'-39"	47.60	25.78	49.82	N87°-09'-E
50.00	061°-41'-25"	53.83	29.86	51.27	S31°-44'-E
50.00	002°-20'-00"	37.38	19.61	36.52	S17°-32'-N
25.00	018°-50'-00"	18.09	9.81	18.26	N17°-32'-E
25.00	000°-00'-00"	39.27	25.00	39.36	N40°-54'-N
379.88	000°-31'-41"	58.95	28.53	56.90	S21°-51'-N
379.88	016°-01'-48"	106.28	53.29	108.94	S69°-34'-N
379.88	013°-34'-27"	90.00	49.21	89.79	S32°-40'-N
379.88	021°-30'-30"	100.00	9.00	100.00	S29°-18'-N
25.00	000°-00'-00"	39.27	25.00	39.36	S20°-35'-E
25.00	000°-00'-00"	39.27	25.00	39.36	N41°-07'-E
459.88	006°-48'-11"	87.397	26.296	85.358	S55°-14'-N
25.00	006°-11'-04"	37.61	23.39	34.16	N67°-28'-E
318.75	003°-48'-54"	21.23	10.62	21.22	N67°-32'-N
379.88	022°-05'-40"	146.49	74.17	145.54	S50°-30'-N

SURVEYOR'S CERTIFICATE

HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT AND THAT THIS IS A SUBDIVISION OF THE PROPERTY ACQUIRED BY LAKE HOLIDAY STATES, INC. FROM LAKE HOLIDAY ASSOCIATES BY DEED DATED JULY 11, 1972 OF RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF FREDERICK COUNTY, VIRGINIA IN DEED BOOK 395 AT PAGE 73 AND INSTRUMENT 3292 AND FROM TIMBERLAKE ASSOCIATES BY DEED DATED JUNE 21, 1974 OF RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF FREDERICK COUNTY, VIRGINIA IN DEED BOOK 434 AT PAGE 636 AND INSTRUMENT 3292



VIRGINIA FREDERICK COUNTY, SCT.
The foregoing plat was produced to me on the 7 day of February 1975 at 9:30 AM and with certificate of acknowledgment thereto annexed was signed by me.

George B. Williams