



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of May 19, 2012

DATE: April 18, 2012

SUBJECT: Approval and Authorization to Accept: 1) Deed of Easement for Public Sidewalk, Utilities and Drainage Purposes on Lot 37, Section 1, F.D. Paxton's Subdivision, located at 2244 North Nottingham Street, RPC #11-001-057; 2) Deed of Easement for Public Sidewalk, Utilities and Drainage Purposes on Part Lot 4-A, Section 1, F.D. Paxton's Subdivision, located at 2334 North Nottingham Street, RPC #11-001-030; and 3) Deed of Dedication for Public Street and Utilities Purposes on Part Lot 4-A, Section 1, F.D. Paxton's Subdivision, located at 2334 North Nottingham Street, RPC #11-001-030.

C. M. RECOMMENDATION:

1. Approve the attached Deed of Easement from Anne E. Murphy and Patrick J. Murphy, husband and wife, to the County Board of Arlington County, Virginia ("Exhibit 1"), granting to the County a permanent easement for public sidewalk, utilities, and drainage purposes on a portion of the property located at 2244 North Nottingham Street, RPC #11-001-057;
2. Approve the attached Deed of Easement from Gloria Sanchez to the County Board of Arlington County, Virginia ("Exhibit 2"), granting to the County a permanent easement for public sidewalk, utilities, and drainage purposes on a portion of the property located at 2334 North Nottingham Street, RPC #11-001-030;
3. Approve the attached Deed of Dedication from Gloria Sanchez, Grantor, Mortgage Electronic Registration Systems, Inc., Lender, and Michael Milchak, Trustee, to the County Board of Arlington County, Virginia ("Exhibit 3"), dedicating in fee simple an area for public street and utilities purposes on a portion of the property located at 2334 North Nottingham Street, RPC #11-001-030; and
4. Authorize the Real Estate Bureau Chief, Department of Environmental Services, or his designee to accept, on behalf of the County Board, the Deeds of Easements and the Deed of Dedication attached hereto as Exhibits "1-3" and all associated documents, subject to approval of all documents by the County Attorney.

County Manager:

County Attorney:

20.

Staff: Troy Harris & Ryan Johnson- DES, Real Estate Bureau

ISSUES: This is a request for the County Board to approve, and authorize acceptance on behalf of the Board of the two attached Deeds of Easement for Public Sidewalk, Utilities and Drainage Purposes on properties located at 2334 North Nottingham Street and 2244 North Nottingham Street, and the attached Deed of Dedication for Public Street and Utilities Purposes located at 2334 North Nottingham Street. No outstanding issues have been identified.

DISCUSSION: Approval and acceptance of the easements for public sidewalk, utilities and drainage purposes and the dedication for public street and utilities purposes are requested to allow construction of portions of the “North Nottingham Street—22nd Street North to Lee Highway,” Department of Community Planning, Housing, and Development Neighborhood Conservation (NC) street improvement project, which will include the following public infrastructure improvements:

- A new five (5) foot sidewalk;
- A two and a half (2.5) foot utility strip;
- Curb and gutter on the west side of the street;
- Nubs at cross street intersections
- Parking on both sides of the street;
- Carlyle street lights in the utility strip on the west side;
- Roadway restoration, milling and paving the length of the proposed project;
- Roadway restoration to a full depth replacement in several locations;
- Driveway aprons within the project limits (on the west side of the street); and
- No changes are proposed for the east side of the street. Curb and gutter will remain as is on the east side of the street;

Acceptance of the deeds of easement and dedication is needed for the above-referenced project to be constructed pursuant to the proposed NC project design. Upon acceptance of the deeds on behalf of the County: 1) an easement area of one hundred fifty (150) square feet will be granted to the County for public sidewalk, utilities and drainage purposes on RPC #11-001-057 located at 2244 North Nottingham Street; 2) an easement area of one hundred thirty-four (134) square feet will be granted to the County for public sidewalk, utilities and drainage purposes on RPC #11-001-030 located at 2334 North Nottingham Street; and 3) an area of eighteen (18) square feet for public street and utilities will be dedicated, in fee simple, to the County on RPC #11-001-030 located at 2334 North Nottingham Street. Vicinity maps depicting the above easements and dedication are attached hereto as Exhibits “4-6”.

FISCAL IMPACT: None.

**RECORDING REQUESTED BY,
AND WHEN RECORDED RETURN TO:**

Real Estate Bureau Chief
Department of Environmental Services
Arlington County Government
2100 Clarendon Boulevard, Suite 800
Arlington, Virginia 22201

Exempt from Recordation Tax
Per Virginia Code § 58.1-811.A.3

DEED OF EASEMENT

This DEED OF EASEMENT is made this 9th day of November, 2011, by **PATRICK J. MURPHY** and **ANNE E. MURPHY**, husband and wife, tenants by the entirety ("Grantors"), and **THE COUNTY BOARD OF ARLINGTON COUNTY, VIRGINIA**, a body corporate ("Grantee").

For and in consideration of the sum of One Dollar (\$ 1.00) and the mutual benefits to be derived by the parties hereto, the receipt and sufficiency of which are hereby acknowledged, Grantors do hereby grant and convey unto the Grantee a perpetual easement for public sidewalk, utilities and drainage purposes over, under, upon and across **One Hundred Fifty (150)** square feet of land ("Easement Area") situated in Arlington County, Virginia, as shown on the plat attached hereto and made a part hereof, entitled "**Plat Showing Easement for Public Sidewalk, Utilities and Drainage Purposes on Lot 37, Section 1, F. D. Paxton's Subdivision, D.B. 193, PG. 230, Arlington County, Virginia**" which plat was approved on **October 20, 2011**, by the Arlington County Subdivision and Bonds Administrator of the Department of Environmental Services (the "Plat"), being a portion of the same property acquired by the Grantors by deed dated **June 21, 2010**, recorded in the Land Records of the Arlington County Circuit Court in Deed Book 4373 at Page 515, and more particularly described therein as "**See Attached Addendum 'A'**" (the "Property"), together with the right of Grantee to construct, maintain, repair, reconstruct, replace and/or remove public sidewalk, utilities, and storm drainage facilities, including accessories and appurtenances thereto, within said Easement Area, and for such other purposes as are incidental and related thereto, and together with the right of ingress and egress over the Property, in order to construct, maintain, repair, reconstruct or replace the public sidewalk, utilities and storm drainage facilities within the above-described Easement Area (the Easement Area, and the rights related thereto, are referred to herein jointly as the "Easement").

Reference is hereby made to the Plat attached hereto and incorporated herein for a more full and complete description of the Easement Area hereby conveyed.

Project: North Nottingham Street, 22nd Street North to Lee Highway
Project #: N504 (the "Project")
RPC: 11001057
Address: 2244 North Nottingham Street, Arlington, Virginia

Grantors covenant that Grantors are seized of and have the right to convey the Easement, and that Grantors shall make no use of the Easement Area which is inconsistent with the Easement rights hereby conveyed.

Grantee agrees that, as soon as practicable after the completion of construction, maintenance, repair, reconstruction, or replacement of the public sidewalk, utilities, and storm drainage system within the Easement Area, the Grantee will, at no cost to the Grantors: (1) restore the disturbed area adjacent to the Easement Area as nearly as practicable to its original condition; (2) reseed (or resod, at the sole option of the Grantee) all damaged grass areas adjacent to the Easement Area; (3) reset (or replace with new nursery stock, at the sole option of Grantee), all existing trees, plants, shrubbery, and hedges on or adjacent to the Easement Area that are affected by the construction, maintenance, repair, reconstruction, or replacement of the public streets, sidewalks, utilities and drainage facilities within or adjacent to the Easement Area; and (4) guarantee any new nursery stock trees, plants, shrubbery, and hedges for one year against damage from the date of planting.

All facilities installed or constructed by the Grantee shall be and remain the property of the Grantee. No additional charge shall at any time be made for the property used or occupied by the Grantee's facilities. The Grantee shall have all rights and privileges reasonably necessary for the use of the Easement.

This Deed of Easement incorporates all agreements between the parties hereto. No representations or statements have been made which would modify, add to or change the terms of this Deed of Easement.

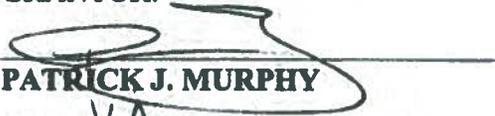
This Deed of Easement is contingent upon acceptance on behalf of the County Board of Arlington, Virginia.

This Deed of Easement shall be construed, interpreted, and applied according to the law of the Commonwealth of Virginia.

WITNESS the following signature(s):

[Signatures appear on the following pages]

GRANTOR:


PATRICK J. MURPHY

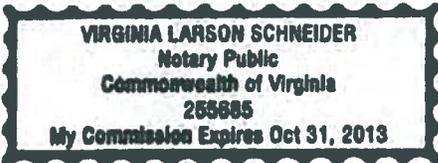
State: VA

County: Arlington

The foregoing instrument was acknowledged before me on this 9th day of November, 2011, by **Patrick J. Murphy**, Grantor.

Notary Public: Virginia Larson Schneider

My Commission expires: 10/31/13

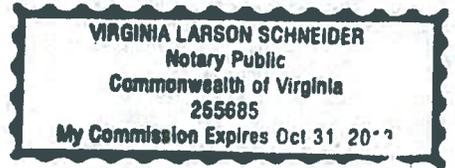


GRANTOR: [Signature]
ANNE E. MURPHY

State: VA
County: Arlington

The foregoing instrument was acknowledged before me on this 9th day of November, 2011, by Anne E. Murphy, Grantor.

Notary Public: Virginia Larson Schneider
My Commission expires: 10/31/2013



GRANTEE:

Accepted this _____ day of _____, 201____, on behalf of the County Board of Arlington County, Virginia, pursuant to a resolution, motion, or action of the said Board duly adopted on _____, 201____.

By: _____
For the County Board of Arlington County, Virginia

COMMONWEALTH OF VIRGINIA
COUNTY OF ARLINGTON, to-wit:

The foregoing instrument was acknowledged before me by _____, on behalf of THE COUNTY BOARD OF ARLINGTON COUNTY, VIRGINIA, a body corporate, this _____ day of _____, 201____.

Notary Public: _____

My Commission expires: _____

APPROVED AS TO FORM: _____
COUNTY ATTORNEY

ADDENDUM A

Lot Thirty-Seven (37), Section One (1), of the PAXTON SUBDIVISION, as the same is duly platted, dedicated and recorded among the land records of Arlington County, Virginia in Deed Book 193 at page 230.

and

Outlot B-one (B-1), of a resubdivision of Lots A & B, of a resubdivision of Lots 34, 35 and 36, PAXTON'S SUBDIVISION, as shown upon a plat dated July 16, 1959, made by Carson V. Carlisle, Certified Land Surveyor, being duly platted and recorded in Deed Book 1375, at page 261, among the land records of the County of Arlington, Virginia.

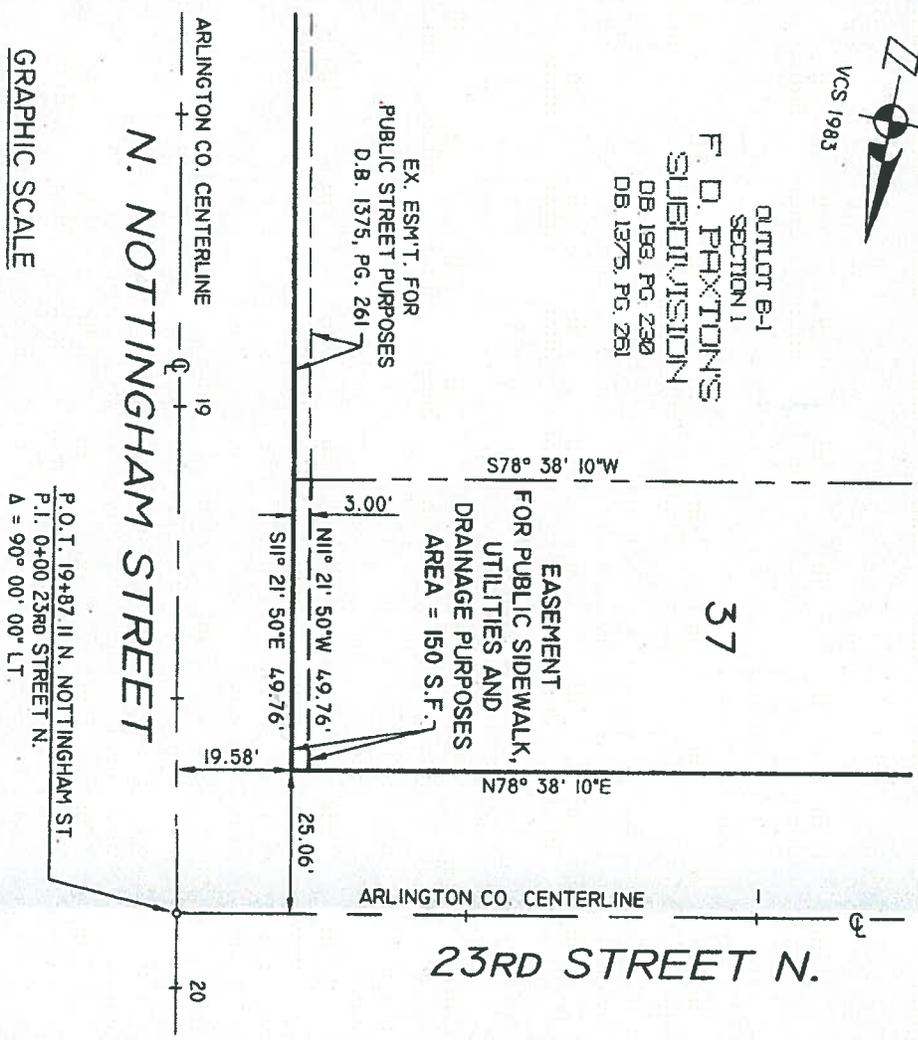


QUILLOT B-1
SECTION 1
F. D. PAXTON'S
SUBDIVISION
DB 199, PG. 230
DB 1375, PG. 261

37

EX. ESM'T. FOR
PUBLIC STREET PURPOSES
D.B. 1375, PG. 261

EASEMENT
FOR PUBLIC SIDEWALK,
UTILITIES AND
DRAINAGE PURPOSES
AREA = 150 S.F.



OWNER: PATRICK J. MURPHY
& ANNE E. MURPHY
D.B. 4373, PG. 515
ADDRESS: 2244 N. NOTTINGHAM STREET
RPC 1001057

ARLINGTON, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES
ENGINEERING BUREAU - SURVEY SECTION

PLAT SHOWING
EASEMENT FOR PUBLIC SIDEWALK, UTILITIES
AND DRAINAGE PURPOSES ON

LOT 37
SECTION 1
F. D. PAXTON'S SUBDIVISION
D.B. 193, PG. 230
ARLINGTON COUNTY, VIRGINIA

SCALE: 1" = 25'	DRAWN BY: RLF	CHECKED BY: JMB
CADD FILE: PLATSMAP4\114\RPC1001057.DWG		
APPROVED: 10-20-11	APPROVED: 10-20-2011	
Patrick J. Murphy	Subdivision & Bonds Administrator	

**RECORDING REQUESTED BY,
AND WHEN RECORDED RETURN TO:**

Exhibit 2

Real Estate Bureau Chief
Department of Environmental Services
Arlington County Government
2100 Clarendon Boulevard, Suite 800
Arlington, Virginia 22201

Exempt from Recordation Tax
Per Virginia Code § 58.1-811.A.3

DEED OF EASEMENT

This DEED OF EASEMENT is made this ____ day of _____, 2012, by **GLORIA SANCHEZ**, a married woman ("Grantor"), and **THE COUNTY BOARD OF ARLINGTON COUNTY, VIRGINIA**, a body corporate ("Grantee").

For and in consideration of the sum of One Dollar (\$1.00) and the mutual benefits to be derived by the parties hereto, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant and convey unto the Grantee a perpetual easement for public sidewalk, utilities and drainage purposes over, under, upon and across **One Hundred Thirty-four (134)** square feet of land ("Easement Area") situated in Arlington County, Virginia, as shown on the plat attached hereto and made a part hereof, entitled "**Plat Showing Area Acquired For Public Street and Utilities Purposes and Easement For Public Sidewalk, Utilities and Drainage Purposes On Part Lot 4-A, Section 1, F.D. Paxton's Subdivision, D.B. 193, PG. 230, D.B. 414, PG. 219, Arlington County, Virginia**" which plat was approved on October 28, 2011 by the Arlington County Subdivision and Bonds Administrator of the Department of Environmental Services (the "Plat"), being a portion of the same property acquired by the Grantor by deed dated **March 29, 2001**, recorded in the Land Records of the Arlington County Circuit Court in Deed Book **3130** at Page **1525**, and more particularly described therein as "**See Attached Addendum A**" (the "Property"), together with the right of Grantee to construct, maintain, repair, reconstruct, replace and/or remove public sidewalk, utilities, and storm drainage facilities, including accessories and appurtenances thereto, within said Easement Area, and for such other purposes as are incidental and related thereto, and together with the right of ingress and egress over the Property, in order to construct, maintain, repair, reconstruct or replace the public sidewalk, utilities and storm drainage facilities within the above-described Easement Area (the Easement Area, and the rights related thereto, are referred to herein jointly as the "Easement").

Reference is hereby made to the Plat attached hereto and incorporated herein for a more full and complete description of the Easement Area hereby conveyed.

Grantor covenants that Grantor is seized of and has the right to convey the Easement, and that Grantor shall make no use of the Easement Area which is inconsistent with the Easement rights hereby conveyed.

Grantee agrees that, as soon as practicable after the completion of construction, maintenance, repair, reconstruction, or replacement of the public sidewalk, utilities, and storm drainage system within the Easement Area, the Grantee will, at no cost to the Grantor: (1) restore the disturbed area adjacent to the Easement Area as nearly as practicable to its original condition; (2) reseed (or resod, at the sole option of the Grantee) all damaged grass areas adjacent to the Easement Area; (3) reset (or replace with new nursery stock, at the sole option of Grantee), all existing trees, plants, shrubbery, and hedges on or adjacent to the Easement Area that are affected by the construction, maintenance, repair, reconstruction, or replacement of the public streets, sidewalks, utilities and drainage facilities within or adjacent to the Easement Area; and (4) guarantee any new nursery stock trees, plants, shrubbery, and hedges for one year against damage from the date of planting.

All facilities installed or constructed by the Grantee shall be and remain the property of the Grantee. No additional charge shall at any time be made for the property used or occupied by the Grantee's facilities. The Grantee shall have all rights and privileges reasonably necessary for the use of the Easement.

This Deed of Easement incorporates all agreements between the parties hereto. No representations or statements have been made which would modify, add to or change the terms of this Deed of Easement.

This Deed of Easement is contingent upon acceptance on behalf of the County Board of Arlington, Virginia.

This Deed of Easement shall be construed, interpreted, and applied according to the law of the Commonwealth of Virginia.

WITNESS the following signature(s):

GRANTOR:

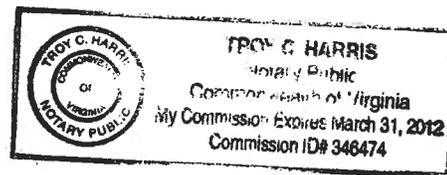
Gloria Sanchez
GLORIA SANCHEZ

State: Virginia

County: Arlington

The foregoing instrument was acknowledged before me on this 20th day of Dec., 2011, by **Gloria Sanchez**, Grantor.

Notary Public: *Troy G. Harris*
My Commission expires: March 31, 2012



Project: North Nottingham Street, 22nd Street North to Lee Highway
Project #: N504 (the "Project")
RPC: 11001030
Address: 2334 North Nottingham Street, Arlington, Virginia

GRANTEE:

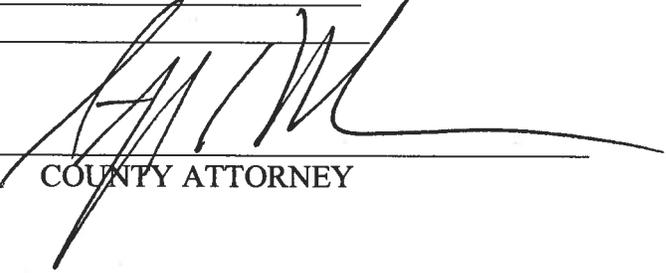
Accepted this _____ day of _____, 2012, on behalf of the County Board of Arlington County, Virginia, pursuant to a resolution, motion, or action of the said Board duly adopted on _____, 2012.

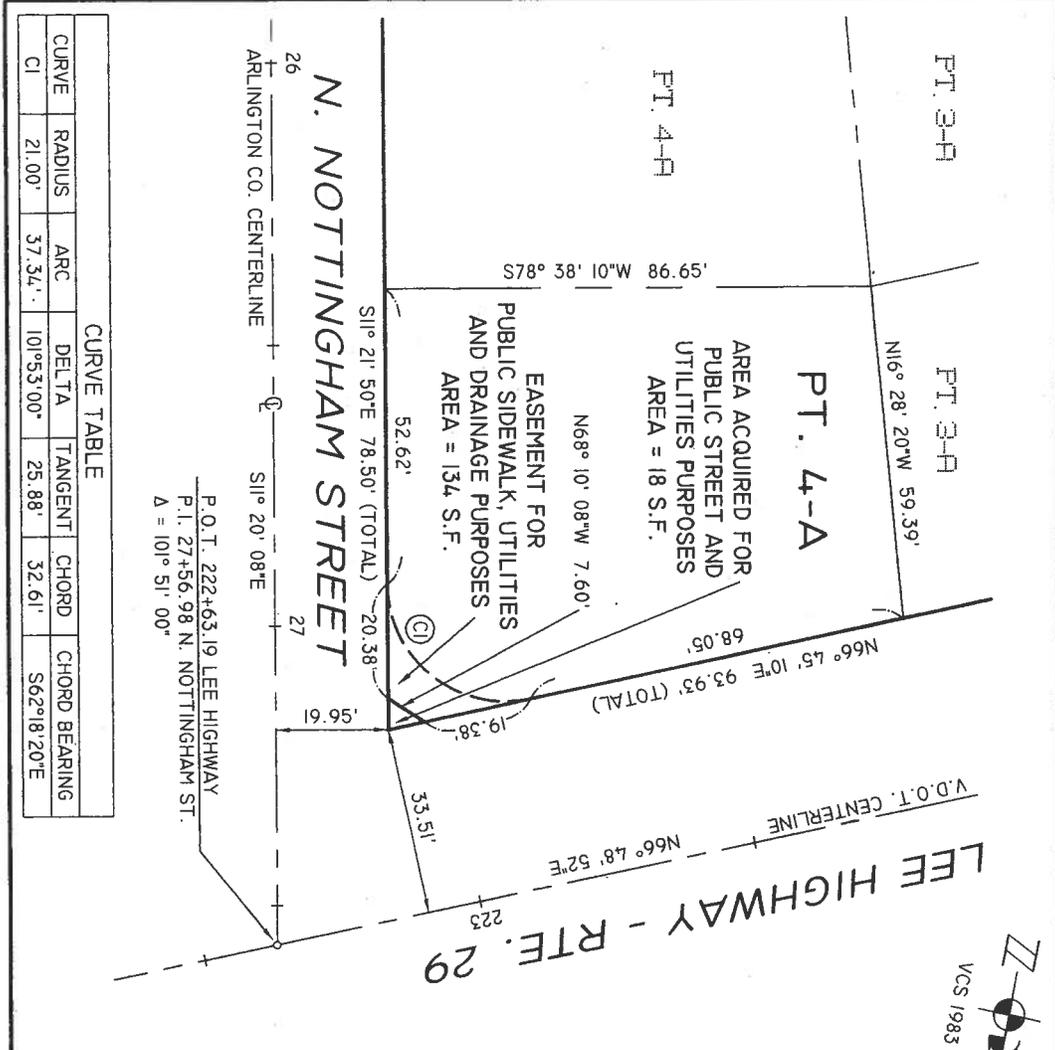
By: _____
For the County Board of Arlington County, Virginia

COMMONWEALTH OF VIRGINIA
COUNTY OF ARLINGTON, to-wit:

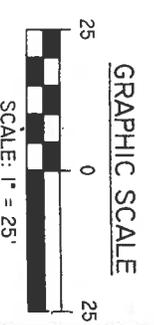
The foregoing instrument was acknowledged before me by _____, on behalf of THE COUNTY BOARD OF ARLINGTON COUNTY, VIRGINIA, a body corporate, this _____ day of _____, 2012.

Notary Public: _____
My Commission expires: _____

APPROVED AS TO FORM: 
COUNTY ATTORNEY



CURVE TABLE				
CURVE	RADIUS	ARC	DELTA	TANGENT
C1	21.00'	37.34'	101°53'00"	25.88'
				CHORD
				32.61'
				CHORD BEARING
				S62°18'20"E



RPC: 11001030
 OWNER: GLORIA SANCHEZ
 D.B. 3130, PG. 1525
 ADDRESS: 2334 N. NOTTINGHAM STREET

ARLINGTON, VIRGINIA
 DEPARTMENT OF ENVIRONMENTAL SERVICES
 ENGINEERING BUREAU - SURVEY SECTION

PLAT SHOWING
 AREA ACQUIRED FOR PUBLIC STREET
 AND UTILITIES PURPOSES AND
 EASEMENT FOR PUBLIC SIDEWALK, UTILITIES
 AND DRAINAGE PURPOSES ON
 PART LOT 4-A
 SECTION 1

F. D. PAXTON'S
 SUBDIVISION

D.B. 193, PG. 230
 D.B. 414, PG. 210
 ARLINGTON COUNTY, VIRGINIA

SCALE: 1" = 25'	DRAWN BY: RLF	CHECKED BY: JMB
CADD FILE: PLATSMAR4\1\0\VRPC11001030.DWG		
APPROVED: 10-28-11	APPROVED: 10-28-2011	
Robert L. Franca	Gloria Sanchez	
COUNTY SURVEYOR	SUBDIVISION & BONDS ADMINISTRATOR	

ADDENDUM A

All that certain lot or parcel of land situated, lying and being in Arlington County, Virginia, and being more particularly described as follows:

Northerly part of Lots Three-A (3-A), and four-A (4-A), according to a resubdivision of Lots One (1) to Five (5), inclusive of Lot Forty-Eight (48) of the F.D PAXTON SUBDIVISION, as shown on a plat shown on a plat said resubdivision of said lots recorded among the land records of said county in Deed Book 414 at page 210, being more particularly described as follows:

Beginning at a point in the west line of north Nottingham Street where the same intersect Lee Highway, running thence S. 4 degree 09'30" E. 78.42 feet to a point; thence S. 85 Degrees 50'30" W. across Lot 4-A, 86.65 feet to a point in the Westerly line of said lot 4-A; thence S.73 Degrees 57'30" W.55 feet to a point in the Westerly line of lot 3-A; thence N.9 Degrees 16' W 59.34 feet to a point in the Southerly line of Lee Highway; thence N. 73 Degrees 57'30" E along the highway; thence N. 73 Degrees 57'30" E. along the Southerly boundary of Lee Highway 148.92 feet to the pint of beginning; being all said Lots 3-A and 4-A.

Tax Map No: 11-001-030

Property Address: 2334 N. Nottingham Street, Arlington, VA 22205

Tax Map Number:

Property Address: 2334 N Nottingham Street, Arlington, VA 22205

**RECORDING REQUESTED BY,
AND WHEN RECORDED RETURN TO:**

Real Estate Bureau Chief
2100 Clarendon Boulevard, 8th Floor
Suite 800
Arlington, Virginia 22201

RPC No. 11001030

Exempt from Recordation Tax per
Va. Code § 58.1-811.A.3.

DEED OF DEDICATION

THIS **DEED OF DEDICATION** (this "Deed") is made and entered into this 17th day of March, 2012 by and among **GLORIA SANCHEZ**, a married woman, Grantor (hereinafter the "Owner"), **MICHAEL E. MILCHAK, Trustee**, a Virginia resident, Grantor (hereinafter the "Trustee"), and **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.**, a Delaware corporation, ("Beneficiary"); and **THE COUNTY BOARD OF ARLINGTON COUNTY, VIRGINIA**, a body corporate and politic, Grantee (the "County").

****WITNESSETH****

WHEREAS, the Owner is the sole owner of certain parcel or tract of real property known as Part Lot 4-A, Section 1, F.D. Paxton's Subdivision, situate and located in Arlington County, Virginia, by virtue of that certain deed recorded in Deed Book 3130, at Page 1525 (the "Property"), among the land records of Arlington County, Virginia, (the "Land Records"); and

WHEREAS, by deed of trust recorded in Deed Book 4104, at Page 2225, among the Land Records, the Property was conveyed in trust to Trustee, to secure an indebtedness to Beneficiary, and the Trustee and Beneficiary join herein for the sole purpose of releasing the portion of the Property dedicated for public purposes from the lien of the Deed of Trust; and

WHEREAS, it is the desire and intent of the Owner, with consent and approval of the Beneficiary and Trustee, to dedicate, in fee simple, a certain portion of the Property for public purposes, as such portion is hereinafter set forth and shown on a plat attached hereto and made a part hereof, entitled "Plat Showing Area Acquired For Public Street and Utilities Purposes And Easement For Public Sidewalk, Utilities and Drainage Purposes On Part Lot 4-A, Section 1, F.D. Paxton's Subdivision, D.B. 193, PG. 230, D.B. 414, PG. 210, Arlington County, Virginia" prepared by Robert L. Franca, County Surveyor, and dated October 28, 2011 (the "Plat"), which Plat was approved by the Arlington County Subdivision and Bonds Administrator on October 28, 2011.

DEDICATION FOR PUBLIC PURPOSES AND LENDER CONSENT

FURTHER WITNESSETH, that in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Owner, with the consent and approval of the Beneficiary and Trustee, as evidenced by their signatures affixed hereto, does hereby dedicate, grant and convey unto the County, its successors and assigns, in fee simple, free and clear of all liens, encumbrances and improvements, that portion of the Property designated as "AREA ACQUIRED FOR PUBLIC STREET AND UTILITIES PURPOSES AREA = 18 S.F.", as more particularly shown and described on the Plat.

COVENANTS REAL

THE OWNER, with consent and approval of the Beneficiary and Trustee, declares that the agreements and covenants stated in this Deed are not covenants personal to the Owner, but are covenants real, running with the land. This Deed shall be governed by and construed in accordance with the laws of the Commonwealth of Virginia.

FREE CONSENT

THIS DEED is made with the free consent and in accordance with the desire of the undersigned Owner of the above-described property, and with Beneficiary and Trustee executing solely in their consent capacity, and is in accordance with the applicable statutes of Virginia and the ordinances in force in Arlington County, and is approved by the proper authorities as is evidenced by their endorsements on said Plat attached hereto.

The provisions of this Deed shall be applicable to the Owner and its successors and assigns.

THIS DEED shall be construed, interpreted and applied according to the law of the Commonwealth of Virginia.

The Recitals are incorporated into this Deed.

WITNESS the following signature and seals:

[Signatures appear on the following pages]

GRANTOR:

GLORIA SANCHEZ, a married woman:

Gloria Sanchez
Gloria Sanchez

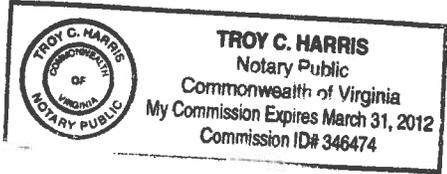
COMMONWEALTH OF VIRGINIA:

COUNTY OF Arlington : to wit

The foregoing instrument was acknowledged before me this 29th day of Dec., 2011, by **Gloria Sanchez**, Grantor.

Troy Harris
Notary Public

Notary Registration No.: 346474
My Commission Expires: March 31, 2012



BENEFICIARY CONSENT AND PARTIAL RELEASE

The Beneficiary hereby joins in this Deed for the sole purpose of evidencing its written consent to the conveyance described herein, as required by Uniform Covenant 18 of the Deed of Trust dated August 24, 2006, and recorded in Deed Book 4014 at Page 2225, among the land records of Arlington County, Virginia.

By its written consent to this conveyance, Beneficiary hereby consents to and authorizes the Trustee to release the property conveyed by this Deed from the provisions of the Deed of Trust. The Deed of Trust shall remain in full force and effect with regard to the remaining property.

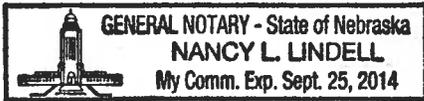
BENEFICIARY:

**MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.**, a Delaware corporation.

By: *Cassandra Leet*
Name: *Cassandra Leet*
Title: *Vice President*

STATE OF *Nebraska* :
COUNTY OF *Santa Bluff* : to wit

The foregoing instrument was acknowledged before me this *7* day of *March*, 2012, by _____, the _____ of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.**, a Delaware corporation.

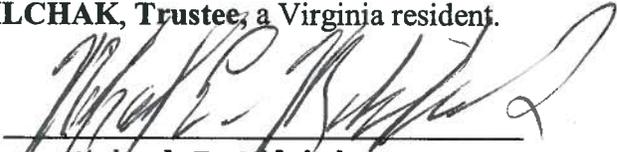


Nancy Lindell
Notary Public

Notary Registration No.: _____
My Commission Expires: *9-25-2014*

GRANTOR:

MICHAEL E. MILCHAK, Trustee, a Virginia resident.

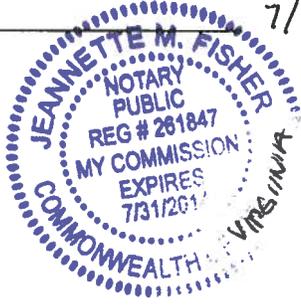
By: 
Name: Michael E. Milchak
Title: Trustee

COMMONWEALTH OF VIRGINIA:
COUNTY OF FAIRFAX : to wit

The foregoing instrument was acknowledged before me this 10th day of April,
2012, by XXXXXXXXXXXXXXXXXXXXXXXXXXXX, the XXXXXXXXXXXXXXXXXXXXXXXXXXXX of
MICHAEL E. MILCHAK, Trustee, a Virginia resident.


Notary Public

Notary Registration No.: 26 1847
My Commission Expires: 7/31/2014



THE COUNTY BOARD OF ARLINGTON COUNTY, VIRGINIA

The Dedication for Public Street and Utilities Purposes herein conveyed is accepted this _____ day of _____, 2012, on behalf of The County Board of Arlington County, Virginia, pursuant to action of the said Board on _____, 2012.

By: _____

Name: _____

Title: Real Estate Bureau Chief, Department of Environmental Services

COMMONWEALTH OF VIRGINIA:
COUNTY OF ARLINGTON : to wit

The foregoing instrument was acknowledged before me this _____ day of _____, 2012, by _____, _____, on behalf of The County Board of Arlington County, Virginia.

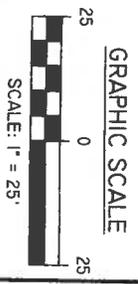
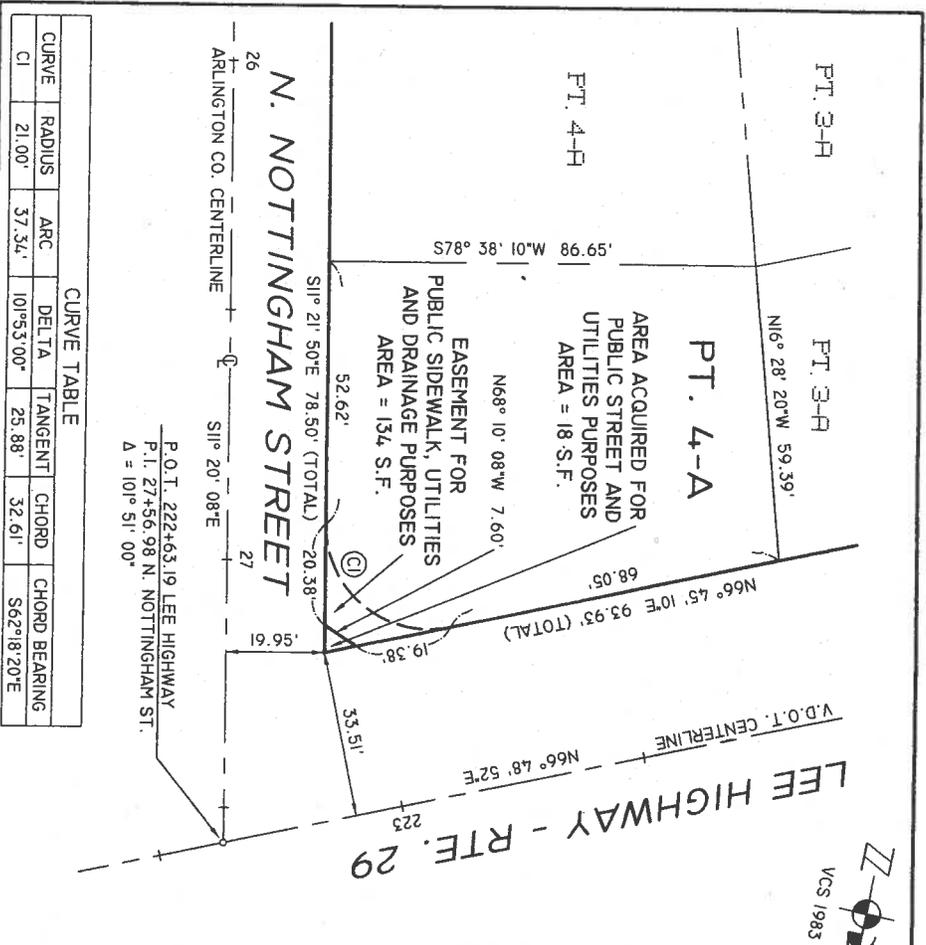
Notary Public

Notary Registration No.: _____

My Commission Expires: _____

Approved as to form:

County Attorney



RPC 1001030
OWNER: GLORIA SANCHEZ
D.B. 3130, PG. 1525
ADDRESS: 2334 N. NOTTINGHAM STREET

ARLINGTON, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES
ENGINEERING BUREAU - SURVEY SECTION

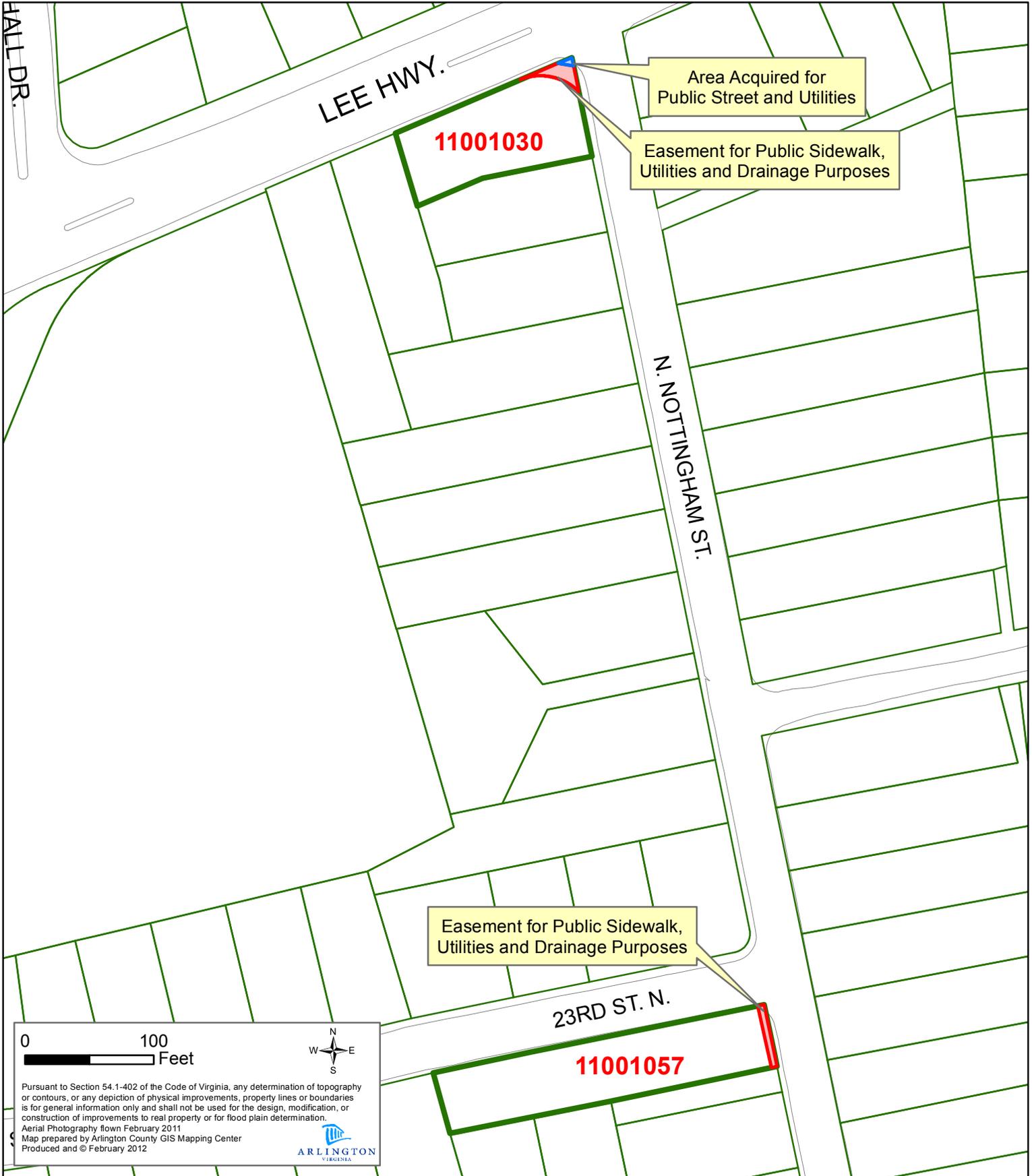
PLAT SHOWING
AREA ACQUIRED FOR PUBLIC STREET
AND UTILITIES PURPOSES AND
EASEMENT FOR PUBLIC SIDEWALK, UTILITIES
AND DRAINAGE PURPOSES ON
PART LOT 4-A
SECTION 1

F. D. PAXTON'S
SUBDIVISION
ARLINGTON COUNTY, VIRGINIA
D.B. 193, PG. 230
D.B. 414, PG. 210

SCALE: 1" = 25'
DRAWN BY: RLF
CHECKED BY: JMB
CADD FILE: PLAT51MAP4\1101RPC1001030.DWG
APPROVED: 10-28-11
COUNTY SURVEYOR
SUBDIVISION & BONDS ADMINISTRATOR

Vicinity Map

2334 N. Nottingham St. & 2244 N. Nottingham St,
RPC # 11001030 & 11001057



Area Acquired for
Public Street and Utilities

Easement for Public Sidewalk,
Utilities and Drainage Purposes

Easement for Public Sidewalk,
Utilities and Drainage Purposes

0 100
Feet



Pursuant to Section 54.1-402 of the Code of Virginia, any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination.

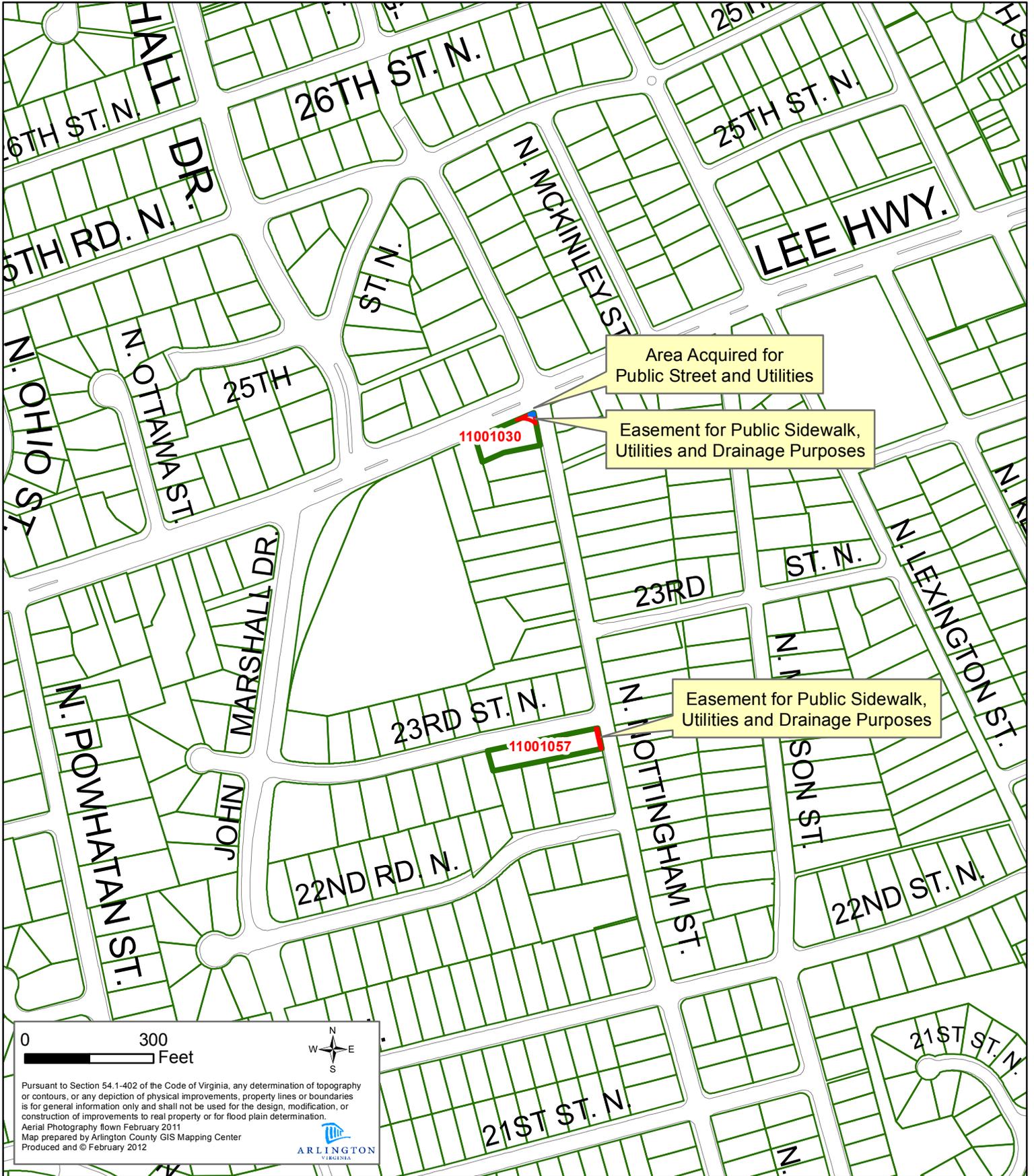
Aerial Photography flown February 2011
Map prepared by Arlington County GIS Mapping Center
Produced and © February 2012



Vicinity Map

Exhibit 5

2334 N. Nottingham St. & 2244 N. Nottingham St,
RPC # 11001030 & 11001057

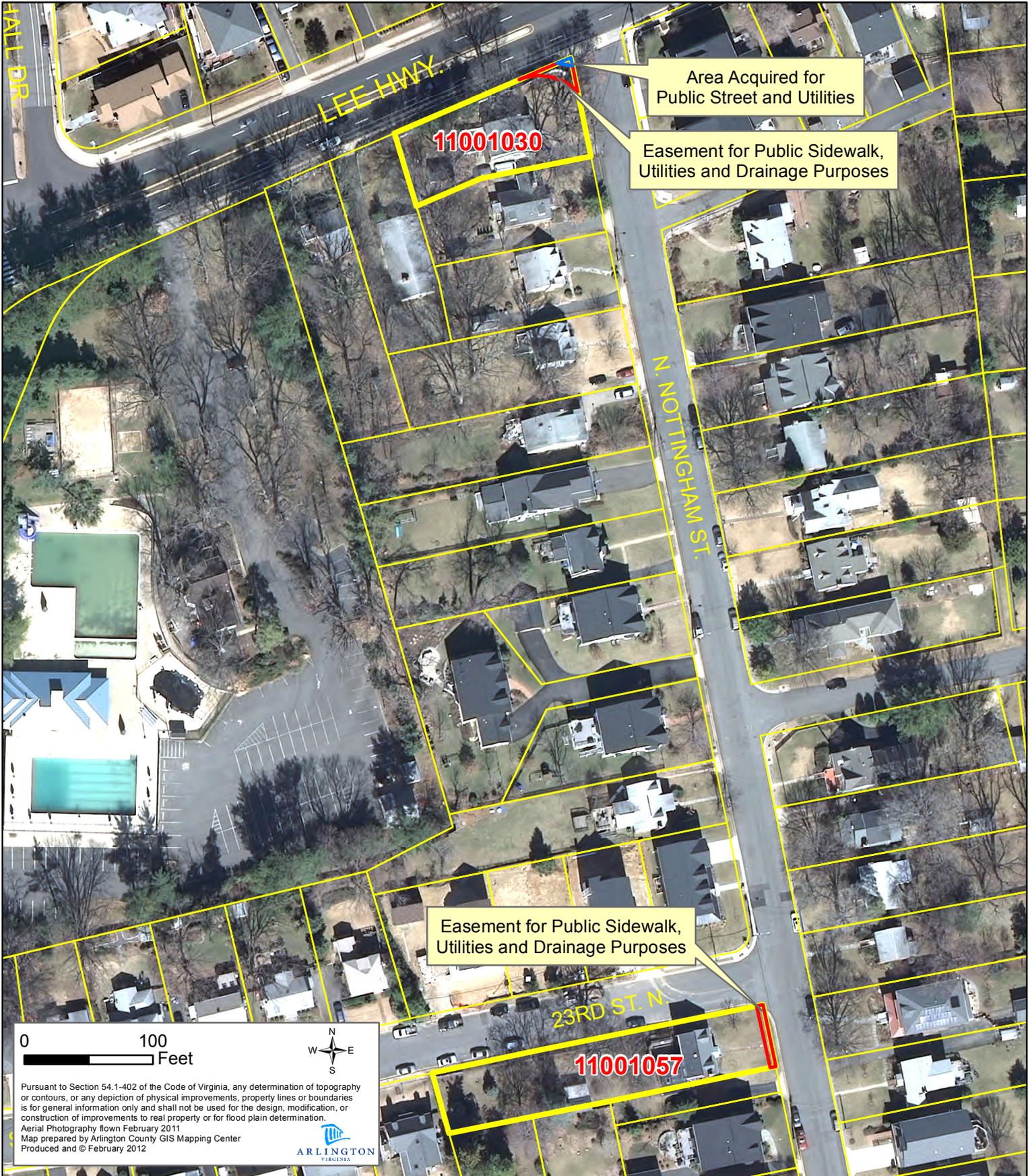


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Vicinity Map

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ARLINGTON VIRGINIA