

THIS RECIPROCAL AGREEMENT, Made this 10th day of November, 1993 between FIRST COURT ROAD, INC., a Virginia corporation, GRANTOR, CHURCH POINT HOMEOWNERS ASSOCIATION, by Fred Summs III, and CHURCH POINT COMMONS ASSOCIATES, a Virginia General Partnership, GRANTEEES, whose address is: 2232 Virginia Beach Boulevard, Suite 112, Virginia Beach, Virginia 23454:

WITNESSETH:

PEDESTRIAN EASEMENT

THIS VARIABLE WIDTH, +/- 4 foot, pedestrian easement access to Church Point Commons, dated this 10th day of November, 1993, HEREBY dedicated to CHURCH POINT HOMEOWNERS ASSOCIATION, by Fred Summs, III, and CHURCH POINT COMMONS ASSOCIATES, a Virginia General Partnership, Grantees and FIRST COURT ROAD, INC., a Virginia corporation, by Jahn W. Summs, Grantor, Owners of Lot 1A as shown on the plat entitled, "Resubdivision of Property Church Point, Bayside Borough, Virginia Beach, Virginia", dated June 17, 1992, which plat is duly recorded in the Clerk's Office of the Circuit Court of the City of Virginia Beach, in Map Book 222, at page 55.

The variable pedestrian easement is shown as the hatched area on attached exhibit A. This is to the benefit of all the property owners of CHURCH POINT.

WITNESS THE FOLLOWING SIGNATURES AND SEAL

CHURCH POINT HOMEOWNERS ASSOCIATION

BY: Signed  
FRED SUMMS, III

CHURCH POINT COMMONS ASSOCIATES

BY: Signed  
JAHN W. SUMMS

FIRST COURT ROAD, INC.

BY: Signed  
JAHN W. SUMMS

STATE OF VIRGINIA  
CITY OF VIRGINIA BEACH, to-wit:

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of November, 1993 by Fred Summs III.

Signed  
Notary Public

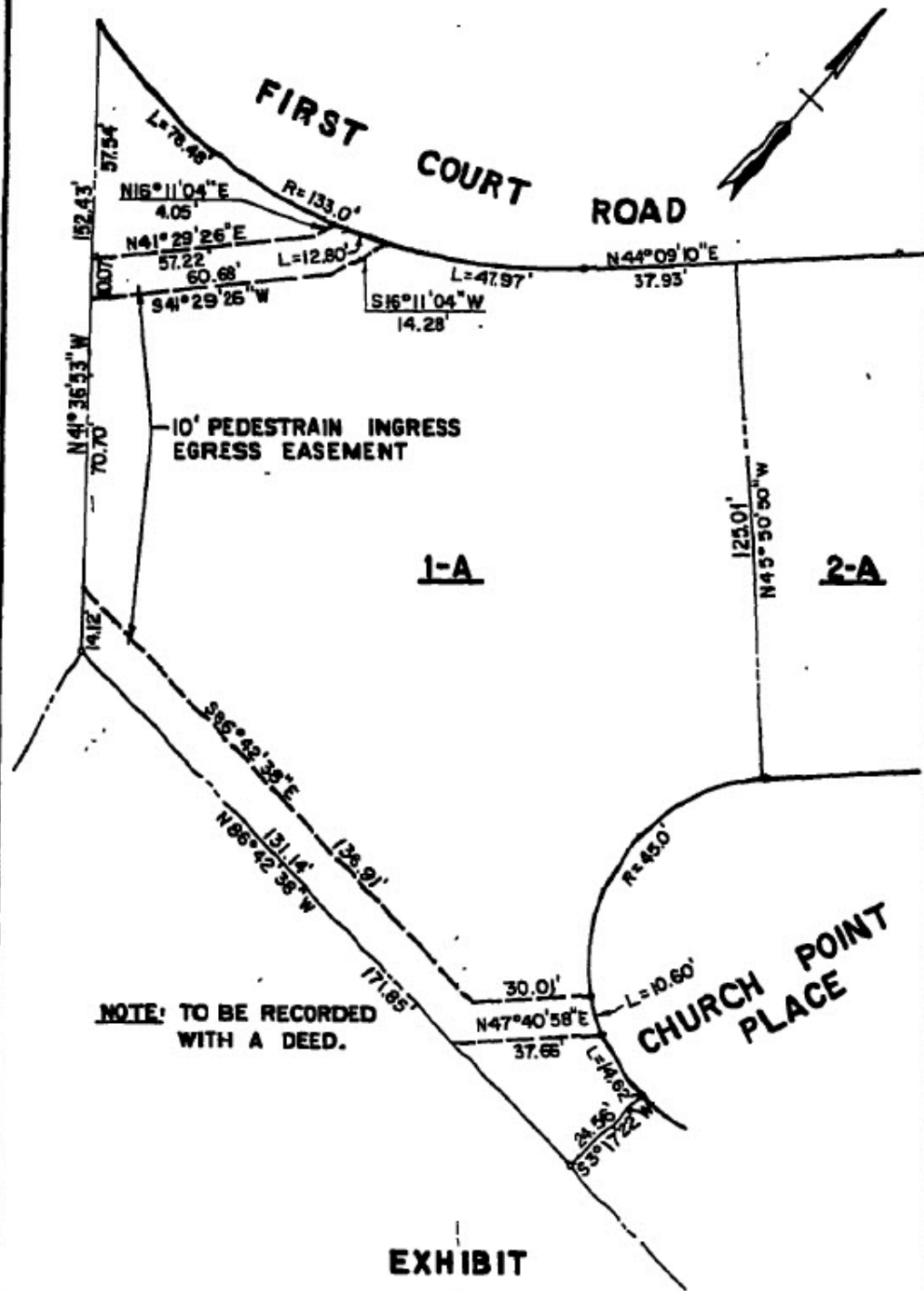
My Commission Expires:

STATE OF VIRGINIA  
CITY OF VIRGINIA BEACH, to-wit:

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of November, 1993 by Jahn W. Summs.

Signed  
Notary Public

My Commission Expires:



**NOTE: TO BE RECORDED WITH A DEED.**

**EXHIBIT**  
 OF  
**LOT 1A, CHURCH POINT**  
 (M.B. 222, R.55)

SCALE: 1" = 30'

AUGUST 23, 1993

**KELLAM - GERWITZ**  
 ENGINEERING - SURVEYING - PLANNING  
 VIRGINIA BEACH, VIRGINIA

THIS AGREEMENT MADE this 12th day of July, 1994, between FIRST COURT ROAD, INC., a Virginia corporation, its assigns and successors, Grantor and ELEANOR D. HOLLADAY, her assigns and successors, Grantee, Owner of Lot 1A as shown on the plat entitled, "RESUBDIVISION OF LOTS 1 THRU 6 CHURCH POINT, BAYSIDE BOROUGH, VIRGINIA BEACH," dated July 17, 1992 which plat is duly recorded in the Clerk's Office of the Circuit Court of the City of Virginia Beach, Virginia in Map Book 222, at pages 54 and 55.

NOTWITHSTANDING Item 11 of the Declaration of Restrictions and Covenants recorded in the Clerk's Office of the Circuit Court of the City of Virginia Beach, Virginia, in Deed Book 2906 at Page 0385, CHURCH POINT HOMEOWNERS ASSOCIATION agrees to maintain a portion of Lot 1A as shown as the hatched area on attached Exhibit A. This is because the maintenance inures to the benefit of all the property owners of CHURCH POINT by enhancing the visual attractiveness of the BMP area at the end of Church Point Place.

FIRST COURT ROAD, INC.

Signed

BY:

Charles F. Burroughs, Jr.

Signed

Eleanor D. Holladay

STATE OF VIRGINIA  
CITY OF VIRGINIA BEACH, to-wit:

The foregoing instrument was acknowledged before me this 13th day of July, 1994, by Charles F. Burroughs, Jr., Vice President of First Court Road, Inc. on behalf

Signed

Notary Public

My Commission Expires: 12-31-96

STATE OF VIRGINIA  
CITY OF \_\_\_\_\_ to-wit:

Signed

The foregoing instrument was acknowledged before me this 22 day of July, 1994, by Eleanor D.

Signed

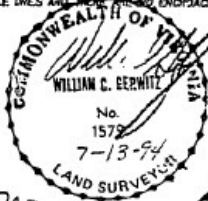
Notary Public

My Commission Expires: 6/30/95

BK 34 17 PG 1535

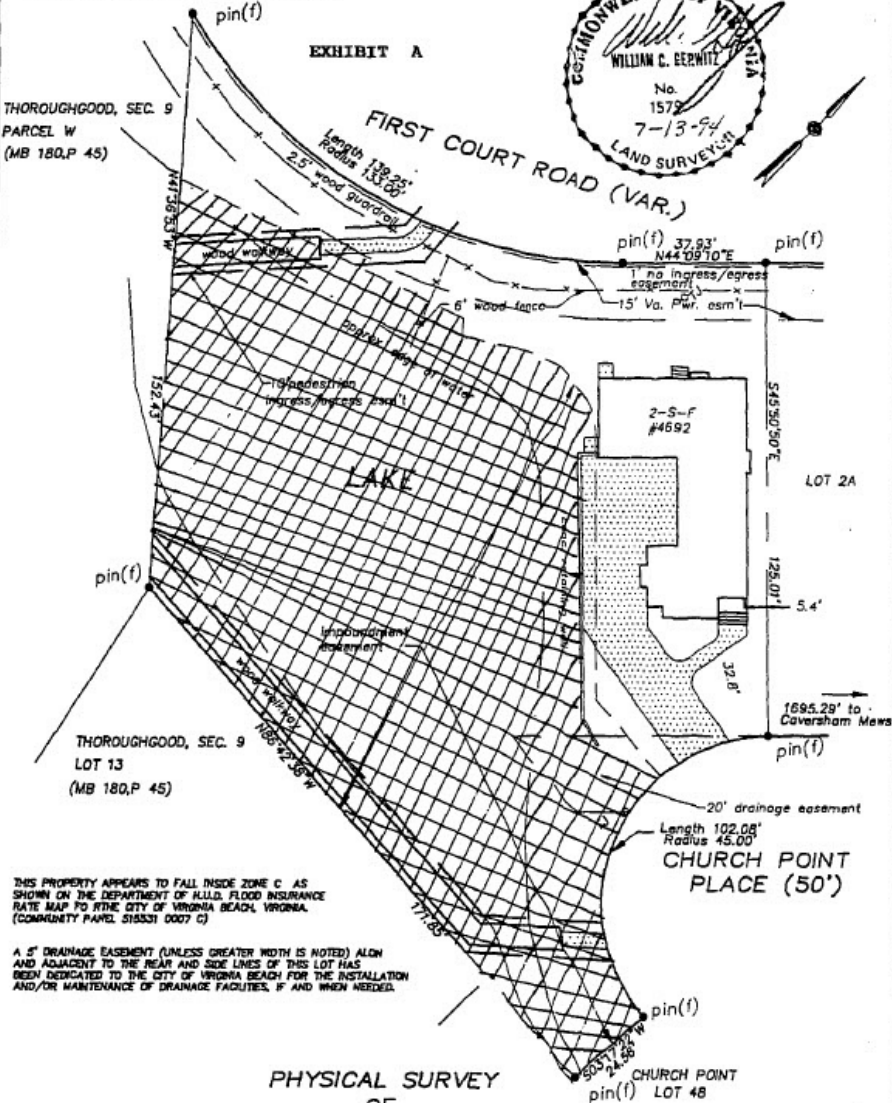
THIS IS TO CERTIFY THAT ON JULY 12, 1994, I SURVEYED THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE TITLE LINES AND THE WALLS OF THE BUILDINGS ARE AS SHOWN ON THIS PLAT. THE BUILDINGS STAND STRICTLY WITHIN THE TITLE LINES AND WITHIN THE ENCROACHMENTS OF OTHER BUILDINGS ON THE PROPERTY EXCEPT AS SHOWN.

EXHIBIT A



THOROUGHGOOD, SEC. 9  
PARCEL W  
(MB 180,P 45)

FIRST COURT ROAD (VAR.)



THIS PROPERTY APPEARS TO FALL INSIDE ZONE C AS SHOWN ON THE DEPARTMENT OF HULLS FLOOD INSURANCE RATE MAP FOR THE CITY OF VIRGINIA BEACH, VIRGINIA. (COMMUNITY PANEL 518531 0007 C)

A 5' DRAINAGE EASEMENT (UNLESS GREATER WIDTH IS NOTED) ALONG AND ADJACENT TO THE REAR AND SIDE LINES OF THIS LOT HAS BEEN DEDICATED TO THE CITY OF VIRGINIA BEACH FOR THE INSTALLATION AND/OR MAINTENANCE OF DRAINAGE FACILITIES, IF AND WHEN NEEDED.

PHYSICAL SURVEY  
OF  
LOT 1A

RESUBDIVISION OF LOTS THRU 6, CHURCH POINT  
FOR

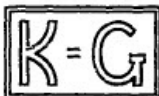
ELEANOR D. HOLLADAY

BAYSIDE BOROUGH

VIRGINIA BEACH, VIRGINIA

SCALE 1" = 30'

JULY 13, 1994



**KELLAM-GERWITZ**  
**ENGINEERING INC.**  
ENGINEERING-SURVEYING-PLANNING  
2508 VIRGINIA BEACH BLVD.  
SUITE 106  
VIRGINIA BEACH, VIRGINIA 23464  
(804) 688-8888

RECORDED WITH  
CERTIFICATE ANNEXED  
94 JUL 27 PM 1:54

558.1-802 TAXES PAID \$  
VIRGINIA

TESTE:

CLERK, CIRCUIT COURT

SHEET 1 OF 1