

217
598

LYON PARK ~~1925~~

LYON AND FITCH INC.
TO
B AND S

Deed made - March 3,
1925

HARRY R. THOMAS ET ALS, Trustees

\$5.00 - B and S

JAMES DORSEY) Trustees
LOUIS A. CARL)

Recorded - April 7,
1925

Description:

Begin at a point in the West line of Spruce Street, 150 feet South of the intersection of the West line of Spruce Street with the South line of Cathcart Avenue - thence South $62^{\circ}36'W$ 80 feet; thence South $27^{\circ}40'E$ parallelling the West line of Spruce Street and 80 feet distant therefrom to a point in the North line of Park Avenue; thence following the North line of Park Avenue in a southeasterly direction to an intersection with the West line of Spruce Street; thence following the West line of Spruce Street North $27^{\circ}24'W$ to point of beginning, containing 20,000 square feet, more or less.

Specification 1 to 4 construed as covenants running with the land for a period of 30 years.

To have and to hold said property for the use and benefit of said Lyon Park Community Center.

If at any time said property should be abandoned or cease to be used for this purpose, the said property is to revert to whomsoever the park adjoining this property shall at that time be owned or controlled and be and become a part of said park.

No exterior bounds. Spruce Street is Fillmore on recorded plat to Dorsey or his successors and assigns.

No Internal Revenue Return (as of 1943 year book) shows any of the property assessed by Arlington County within these bounds.

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LYON PARK

LYON AND FITCH INC.

TO

B AND S

Deed made April 19, 1930

JAMES W. DORSEY et als, Trustees

Consideration \$5.00

LOUIS C. CARL)-

) Trustees

H. R. Thomas)

Description:

All of that block of property bounded on the north by Pershing Drive on the east by Spruce Street, on the South by Park Avenue and on the west by Satterner Avenue.

Less and except the land heretofore conveyed by deed dated March 3, 1925 to Harry R. Thomas, James W. Dorsey, and Louis C. Carl, trustees for the Lyon Park Community Center recorded in 217/598 of the land records of Arlington County, Virginia, said land being a part of this block.

In paragraph 3, recites - This said parcel of land shall be used by said Community Center or its assigns only as a community park, and no building shall be erected thereon by it except such as shall be incidental to its use as such a park, and as a recreational center.

Note: Copyist insert:

The beneficiaries include practically all of the surrounding terrain.

During the period that title to this property is held by the trustees of the Lyon Park community Center-said Community Center shall maintain and administer said parcel of land as a Community Park under such rules and regulations pertaining to its use as shall be applicable alike to all persons herein named as beneficiaries of this deed - and the expense of such call and maintenance shall be born by the aforesaid lot owners and members of the Lyon Park Community Center.

Whenever the owners of the majority of the lots in Lyon Park shall deem it to the best interest of the Community, they may, by a properly executed instrument signed and acknowledged by them, cause the title to the aforesaid parcel of land to be rested in the County of Arlington, or its successors, or any other public body, legally authorized to accept title to and maintain public parks in the County of Arlington, or its successors, and in determining such majority the owner of each lot, regardless of size, shall be counted as one, except that in the case of lots having a frontage of less than 40 feet, two lots shall be counted as one.

Whenever the said owners of the majority of such lots shall have executed such instrument, it shall then be mandatory upon the trustees to execute a good and sufficient deed therefore.

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In the event that said Lyon Park Community Center, or the trustees, of their successors, as holders of said parcel of land, should cease to function, and no disposition of said park property has been made by a properly executed instrument, then, in that event the title of said park property shall vest in the County of Arlington, or its successor, as a local division of government, to be held by it and used as a part for the general public under the laws applicable to public parks, either of the State or the Ordinances of the County, or its successors.

Provided that, in the event there is no public authority rested with power to take title and operate the property as a park, or, if it is unwilling to do so, then the title of said property shall again vest in Lyon and Fitch Incorporated, or its successors, and all the rights of the lot owners thereto shall be deemed to have been forfeited and voided.

(Signed) Lyon and Fitch, Inc.
By: Frank Lyon, President

Recorded in Arlington County
September 16, 1930

W. H. Duncan, Clerk
Circuit Court
of Arlington, County, Virginia

Copyist: Byron F. Henry
Planning Department
Engineering Division
Date: September 5, 1944