

WHEREAS, the City of Alexandria, Virginia, desires to acquire land located within the City of Alexandria, for the purpose of quieting title to certain land that is presently utilized for the right-of-way of Commonwealth Avenue and is partly occupied by a portion of the premises of Seymour and Frances Fromm. A portion of the land to be so acquired is intended to be deeded to said Seymour and Frances Fromm in exchange for their deed of certain lands to the City of Alexandria for storm sewer and park purposes, and the City Council is of the opinion that a public necessity exists for the acquisition of this land within the City of Alexandria hereinafter more particularly described; and

WHEREAS, the land records of the City of Alexandria indicate the owner of the property to be SUCCESSOR TO WASHINGTON SUBURBAN HOMES COMPANY, INCORPORATED, a defunct Virginia corporation; and

WHEREAS, the City has made a bona fide effort to purchase the remaining interest, if any, in the property from the record owners thereof, but its efforts have been ineffectual because of the inability to indentify and locate the owners of record.

WHEREAS, the City is empowered by Chapter 13 of the City Charter and by general laws of the Commonwealth of Virginia, the City Attorney, or such other attorney as may be retained by the City, is hereby authorized and directed pursuant to Section 3.02 et. seq. of the City Charter to institute an appropriate condemnation proceeding in the Circuit Court for the City of Alexandria, and to take such action as may be necessary to conduct the proceeding to a satisfactory conclusion in order to quiet title regarding the right-of-way of Commonwealth Avenue and for storm sewer and park related purposes:

DESCRIPTION OF THE LAND REQUIRED FOR QUIETING
TITLE REGARDING THE RIGHT-OF-WAY OF COMMONWEALTH
AVENUE AND FOR STORM SEWER AND PARK RELATED
PURPOSES BY THE CITY OF ALEXANDRIA, VIRGINIA
FROM THE SUCCESSORS TO WASHINGTON SUBURBAN
HOMES COMPANY, INCORPORATED

Beginning at an iron pipe located at the northwest corner of Lot One, Block Twenty, Section Four, Rosemont Subdivision, thence with the north side of Lot One and then with the land of the City of Alexandria.

1. S 89°02' 30" E, 125.06 feet to the west side of Marstellar Street; thence with the west side of Marstellar Street.
2. N 0° 57' 30" E, 1.00 feet to the land of the City of Alexandria; thence with the land of the City.
3. N 89° 02' 30" W, 159.57 feet to the east side of Commonwealth Avenue; thence with the east side of the Avenue.
4. S 8° 06' 30" E, 1.01 feet to the land of The Washington Suburban Homes Co., Inc.; thence with Suburban Homes.
5. S 89° 02' 30" E, 34.43 feet to the point of beginning and the parcel containing an area of 160 sq. ft. of land, subject, however, to existing easements for public utilities.

Beginning at a drill hole located on the north side of Walnut Street at the southwest corner of Lot One, Block Twenty, Section Four, Rosemont Subdivision, thence with the north side of Walnut Street.

1. N 89° 02' 30" W, 34.43 feet to the east side of Commonwealth Avenue; thence with the east side of the Avenue.
2. N 8° 06' 30" W, 101.27 feet to the south side of a 1.00 foot wide strip of land belonging to The Washington Suburban Homes Co., Inc.; thence departing from Commonwealth Avenue and running with the south side of said strip.

3. S 89° 02' 30" E, 34.43 feet to an iron pipe at the northwest corner of the aforementioned Lot One; thence with the west side of Lot One.
4. S 89° 06' 30" E, 101.27 feet to the point of beginning and the parcel containing an area of 3487 sq. ft. of land, subject, however, to existing easements for public utilities.

That based upon an appraisal of the land, the sum of ONE HUNDRED DOLLARS, (\$100.00) is considered to be just compensation for the interest in the land to be acquired, together with improvements and appurtenances thereon, for the purpose of quieting title to certain land that is presently utilized for the right-of-way of Commonwealth Avenue and for storm sewer and park related purposes; and said sum shall be deposited in a bank within the City of Alexandria, Virginia, for this purpose, to the credit of the Court upon the institution of the condemnation proceeding.

Adopted July 29, 1975

Beverly Snedeker, Deputy City Clerk
and Clerk of Council