

ORDINANCE NO. 2056

AN ORDINANCE approving, authorizing and directing the sale of certain property owned by and located in the City of Alexandria, Virginia, in the vicinity of Route 7 (King Street) and the proposed extension of Dawes Avenue near the Alexandria Campus of the Northern Virginia Community College.

WHEREAS, the City owns and desires to sell certain property identified as Parcel No. 3867-01-01-2 on City Assessment Map No. 27; which property is subject to an option agreement dated February 28, 1974, as modified, by subsequent amendments dated June 17, 1975 and July 23, 1975, between the City and Northern Virginia Community College; and

WHEREAS, Jack Coopersmith has expressed an interest in the property and is willing to purchase it for the sum of \$43,800.00 cash; and

WHEREAS, Northern Virginia Community College consents to a sale of a portion (identified as Parcel 3852-02 on City Assessment Map No. 27) of said land to Jack Coopersmith pursuant to the following terms and conditions:

1. (a) That Jack Coopersmith, his heirs, successors and assigns, will erect and maintain a barrier of trees along the entire length of the boundary between the following parcels of land, all of which are shown on City Assessment Map No. 27: Parcel 3852-02 and the remainder of Parcel 3867-01-01-2, to wit: Parcels 3852-01, 3852-03 and 3852-04, in such manner as to screen all of Parcel 3852-02 from view of these parcels.

(b) That Jack Coopersmith, his heirs, successors and assigns, agree to maintain intact seven oak trees standing on the northeast corner of Parcel 3852-02.

(c) That Jack Coopersmith, his heirs, successors and assigns, agree not to construct or otherwise create any access from Parcel 3852-02 to the proposed extension of Dawes Avenue to Route 7.

2. That the City agrees to dedicate as a public street Parcel 3852-04, consisting of 0.7546 acres, and at its expense, within one year of the date of settlement for the sale of Parcel 3852-02 pursuant to this ordinance, to erect thereon and maintain a public street, curbs and gutters on both sides of the street the length of the Parcel 3852-02 and a sidewalk on one side of the street the length of said Parcel; and

WHEREAS, the proposed sale has been considered by the Planning Commission of the City at one of its regular meetings; and

WHEREAS, the City Council of the City of Alexandria, Virginia, is of the opinion that it no longer needs said land and it is in the best interest of the City to sell said land; therefore

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That the sale of the hereinbelow described property identified as Parcel No. 3852-02 on City Assessment Map No. 27 be and the same hereby is approved:

Beginning at a point in the common boundary of the City of Alexandria and the County of Fairfax, Virginia, said point lying South 67° 46' 46" West, along said boundary 42.00 feet from monument in the existing southerly right-of-way line of State Route No. 7 (80 feet wide) and 7.00 feet from the proposed southerly line of said Route No. 7; thence running through the land of the City of Alexandria,

the following courses and distances: South 66° 38' 35" East, 28.73 feet to a point of curvature, with the arc of a curve to the right whose radius is 25.00 feet and whose chord bearing and chord are South 14° 30' 57" West and 30.25 feet, respectively, an arc distance of 32.48 feet to a point of tangency, South 51° 44' 12" West, 52.18 feet to a point of curvature, with the arc of a curve to the right whose radius is 124.42 feet and whose chord bearing and chord are South 72° 28' 53" West and 88.14 feet, respectively, an arc distance of 90.10 feet to a point of reverse curvature, with the arc of a curve to the left whose radius is 401.46 feet and whose chord bearing and chord are North 87° 32' 49" West and 10.81 feet, respectively, an arc distance of 10.81 feet and North 12° 48' 12" West, 48.08 feet to a point in the aforementioned Alexandria - Fairfax County boundary; said point also marking the southeast corner of the land of Jack Coopersmith; thence with said boundary North 67° 46' 46" East, 137.93 feet to the point of beginning. Containing 8,754 square feet or 0.2010 acre.

Section 2. That the city manager be and hereby is authorized and directed to sign a deed, and any other appropriate documents, on behalf of the City of Alexandria, conveying the above-described land upon receipt of the purchase price of \$43,800.00 cash, in addition to all costs of conveying, examination of title, preparation of deeds, stamps, notary fees, settlement charges, etc., which are to be at cost of purchaser.

Section 3. That the City Clerk be and hereby is authorized and directed to attest the execution of said deed and any other appropriate documents and affix thereon the official seal of the City of Alexandria, Virginia.

Section 4. That the city manager be and hereby is authorized and directed to do all other things necessary or desirable to consummate the sale. Settlement is to be made within sixty days of the effective date of this ordinance.

Section 5. That the authority granted to the city manager and city clerk under the provisions of this ordinance is contingent upon the granting to Amerada Hess Corporation a special use permit to utilize the property to be conveyed as a gasoline dispensing station subject to the terms and conditions contained in said permit and is further contingent upon the following terms and conditions:

1. (a) That Jack Coopersmith, his heirs, successors and assigns, will erect and maintain a barrier of trees along the entire length of the boundary between the following parcels of land all of which are shown on City Assessment Map No. 27: Parcel 3852-02 and the remainder of Parcel 3867-01-01-2, to wit: Parcels 3852-01, 3852-03 and 3852-04, in such manner as to screen all of Parcel 3852-02 from view of these parcels.

(b) That Jack Coopersmith, his heirs, successors and assigns, agree to maintain intact seven oak trees standing on the northeast corner of Parcel 3852-02.

(c) That Jack Coopersmith, his heirs, successors and assigns, agree not to construct or otherwise create any access from Parcel 3852-02 to the proposed extension of Dawes Avenue to Route 7.

2. That the City agrees to dedicate as a public street Parcel 3852-04, consisting of 0.7546 acres, and at its expense, within one year of the date of settlement for the sale of Parcel 3852-02 pursuant to this ordinance, to erect thereon and maintain a public street, curbs and gutters on both sides of the street the length of the Parcel 3852-02 and a sidewalk on one side of the street the length of said Parcel.

Section 6. That the title of and an informal memorandum explaining this ordinance shall be published in a newspaper of general circulation published in the city not later than five days following its introduction together with a notice containing the time and place for a public hearing. The city clerk shall have the full text of this ordinance printed in sufficient numbers to supply copies to meet request. The city clerk shall note the date of introduction and first reading, the date of publication, the date of the public hearing, and the date of the second reading and final passage in the minutes of the meeting. This ordinance shall become effective the date of its final passage.

CHARLES E. BEATLEY, JR.
Mayor

Final Passage: September 23 1975