

ORDINANCE NO. 2059

AN ORDINANCE to vacate a portion of a public street known as Stevenson Avenue, certain emergency vehicle access easements, a public utilities easement, certain storm and sanitary sewer easements, all of said easements being located on property South of Stevenson Avenue, North of Edsall Road, and on the West Side of Yoakum Parkway in the City of Alexandria, Virginia.

WHEREAS, the said vacations have been approved by the planning commission at one of its regular meetings; and

WHEREAS, the procedures required by law, including the posting of notice to the land proprietors affected, have been followed; and

WHEREAS, viewers were duly appointed by the Council of the City of Alexandria, Virginia, and have made their report; and

WHEREAS, West Alexandria Properties, Inc., the owner of the property, proposes to dedicate, for emergency vehicle access, sanitary and storm sewer purposes, easements to replace those easements which are vacated by this ordinance; and

WHEREAS, in consideration of the report of said viewers recommending the said vacations, and of other evidence relative thereto, it is the opinion of the Council of the City of Alexandria, Virginia, that the portion of a public street known as Stevenson Avenue, certain emergency vehicle access easements, a public utilities easement, certain storm and sanitary sewer easements hereinabove mentioned and hereinafter described are not needed for public use and that it is in the public interest to vacate them; therefore

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That the hereinafter described portion of Stevenson Avenue, a public street, in the City of Alexandria, Virginia, be and the same hereby is vacated and abandoned:

Beginning at a point in the common boundary of the lands of First Virginia Mortgage Real Estate and Investment Trust and West Alexandria Properties, Inc., said point lying south  $77^{\circ} 04' 50''$  West, 279.33 feet from the westerly right-of-way line of Yoakum Parkway (80 feet wide); thence running with said common boundary North  $77^{\circ} 04' 50''$  East, 50.81 feet to a point of curvature; thence running through said land of West Alexandria Properties, Inc., with the arc of a curve to the left whose radius is 150 feet and whose chord bearing and chord are South  $29^{\circ} 14' 01''$  East and 23.57 feet, respectively, an arc distance of 23.59 feet to a point of tangency and South  $56^{\circ} 15' 39''$  West, 50.00 feet to a point of curvature in the aforementioned common boundary; thence with said line with the arc of a curve to the right whose radius is 200.00 feet and whose chord bearing and chord are North  $27^{\circ} 44' 37''$  West and 41.78 feet, respectively, an arc distance of 41.86 feet to the point of beginning.

Section 2. That the hereinafter described portion of a twenty-two (22) foot wide emergency vehicle access easement on Parcel 3554-01-01, as shown on City Assessment Map No. 53, in the City of Alexandria, Virginia, be and the same hereby is vacated and abandoned:

Beginning at a point in the land of West Alexandria Properties, Inc. said point lying the following courses and distances from the point in the westerly right-of-way line of Yoakum Parkway (80 feet wide) which is also a common corner of said land of West Alexandria Properties, Inc. and the land of First Virginia Mortgage and Real Estate Investment Trust; South  $13^{\circ} 41' 54''$  East, 343.15 feet, with the arc of a curve to the right whose radius is 1009.75 feet and whose chord bearing and chord are South  $09^{\circ} 54' 16''$  East and 133.66 feet, respectively, an arc distance of 133.76 feet, South  $06^{\circ} 06' 33''$  East, 141.88 feet, South  $83^{\circ} 13' 28''$  West, 56.70 feet, with the arc of a curve to the right whose radius is 713.26 feet and whose chord bearing and chord are South  $02^{\circ} 15' 25''$  East and 62.20 feet, respectively, an arc distance of 62.22 feet, South  $00^{\circ} 14' 30''$  West, 144.54 feet, with the arc of a curve to the right whose radius is 43.50 feet and whose chord bearing and chord are South  $73^{\circ} 24' 37''$  West and 83.27 feet, respectively, an arc distance of 111.10 feet North  $35^{\circ} 53' 47''$  West, 9.88 feet and South  $56^{\circ} 06' 30''$  West, 31.04 feet to the point of beginning, thence running through said land of West Alexandria Properties, Inc. with the arc of a curve to the left whose radius is 14.00 feet and whose chord bearing and chord are South  $11^{\circ} 31' 08''$  West and 19.66 feet, respectively, an arc distance of 21.79 feet and South  $33^{\circ} 04' 14''$  East, 72.73 feet to the end of this portion of the easement.

Section 3. That the hereinafter described portion of a twenty-two (22) foot wide emergency vehicle access easement on Parcel 3554-01-01, as shown on City Assessment Map No. 53, in the City of Alexandria, Virginia, be and the same hereby is vacated and abandoned:

Beginning at a point in the land of West Alexandria Properties, Inc. said point lying the following courses and distances from the point in the westerly right-of-way line of Yoakum Parkway (80 feet wide) which is also a common corner of said land of West Alexandria Properties, Inc., and the land of First Virginia Mortgage and Real Estate Investment Trust: South  $13^{\circ} 41' 54''$  East, 343.15 feet, with the arc of a curve to the right whose radius is 1009.75 feet and whose chord bearing and chord are South  $09^{\circ} 54' 16''$  East and 133.66 feet, respectively, an arc distance of 133.76 feet, South  $06^{\circ} 06' 33''$  East, 141.88 feet, South  $83^{\circ} 13' 28''$  West, 56.70 feet, with the arc of

a curve to the right whose radius is 713.26 feet and whose chord bearing and chord are South 02° 15' 25" East and 62.20 feet, respectively, an arc distance of 62.22 feet, South 00° 14' 30" West, 144.54 feet, with the arc of a curve to the right whose radius is 43.50 feet and whose chord bearing and chord are South 73° 24' 37" West and 83.27 feet, respectively, an arc distance of 111.10 feet North 35° 53' 47" West, 117.92 feet, North 23° 12' 40" West, 28.73 feet, with the arc of a curve to the right whose radius is 25.00 feet and whose chord bearing and chord are North 01° 31' 45" West and 26.42 feet, respectively, an arc distance of 27.83 feet to a point of reverse curvature, with the arc of a curve to the left whose radius is 344.89 feet and whose chord bearing and chord are North 07° 31' 36" East and 43.09 feet, respectively, an arc distance of 43.12 feet to a point of reverse curvature; with the arc of a curve to the right whose radius is 46.00 feet and whose chord bearing and chord are North 17° 09' 14" East and 21.02 feet, respectively, an arc distance of 21.21 feet and North 11° 06' 30" East, 218.41 feet to the point of beginning, thence running through said land of West Alexandria Properties, Inc. the following courses and distances: with the arc of a curve to the left whose radius is 54.00 feet and whose chord bearing and chord are North 33° 53' 30" West and 76.37 feet, respectively, an arc distance of 84.82 feet, North 78° 53' 30" West, 44.00 feet and with the arc of a curve to the left whose radius is 54.00 feet and whose chord bearing and chord are South 56° 06' 30" West and 76.37 feet an arc distance of 84.82 feet to the end of this portion of the easement.

Section 4. That the hereinafter described portion of a twenty-two (22) foot wide emergency vehicle access easement on Parcel 3554-01-01, as shown on City Assessment Map No. 53, in the City of Alexandria, Virginia, be and the same hereby is vacated and abandoned:

Beginning at a point in the land of West Alexandria Properties, Inc. said point lying the following courses and distances from the point in the westerly right-of-way line of Yoakum Parkway (80 feet wide) which is also a common corner of said land of West Alexandria Properties, Inc. and the land of First Virginia Mortgage and Real Estate Investment Trust: South 13° 41' 54" East, 343.15 feet, with the arc of a curve to the right whose radius is 1009.75 feet and whose chord bearing and chord are South 09° 54' 16" East and 133.66 feet, respectively, an arc distance of 133.76 feet South 06° 06' 33" East, 141.83 feet, South 83° 13' 28" West, 56.70 feet, with the arc of a curve to the right whose

radius is 713.26 feet and whose chord bearing and chord are South 02° 15' 25" East and 62.20 feet, respectively, an arc distance of 62.22 feet, South 00° 14' 30" West, 144.54 feet, with the arc of a curve to the right whose radius is 43.50 feet and whose chord bearing and chord are South 73° 24' 37" West and 83.27 feet, respectively, an arc distance of 111.10 feet North 35° 53' 47" West, 91.88 feet, South 56° 06' 30" West, 297.00 feet, with the arc of a curve to the right whose radius is 89.00 feet and whose chord bearing and chord are North 87° 57' 26" West and 104.46 feet, respectively, an arc distance of 111.64 feet, with the arc of a curve to the left whose radius is 16.00 feet and whose chord bearing and chord are North 87° 57' 26" West and 18.78 feet, respectively, an arc distance of 20.07 feet and South 56° 06' 30" West, 28.00 feet to the point of beginning, thence running through said land of West Alexandria Properties, Inc., South 56° 06' 30" West, 64.00 feet to the end of this portion of the easement.

Section 5. That the hereinafter described portion of an emergency vehicle access and public utilities easement on Parcel 3554-01-01, as shown on City Assessment Map No. 53, in the City of Alexandria, Virginia, be and the same hereby is vacated and abandoned:

Beginning at a point in the common boundary of the lands of Miller-King Limited Partnership and West Alexandria Properties, Inc., said point lying the following courses and distances from the intersection of said common boundary with the northerly right-of-way line of Edsall Road (80 feet wide); North 40° 06' 27" East, 131.31 feet, North 01° 15' 00" West, 137.03 feet, North 24° 37' 00" West, 52.80 feet, North 157.00 feet, West 117.00 feet, North 28° 54' 33" West, 76.54 feet, West 57.00 feet, South 53° 41' 30" West, 128.28 feet, North 47° 19' 18" West, 108.62 feet and South 70° 19' 39" West, 39.97 feet to the point of beginning; thence running through the land of West Alexandria Properties, Inc., North 47° 24' 56" West, 18.73 feet to a point of divergence in the easement, thence for one portion of the easement South 42° 35' 04" West, 62.00 feet to the end of this portion of the easement, thence returning to the above-mentioned point of divergence and running North 47° 24' 56" West, 32.52 feet to a second point of divergence in this easement; thence for one portion of the easement with the arc of a curve to the right whose radius is 31.00 feet and whose chord bearing and chord are North 35° 40' 04" West and 12.62 feet an arc distance of 12.71 feet to the end of this portion of the

easement; thence returning to the aforementioned second point of divergence and continuing for the final portion of the easement the following courses and distances: South  $56^{\circ} 21' 18''$  West, 21.61 feet to a point of curvature with the arc of a curve to the left whose radius is 26.00 feet and whose chord bearing and chord are South  $33^{\circ} 59' 19''$  West and 19.79 feet an arc distance of 20.30 feet to a point of tangency, and South  $11^{\circ} 37' 20''$  West, 20.09 feet to the end of this final portion of the easement.

Section 6. That the hereinafter described portion of a storm and sanitary sewer easement on Parcel 3554-01-01, as shown on City Assessment Map No. 53, in the City of Alexandria, Virginia, be and the same hereby is vacated and abandoned:

Beginning at a point in the westerly right-of-way line of Yoakum Parkway (80 feet wide) said point lying the following courses and distances along said line of Yoakum Parkway from the Northeast corner of a parcel of land lying on the north side of Edsall Road belonging to the Virginia Electric and Power Company; North  $17^{\circ} 21' 50''$  West, 297.04 feet, North  $02^{\circ} 16' 07''$  East, 50.54 feet, South  $83^{\circ} 53' 23''$  West, 40.86 feet and North  $06^{\circ} 06' 33''$  West, 126.64 feet to the point of beginning; thence running through the land of West Alexandria Properties, Inc., the following courses and distances: South  $83^{\circ} 53' 27''$  West, 6.32 feet, North  $10^{\circ} 35' 09''$  West, 292.27 feet and North  $39^{\circ} 33' 41''$  East, 40.72 feet to a point in the aforementioned westerly line of Yoakum Parkway; thence with said line South  $06^{\circ} 06' 33''$  East, 319.83 feet to the point of beginning.

Section 7. That the hereinafter described portion of a storm and sanitary sewer easement on Parcel 3554-01-01, as shown on City Assessment Map No. 53, in the City of Alexandria, be and the same hereby is vacated and abandoned:

Beginning at a point in the westerly right-of-way line of Yoakum Parkway (80 feet wide) said point also marking a common corner of the lands of West Alexandria Properties, Inc., and First Virginia Mortgage Real Estate and Investment Trust; thence running with said line of Yoakum Parkway the following courses and distances: South  $13^{\circ} 41' 54''$  East, 343.15 feet to a point of curvature; with the arc of a curve to the right whose radius is 1009.75 feet and whose chord bearing and chord are South  $09^{\circ} 54' 16''$  East and 133.66 feet, respectively, an arc distance of 133.76 feet to a point of tangency and South  $06^{\circ} 06' 33''$  East, 255.50 feet to a point; thence running through the

aforementioned land of West Alexandria Properties, Inc., the following courses and distances: South 39° 33' 41" West, 63.97 feet, North 10° 35' 09" West, 70.18 feet to a point of curvature; with the arc of a curve to the left whose radius is 2,960 feet and whose chord bearing and chord are North 10° 59' 52" West and 42.56 feet, respectively, an arc distance of 42.56 feet to a point of tangency; North 11° 24' 35" West, 308.98 feet to a point of curvature, with the arc of a curve to the right whose radius is 740.00 feet and whose chord bearing and chord are North 07° 09' 35" West and 109.69 feet, respectively, an arc distance of 109.79 feet to a point of tangency and North 02° 54' 34" West, 242.27 feet to the aforementioned common boundary, thence with said boundary North 77° 04' 50" East, 17.86 feet to the point of beginning.

Section 8. That the hereinafter described portion of a ten (10) foot wide storm sewer easement on Parcel 3554-01-01, as shown on City Assessment Map No. 53, in the City of Alexandria, Virginia, be and the same hereby is vacated and abandoned:

Beginning at a point in the westerly right-of-way line of Yoakum Parkway (80 feet wide) said point lying the following courses and distances from the point in said Yoakum Parkway which is also a common corner of the land of West Alexandria Properties, Inc., and First Virginia Mortgage and Real Estate Investment Trust: South 13° 41' 54" East, 343.15 feet, with the arc of a curve to the right whose radius is 1009.75 feet and whose chord bearing and chord are South 09° 54' 16" East and 133.66 feet, respectively, an arc distance of 133.76 feet and South 06° 06' 33" East, 403.55 feet, to the point of beginning, thence running through said land of West Alexandria Properties, Inc., South 67° 31' 14" West, 40.49 feet to the end of this portion of the easement.

Section 9. That the hereinafter described portion of a ten (10) foot wide storm sewer easement on Parcel 3554-01-01, as shown on City Assessment Map No. 53, in the City of Alexandria, Virginia, be and the same hereby is vacated and abandoned:

Beginning at a point in the common boundary of the lands of the City of Alexandria and West Alexandria Properties, Inc., said point lying South 88° 16' 04" East, 370.11 feet from the intersection of said common boundary with Stultz Road (66 feet wide), thence running through said land of West Alexandria Properties, Inc., South 31° 19' 43" East, 12.36 feet to a point where this portion of the easement diverges; thence for one piece of this portion of the easement South 71° 07' 40" West, 103.57 feet to the end of this piece; thence for the other piece of this portion of the easement from the above-mentioned point of divergence South 77° 42' 37" East, 194.97 feet to the end of this piece.

Section 10. That the hereinafter described portion of a ten (10) foot wide sanitary sewer easement on Parcel 3554-01-01, as shown on City Assessment Map No. 53, in the City of Alexandria, Virginia, be and the same hereby is vacated and abandoned:

Beginning at a point in the westerly right-of-way line of Yoakum Parkway (80 feet wide) said point lying South  $13^{\circ} 41' 54''$  East, 248.48 feet from the point in said Yoakum Parkway which is also a common corner of the land of West Alexandria Properties, Inc., and First Virginia Mortgage and Real Estate Investment Trust; thence running through said land of West Alexandria Properties, Inc., South  $11^{\circ} 04' 57''$  East, 59.49 feet and South  $09^{\circ} 49' 35''$  East, 249.77 feet to the aforementioned line of Yoakum Parkway and the end of this portion of the easement.

Section 11. That the hereinafter described portion of a ten (10) foot sanitary sewer easement on Parcel 3554-01-01, as shown on City Assessment Map No. 53, in the City of Alexandria, Virginia, be and the same hereby is vacated and abandoned:

Beginning at a point in the westerly right-of-way line of Yoakum Parkway (80 feet wide) said point lying the following courses and distances from the point in said Yoakum Parkway which is also a common corner of the land of West Alexandria Properties, Inc., and First Virginia Mortgage and Real Estate Investment Trust: South  $13^{\circ} 41' 54''$  East, 343.15 feet, with the arc of a curve to the right whose radius is 1009.75 feet and whose chord bearing and chord are South  $09^{\circ} 54' 16''$  East and 133.66 feet, respectively, an arc distance of 133.76 feet and South  $06^{\circ} 06' 33''$  East, 215.45 feet, to the point of beginning, thence running through said land of West Alexandria Properties, Inc., South  $03^{\circ} 02' 22''$  East, 39.57 feet and South  $07^{\circ} 28' 56''$  East, 88.44 feet to another point in the aforementioned line of Yoakum Parkway; thence with said line South  $06^{\circ} 06' 33''$  East, 218.00 feet to the end of this portion of the easement.

Section 12. That the said vacation of the above-described portions of Stevenson Avenue, emergency vehicle access easements, public utilities easements, storm and sanitary sewer easements are contingent upon recording of a deed and plat dedicating, for emergency vehicle access, sanitary and storm sewer purposes, easements to replace those easements which are vacated by this ordinance.

Section 13. 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 be deemed to be passed on the date of its final passage, but shall not be effective until the date a certified copy is recorded as deeds are recorded. Such recordation shall be indexed in the name of the City of Alexandria, but shall be done by the applicant, at his own expense.

CHARLES E. BEATLEY, JR.  
Mayor

Final Passage: September 23, 1975