

AN ORDINANCE approving, authorizing and directing the sale of a certain 26,205 square foot portion of Parcel 24 of land owned by the City of Alexandria, Virginia, and located on the southside of Duke Street between the Tony Guiffre Distributing Company, Inc. property and the Richmond, Fredericksburg and Potomac Railroad property in the City of Alexandria, Virginia.

WHEREAS, the City of Alexandria, Virginia, owns land in the city on the southside of Duke Street between the Tony Guiffre Distributing Company, Inc. property and the Richmond, Fredericksburg and Potomac Railroad property; and

WHEREAS, the Planning Commission of the City of Alexandria has approved the sale of the above-mentioned land; and

WHEREAS, the city council is of the opinion that the city no longer needs the property and it would be in the best public interest to sell the property; and

WHEREAS, the property is needed by the Washington Metropolitan Area Transit Authority for Metro construction; and

WHEREAS, final negotiations with the Washington Metropolitan Area Transit Authority have been completed; and

WHEREAS, the city manager recommends the sale of the property to the Washington Metropolitan Area Transit Authority for \$98,300.00; and

WHEREAS, the Washington Metropolitan Area Transit Authority wishes to buy the property for \$98,300.00; therefore

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That the sale of the hereinbelow described property to the Washington Metropolitan Area Transit Authority be and the same hereby is approved:

Beginning at a point lying in a future Duke Street right-of-way line, said right-of-way line being located 56 feet southerly from the survey center line median of Duke Street (Route 236), and said point also being a corner between RF&P Railroad and the land herein described; thence from the point of beginning and running with said future Duke Street right-of-way line South 81° 36' 41" East, 11.67 feet to a point; thence departing the aforesaid future Duke Street right-of-way line and running through the land of the City of Alexandria, South 68° 05' 18"

West, 173.49 feet to a point of curvature; thence running with a curve to the left of radius 3,698.40 feet (having cord of 37.44 feet, bearing South 67° 47' 54" West) an arc length of 37.44 feet to a point on a curve; thence continuing through the land of the City of Alexandria, Virginia, South 22° 28' 31" East, and the same course continued with the dividing line between Tony Guiffre Distributing Company, Inc., and the land herein described a total distance of 37.73 feet to a point; thence continuing with the dividing line between Tony Guiffre Distributing Company, Inc., and the land herein described the following courses and distances: South 67° 37' 29" West, 43.77 feet; South 07° 53' 26" West, 115.54 feet; North 82° 06' 34" West, 98.33 feet and North 07° 53' 26" East, 80.59 feet to a point on a curve; thence running with a curve to the left of radius 1,610 feet (having cord of 73.75 feet, bearing South 63° 11' 56" West) an arc length of 73.76 feet to a point of compound curvature; thence running with another curve to the left of radius 1,417 feet (having cord of 87.87 feet, bearing South 60° 06' 36" West) an arc length of 87.88 feet to a point on a curve, said point being a point between the RF&P Railroad and the land herein described; thence running with the dividing line between said RF&P Railroad and the land herein described North 07° 53' 26" East, 74.94 feet and North 70° 37' 40" East, 470.67 feet to the point and place of beginning, containing 26,205 square feet of land, more or less.

Section 2. The city manager be and he hereby is authorized and directed to sign a deed on behalf of the City of Alexandria, a municipal corporation of Virginia, and the City Council of Alexandria, conveying the above-described property to the Washington Metropolitan Area Transit Authority.

Section 3. That said deed shall be a Special Warranty Deed subject to any easements, limitations, restrictions, rights-of-way, outlet roads or reservations that may exist, and recorded leases and deeds of trust.

Section 4. That all costs of conveyancing and settlement, including but not limited to examination of title, preparation of deed and other documents, stamps, notary fees, recording charges, shall be paid by the Washington Metropolitan Area Transit Authority.

Section 5. That the city clerk be and she hereby is authorized and directed to attest the execution of said deed of conveyance and affix thereon the official seal of the City of Alexandria, Virginia.

Section 6. That the city manager be and he hereby is authorized and directed to deliver said deed to the Washington Metropolitan Area Transit Authority upon receipt of \$98,300.00 and compliance with the other provisions of this ordinance.

Section 7. The City of Alexandria will give possession of all of the property at settlement.

Section 8. 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.

FRANK E. MANN
Mayor

FINAL PASSAGE: January 14, 1978