

ORDINANCE NO. 3043

AN ORDINANCE approving and authorizing the sale of property owned by the City of Alexandria, Virginia, or under contract of purchase by the City of Alexandria, Virginia, located at 1419, 1421, 1423, 1425, 1427 and 1429 Duke Street, and a contiguous parcel having no frontage on Duke Street, in the City of Alexandria, Virginia.

WHEREAS, the City of Alexandria, Virginia, owns certain property located at 1419, 1421, 1423 and 1425 Duke Street; and

WHEREAS, the City of Alexandria, Virginia, is the contract purchaser of property located at 1427 and 1429 Duke Street and a contiguous parcel having no frontage on Duke Street; and

WHEREAS, the planning commission of the City of Alexandria has approved the sale of said property; and

WHEREAS, the city manager has recommended the sale of said property to E.L.C. Corporation for \$265,000.00 and according to such other terms as are contained in that certain Agreement for Sale and Redevelopment of 1419-1429 Duke Street dated March 11, 1985; and

WHEREAS, the city council is of the opinion that the city no longer needs said property and that its disposition according to the terms and conditions recommended by the city manager will further the city's policy to remove blight, and that it is in all other respects in the public interest; now, therefore,

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That the sale of the real property and rights set forth and described below and in the Agreement for Sale and Redevelopment of 1419-1429 Duke Street between the city and E.L.C. Corporation for \$265,000.00 and according to such other terms as are contained in said agreement, be and the same hereby is approved and authorized:

City of Alexandria Parcels

**1419-1421 Duke Street**

Tax Parcel 73.02-07-14, being more particularly described as follows: Beginning at a point on the north side of Duke Street 373 feet 5 inches more or less eastwardly from the intersection of Commerce and Duke Streets and at the middle of an alley 2 feet 10 inches wide and running thence north

parallel with West Street 60 feet 9 inches, more or less; thence west parallel with Duke Street 21 feet 1 inch, more or less; to a point in the northerly extension of the east line of an alley 2 feet 7 inches wide; thence south parallel with West Street along the east line of said alley 60 feet 9 inches, more or less, to Duke Street; thence east on Duke Street 21 feet 1 inch, more or less, to the point of beginning, with the right-of-way over both said alleys in common with others entitled thereto;

AND LOT 601 as shown upon a plat attached to a Deed of Resubdivision recorded among the land records of the City of Alexandria, Virginia, in Deed Book 1074 at page 73.

AND BEING the same property conveyed to the City of Alexandria by Deed recorded in Deed Book 1077 at Page 10 among the land records of said city.

#### **1423-1425 Duke Street**

Tax Parcel 73.02-07-15, being more particularly described as follows: Lot 600, of a resubdivision of 1423 and 1425 Duke Street, as per Deed of Resubdivision, Release and Conveyance, dated November 19, 1982, recorded in Deed Book 1074 at Page 73, and per plat thereof attached.

AND BEING the same property conveyed to the City of Alexandria by Deed recorded in Deed Book 1077 at Page 14 among the land records of said city.

#### **1427-1429 Duke Street**

Tax Parcel 73.02-07-17, being more particularly described as follows: Beginning at a point on the north side of Duke Street 256 feet  $4\frac{1}{2}$  inches west of West Street and at the East line of an alley or court 8 feet 8 inches wide (the west line of said alley or court being the beginning point and easternmost point on Duke Street of premises 1431 and 1433 Duke Street, now owned by Carter and acquired by Deed of Record in Liber 132, page 589), and running thence eastwardly along the north side of Duke Street 24 feet 4 inches more or less to the center of an alley-way approximately 2 feet wide (over which alley-way premises 1427 and 1429 Duke Street have

equal and common rights of way); thence northwardly perpendicular to Duke Street 76 feet  $4\frac{1}{2}$  inches more or less; thence westwardly parallel with Duke Street 24 feet 4 inches more or less to the projection of the West face of premises 1429 Duke Street being the East line of said open alley or court-way; and thence southwardly perpendicular to Duke Street 76 feet  $4\frac{1}{2}$  inches more or less to the point of beginning, together with the right-of-way over said open alley or court-way 8 feet 8 inches wide along the west line of property hereby conveyed and also together with right-of-way over said alley approximately 2 feet wide along the East line of property hereby conveyed; each right-of-way to be in common with the others entitled thereto.

**Contiguous parcel having no frontage on Duke Street**

Tax Parcel 73.02-07-16, being more particularly described as follows: Beginning at a point at the southwesterly corner of Lot 11-02 of the Commerce Street Towne Houses subdivision; thence with the southwesterly line of the above-mentioned subdivision North  $66^{\circ} 42' 06''$  East, 60.00 feet to a point on the westerly line of the above-mentioned subdivision; thence with that line South  $23^{\circ} 17' 54''$  East, 22.39 feet to a point on the westerly line of property known as 1417 Duke Street; thence with that line South  $09^{\circ} 30' 36''$  West, 34.96 feet to a point on the north and rear line of the property known as 1419 through 1425 Duke Street; thence with this line North  $80^{\circ} 29' 24''$  West, 47.47 feet to a point on the east line on the property known as 1427 Duke Street; thence with this line North  $09^{\circ} 30' 36''$  East, 15.62 feet to a point at the rear line of said property; thence North  $80^{\circ} 29' 24''$  West, 23.85 feet to a point; thence North  $66^{\circ} 42' 06''$  East, 10.43 feet to the point of beginning, containing 2,220 square feet or .05096 acre, more or less.

Section 2. That the acting city manager be and she hereby is authorized on behalf of the City of Alexandria, a municipal corporation of Virginia, to do all things necessary and desirable to carry out the terms and conditions of the above-

mentioned agreement with E.L.C. Corporation for the sale of a total of 6,932 square feet of land, including, but not limited to the execution and delivery of a deed and other appropriate documents.

Section 3. That the city clerk be and she hereby is authorized and directed to attest execution of said deed and other necessary documents and to affix thereon the official seal of the City of Alexandria, Virginia.

Section 4. 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, 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: May 18, 1985