

ORDINANCE NO. 3077

AN ORDINANCE approving and authorizing the sale of real property owned by the City of Alexandria, located between Eisenhower Avenue and the Southern Railroad tracks at the Cameron Run channel, in the City of Alexandria, Virginia, to the Washington Metropolitan Area Transit Authority for \$861,485.00.

WHEREAS, the city wishes to sell certain real property and related rights; and

WHEREAS, the sale has been submitted to and approved by the Planning Commission of the City of Alexandria on April 3, 1985; and

WHEREAS, the details of the sale are contained in a letter agreement dated July 2, 1985, from the Washington Metropolitan Area Transit Authority to the City of Alexandria, which describes the real property and rights to be exchanged; and

WHEREAS, the city council is of the opinion that the city no longer needs the property and that it would be in the public interest to sell the property pursuant to the terms of said agreement; now, therefore,

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That the sale of real property and rights set forth and described below and in the letter agreement for the sale of land between the city and the Washington Metropolitan Area Transit Authority, presented and approved at the city council meeting of July 30, 1985, be and same hereby is approved:

City of Alexandria Parcels and
Real Property Interests

Fee Simple Parcel 2A

Beginning at the intersection of the north boundary of the property belonging to the City of Alexandria, described above and known as Lot 04, Block 04, Tax Map 77.00, with the west boundary of the Washington Metropolitan Area Transit Authority property, said point of beginning having Virginia State Plane Coordinates, North Zone, North 417,867.4147, East 2,399,163.4228; thence along the east property line South 08° 57' 43.6" West, 52.66 feet to a point on said line; thence leaving said line North 86° 00' 39.7" West, 186.00 feet; thence North 03° 24' 41.0" East, 20.50

feet; thence North 86° 35' 19.0" West, 475.00 feet; thence South 68° 00' 13.2" West, 66.42 feet; thence North 88° 19' 46.9" West, 396.48 feet; thence South 85° 32' 05.8" West, 181.19 feet; thence North 59° 45' 57.9" West, 17.77 feet; thence along a curve to the left having a radius of 2,809.79 feet, an arc length of 539.44 feet, chord bearing and chord South 80° 19' 54.9" West, 538.61 feet; thence South 68° 08' 21.6" West, 399.78 feet; thence North 53° 04' 19.2" West, 52.90 feet, thence North 22° 38' 31.4" West, 93.94 feet; thence along a curve to the right having a radius of 2,749.79 feet, an arc length of 456.19 feet, chord bearing and chord North 58° 01' 08.9" East, 455.67 feet to a point on the north property line; thence along said north line South 86° 39' 42.0" East, 1,917.77 feet to the point of beginning and containing approximately 227,701 square feet.

Permanent Aerial Easement Parcel 2B

Commencing at the western most corner, which is also the intersection of the west boundary of the property belonging to the City of Alexandria, described above as Lot Number 04, Block Number 04, Tax Map Number 70.00, with the south boundary of the Richmond, Fredericksburg and Potomac Railroad, said point having Virginia State Plane Coordinates, North Zone, North 417,703.5205, East 2,396,785.1311; thence along the west property line South 59° 19' 23.2" East, 51.82 feet to the point of beginning for the parcel herein described; thence leaving said line along a curve to the right having a radius of 2,889.79 feet, an arc length of 53.56 feet, chord bearing and chord North 65° 36' 59.3" East, 53.56 feet; thence South 22° 38' 31.4" East, 64.28 feet; thence along a curve to the left having a radius of 2,825.53 feet, an arc length of 10.14 feet, chord bearing and chord South 66° 01' 01.4" West, 10.14 feet to a point on the said west property line; thence along said west line the following two courses: North 53° 04' 19.2" West, 25.38 feet; thence North 59° 19' 23.2" West, 51.12 feet to the point of beginning, containing approximately 1,978 square feet. The lower elevation of the Permanent

Aerial Easement is 59.60 feet based on the U.S.C. & G.S. Mean Sea Level datum, 1929 General Adjustment.

Permanent Slope Easement Parcel 2C

Beginning at the intersection of the south boundary of the property belonging to the City of Alexandria, described above as Lot Number 01.1, Block Number 02, Tax Map Number 69.00, said south line also known as the north side of Eisenhower Avenue, with the south boundary of the Richmond, Fredericksburg and Potomac Railroad, said point of beginning having Virginia State Plane Coordinates, North Zone, North 417,250.4803, East 2,396,300.7831; thence along the common line North 51° 40' 11.6" East, 378.54 feet to a point on said property line; thence leaving said line and along the southwesterly line of Cameron Run channel South 57° 24' 24.2" East, 39.86 feet to a point on said line; thence leaving said line South 54° 59' 06.1" West, 382.85 feet to a point on the south property line which is also known as the north side of Eisenhower Avenue; thence continuing along said south line North 69° 23' 46.3" West, 18.13 feet to the point of beginning and containing approximately 9,994 square feet.

Parcel 2D

Commencing at the intersection of the north boundary of the property belonging to the City of Alexandria, described above as Lot Number 04, Block Number 04, Tax Map Number 77.00, with the west boundary of the Washington Metropolitan Area Transit Authority property, said point of intersection having Virginia State Plane Coordinates, North Zone, North 417,867.4147, East 2,399,163.4228; thence along the east property line South 08° 57' 43.6" West, 52.66 feet to a point on said east line; thence leaving said line North 86° 00' 39.7" West, 186.00 feet to the point of beginning for the parcel herein described; thence South 03° 24' 41.0" West, 6.00 feet; thence North 86° 35' 19.0" West, 530.79 feet; thence North 68° 00'

13.2" East, 61.76 feet; thence South 86° 35' 19.0" East, 475.00 feet; thence South 03° 24' 41.0" West, 20.50 feet to the point of beginning and containing approximately 13,326 square feet.

Permanent Underground Easement Parcel 2E

Commencing at the intersection of the north boundary of the property belonging to the City of Alexandria, described above as Lot 04, Block 04, Tax Map Number 70.00, with the west boundary of the Washington Metropolitan Area Transit Authority, said point of intersection having Virginia State Plane Coordinates, North Zone, North 417,867.4147, East 2,399,163.4228; thence along the east property line South 08° 57' 43.6" West, 52.66 feet to a point on said east line; thence leaving said line North 86° 00' 39.7" West, 186.00 feet to the point of beginning for the parcel herein described; thence North 03° 24' 41.0" East, 11.50 feet; thence North 86° 35' 19.0" West, 493.95 feet; thence North 68° 00' 13.2" East, 20.97 feet; thence South 86° 35' 19.0" East, 475.00 feet; thence South 03° 24' 41.0" West, 9.00 feet to the point of beginning and containing approximately 4,360 square feet.

City of Alexandria Utility Easements

Parcel 2F

Commencing on the north side of Eisenhower Avenue at the intersection of the south boundary of the property belonging to the City of Alexandria, described above as Lot Number 04, Block Number 04, Tax Map Number 70.00, with the east line of Cameron Run channel, which is also the west boundary of the property of the City of Alexandria, said intersection having Virginia State Plane Coordinates, North Zone, North 417,340.7692, East 2,397,255.9453; thence along the south property line North 77° 35' 35.8" East, 121.10 feet to the point of beginning for the parcel herein described; thence leaving said south line South 86° 20' 32.4" West, 49.11 feet; thence South 77° 36' 49.4" West, 83.75 feet to a point on the west property line;

thence along said west line along a curve to the right having a radius of 612.00 feet, an arc length of 26.12 feet, chord bearing and chord North 66° 42' 52.4" West, 26.11 feet to a point on said line; thence leaving said line North 77° 36' 49.4" East, 104.62 feet; thence North 87° 11' 26.6" East, 235.89 feet to a point on said south property line; thence along said south line along a curve to the left having a radius of 980.33 feet, an arc length of 180.83 feet, chord bearing and chord South 82° 52' 39.2" West, 180.57 feet to a point on said line; thence continuing along said south line South 77° 35' 35.8" West, 3.91 feet to the point of beginning and containing approximately 2,949 square feet.

Utility Easement Parcel 2G

Commencing at the intersection of the east line of the property belonging to the City of Alexandria, known as Lot Number 01.0, Block Number 02, Tax Map Number 69.00, which is also known as the west line of Cameron Run channel, with the north line of Eisenhower Avenue, said point of intersection having Virginia State Plane Coordinates, North Zone, North 417,270.0223, East 2,396,934.3498; thence along said east property line North 57° 24' 24.2" West, 10.77 feet to the point of beginning for the parcel herein described; thence continuing along said east line North 57° 24' 24.2" West, 21.54 feet to a point on said line; thence leaving said line North 77° 36' 49.4" East, 319.74 feet to a point on the east line of Cameron Run channel, which is also the west boundary line of the City of Alexandria property known as Lot Number 04, Block Number 04, Tax Map Number 70.00; thence along said line along a curve to the left having a radius of 612.00 feet, an arc length of 26.12 feet, chord bearing and chord South 66° 42' 52.4" East, 26.11 feet to a point on said line; thence leaving said line South 77° 36' 49.4" West, 325.71 feet to the point of beginning and containing approximately 4,912 square feet.

Utility Easement Parcel 2H

Commencing at the intersection of the south line of the property belonging to the City of Alexandria, also known as the north side of Eisenhower Avenue, described above as Lot Number 01.1, Block Number 02, Tax Map Number 69.00, with the west line of Cameron Run channel, said point of intersection having Virginia State Plane Coordinates, North Zone, North 417,270.0223, East 2,396,934.3498; thence along said west line of Cameron Run channel North 57° 24' 24.2" West, 10.77 feet to the point of beginning for the parcel herein described; thence leaving said beginning point South 78° 28' 01.9" West, 319.76 feet to a point on the City south property line; thence continuing along said line along a curve to the right having a radius of 1,198.27 feet, an arc length of 90.29 feet, chord bearing and chord South 88° 01' 57.7" West, 90.27 feet to a point on said line; thence leaving said line North 78° 28' 01.9" East, 393.31 feet to a point on the west line of Cameron Run channel; thence along said west line South 57° 24' 24.2" East, 21.54 feet to the point of beginning and containing approximately 5,399 square feet.

City of Alexandria Permanent Aerial Easement

Parcel 2I

Commencing at the intersection of the west line of property belonging to the City of Alexandria, known as Lot Number 04, Block Number 04, Tax Map Number 70.00, which is also known as the east line of Cameron Run channel, with the south line of the Richmond, Fredericksburg and Potomac Railroad, said point having Virginia State Plane Coordinates, North Zone, North 417, 703.5205, East 2,396,785.1311; thence along the property line South 59° 19' 23.2" East, 51.82 feet to the point of beginning for the parcel herein described; thence leaving said line along a curve to the left having a radius of 2,889.79 feet, an arc length of 15.90 feet, chord bearing and chord South 64° 55' 40.4" West, 15.90 feet to a point on the boundary line of the Richmond, Fredericksburg and Potomac Railroad, also known as the boundary

line of the City of Alexandria; thence along said boundary line South 42° 16' 54.7" East, 10.29 feet; thence continuing along said line South 51° 40' 11.7" West, 286.18 feet to a point on the west line of Cameron Run channel; thence along said west line South 57° 24' 24.2" East, 3.38 feet; thence leaving said line along a curve to the right having a radius of 2,825.53 feet, an arc length of 330.76 feet, chord bearing and chord North 62° 33' 38.5" East, 330.57 feet to a point on the east line of Cameron Run channel; thence along said line North 53° 04' 19.2" West, 25.38 feet; thence continuing along said line North 59° 19' 23.2" West, 51.12 feet to the point of beginning, containing approximately 9,577 square feet. The lower elevation of the Permanent Aerial Easement is 59.60 feet based on the U.S.C. & G.S. Mean Sea Level datum, 1929 General Adjustment.

Section 2. That the acting city manager be and she hereby is authorized on the 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-described agreement with the Washington Metropolitan Area Transit Authority, for the sale to the said Authority for \$861,485.00 of real property and related interests totalling 445,218 square feet, including, but not limited to the execution and the delivery of a deed or other appropriate documents.

Section 3. That the city clerk be and she hereby is authorized and directed to attest the execution of said deed or other necessary documents and to affix thereof 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, 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.

JAMES P. MORAN, JR.
Mayor

Final Passage: September 14, 1985