

ORDINANCE NO. 3198

AN ORDINANCE approving, authorizing and directing the sale of approximately 471.2 square feet of property owned by the City of Alexandria, Virginia ("City"), located at the rear of lots known and described as lots 120, 122 and 122 1/2 North Patrick Street in the City of Alexandria, Virginia, to Yves A. Fedrigault and Patrick Yves Fedrigault ("Buyer").

WHEREAS, the City is the owner of three (3) contiguous parcels of subdivided property, known and described as lots 120, 122 and 122 1/2 North Patrick Street; and

WHEREAS, the Buyer is the owner of a certain parcel of land abutting and to the south of city lot number 120, known as 118 North Patrick Street; and

WHEREAS, in order for the Buyer to be able to gain access by motor vehicle to the rear of his property, the existing five-(5) foot wide alley lying along the rear property line of the city's lots and of the buyer's lot needs to be widened to a width 15 feet; and

WHEREAS, the Buyer is desirous of purchasing for a fair consideration a strip of land ten (10) feet wide across the rear portion of the property owned by the City, subject to the condition that the Buyer will, at settlement, dedicate the identical area purchased from the City to the City for public alley purposes; and

WHEREAS, it is the recommendation of the city manager that the sale be made to the Buyer under the condition more particularly hereinafter set forth; and

WHEREAS, the Alexandria City Planning Commission, at one of its regular meetings, did approve this sale of land to the Buyer; now, therefore,

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That the sale of the hereinbelow described property to Yves A. Fedrigault and Patrick Yves Fedrigault, under the terms and conditions described in the following sections, be approved:

Beginning at the southwest rear corner of 120 North Patrick Street, located on the east side of a 5-foot alley; thence with the side of the alley and the rear of 120, 122 and 122 1/2 North Patrick Street North 09° 22' 00" East, 47.03 feet, more or less, to the north side of 122 1/2 North Patrick Street;

thence with the side of 122 1/2 North Patrick Street South 80° 41' 00" East, 10.00 feet; thence departing from the side of 122 1/2 North Patrick Street and running through 122 1/2, 122 and 120 North Patrick Street South 09° 22' 00" West, 47.21 feet, more or less, to the south side of 120 North Patrick Street; thence with the side of 120 North Patrick Street North 79° 37' 56" West, 10.00 feet to the point of beginning and containing 471 square feet, more or less.

Section 2. That the Buyer pay to the City at settlement the sum of eleven thousand seven hundred seventy-five dollars (\$11,775.00), a sum determined to be a fair value for the property, calculated at the rate of twenty-five dollars (\$25.00) per square foot.

Section 3. That, at settlement, the Buyer dedicate to the City for public alley purposes the property described above in Section 1 for use in widening the existing five- (5) foot wide alley lying west of the property described above.

Section 4. That the city manager be and hereby is authorized to execute a deed on behalf of the City, conveying the property described above in Section 1 to the Buyer, and any other documents necessary to implement the transactions described in this ordinance, to accept the sum of eleven thousand seven hundred seventy-five dollars (\$11,775.00) in consideration of said sale, and to deliver said deed to the Buyer.

Section 5. That the city manager be and hereby is further authorized to accept on behalf of the city council the dedication of the identical area of land back to the City to be used for the purpose of widening the existing five- (5) foot wide alley lying west of the subject land.

Section 6. That all costs of settlement and all legal fees and expenses related to the transactions described in this ordinance shall be paid by the Buyer.

Section 7. That the city clerk be and hereby is authorized and directed to attest the execution of the said deed of sale and to affix thereon the official seal of the City of Alexandria.

Section 8. That the city manager be and hereby is authorized on behalf of the City to do all other things necessary and desirable to carry out the sale approved and authorized by this ordinance.

Section 9. 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: April 11, 1987