

ORDINANCE NO. 3257

AN ORDINANCE to vacate four easements dedicated to the City of Alexandria as a condition of approval of Site Plan No. 80-001, which site plan has now expired, on the property known as 280 Yoakum Parkway, in the City of Alexandria, Virginia.

WHEREAS, a 10-foot sanitary sewer easement, a 10-foot water line easement, a 22-foot emergency vehicle easement, a flood water easement, a variable width storm sewer easement, and a 10-foot storm sewer easement were dedicated to the City of Alexandria as a condition of approval of Site Plan No. 80-001, for the property known as 280 Yoakum Parkway, which site plan has now expired; and

WHEREAS, the department of transportation and environmental services and the planning commission have determined that the flood water easement, the 10-foot waterline easement, the 22-foot emergency vehicle easement, and the 10-foot sanitary sewer easement are no longer required; and

WHEREAS, on February 4, 1986, the planning commission approved Site Plan 86-007 for a multi-story residential building on the property, and new easements will be dedicated as a condition of such site plan approval, and the two storm sewer easements dedicated as a condition of Site Plan 80-001 are still necessary; and

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

WHEREAS, procedures required by law, including the publication of notice in a newspaper of general circulation in the City of Alexandria, Virginia, 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, in consideration of the report of said viewers recommending the said vacation, and of other evidence relative thereto, it is the opinion of the Council of the City of Alexandria, Virginia, that the flood water easement, 10-foot waterline easement, 22-foot emergency vehicle easement, and 10-foot sanitary sewer easement, as shown on Plats A through D, inclusive, which are attached hereto and incorporated herein, are not needed for public use and that it is in the public interest to vacate same; now therefore,

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That the flood water easement, 10-foot waterline easement, 22-foot emergency vehicle easement and 10-

foot sanitary sewer easement shown on Plats A through D, inclusive, which are attached hereto and incorporated herein, be and the same hereby are vacated and abandoned.

Section 2. That the city manager be and hereby is authorized to execute any instruments which may be required to effect this vacation.

Section 3. That the city clerk be and hereby is authorized to attest the execution of any such instruments 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 requests. 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 on the date of its final passage.

JAMES P. MORAN, JR.  
Mayor

Final Passage: December 12, 1987

WILLIAM & JAS.  
CAFRTZ

EDSALL  
ROAD (80' WIDE)

80'  
40'

N 18° 12' 33" W 219.61' (3)

\* SCENIC EASEMENT  
76,722 # OR 1.7613 Ac.  
(HEREBY GRANTED)

EXIST. STORM  
SEWER EASEMENT  
DB. 763 PG. 603

483.50' (1)  
S 03° 54' 18" E 622.

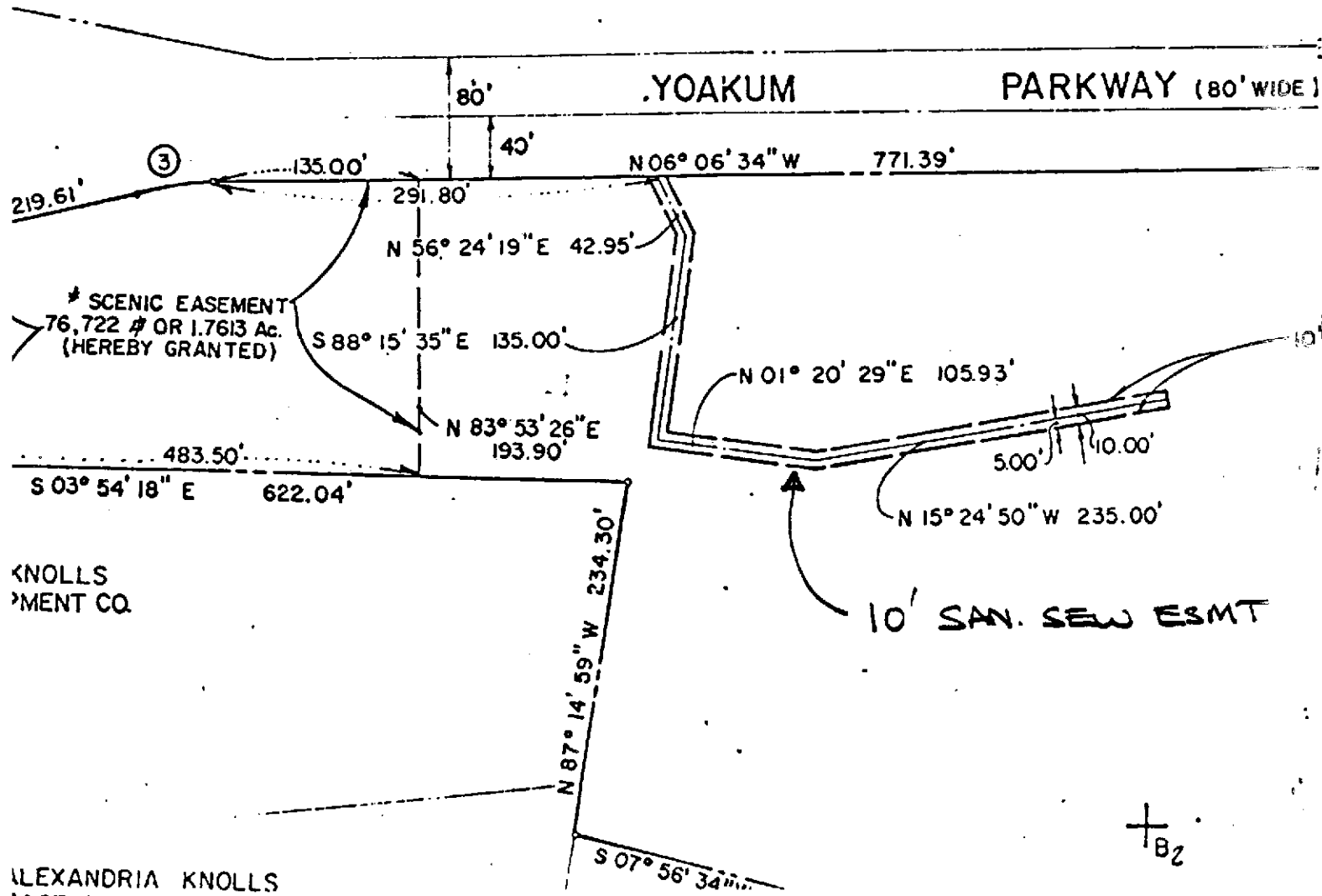
ALEXANDRIA KNOLLS  
WEST DEVELOPMENT CO.

856K 1012 PAGE 732

STATE GRID

ALEXANDRIA KNOLLS

Plat A part I



Plat A part II

WILLIAM & JAS.  
CAFRTZ

ROAD (80' WIDE)

EDSALL

80'  
40'

N 18° 12' 33" W 219.61'

①

②

③

EXIST. STORM  
SEWER EASEMENT  
DL 763 PG. 603

S 03° 54' 18" E 622.04'

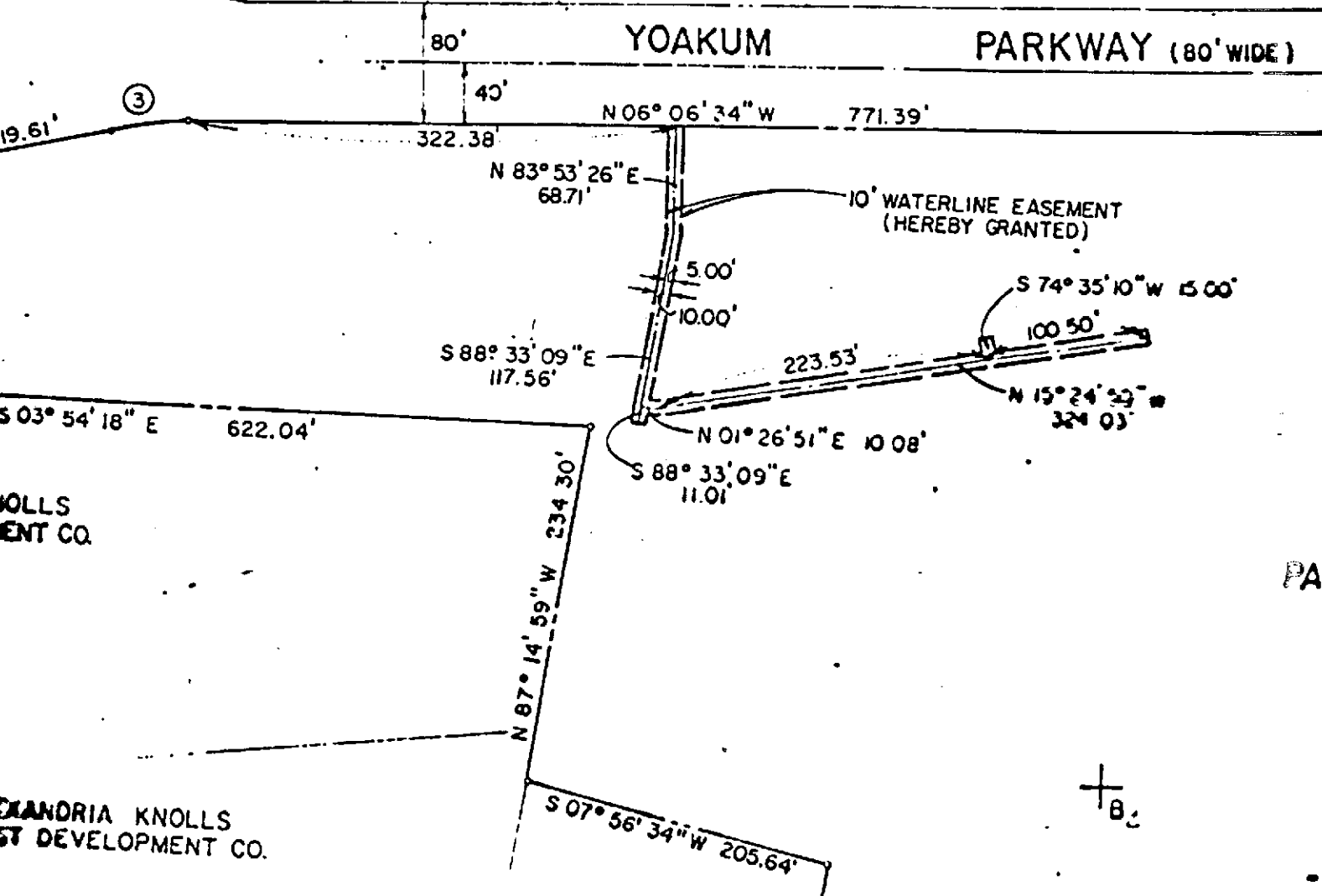
ALEXANDRIA KNOLLS  
WEST DEVELOPMENT CO.

STATE GRID  
NORTH

ALEXANDRIA KNOLLS  
EAST DEVELOPMENT CO.

85 OF 1012 PAGE 744

Plat B part II



PA

⊕  
B<sub>2</sub>

Plat B: part I

ALEXANDRIA KNOLLS  
EAST DEVELOPMENT CO.

N 87°

S 07° 56' 34" W 205.64'

C. MARSHALL  
BYINGTON

419,000

388,350

N 87° 27' 01" W 374.23'

S 35° 06' 00" E 198.00'  
N 60° 50' 20" E 25.73'

SOUTH

S 31° 20' 20" E 9.65'  
S 36° 09' 20" E 80.95'  
S 31° 23' 16" E 65.05'

N 84° 20' 50" E 16.24'  
WHITING

SIPC  
112

+ B2

OWNER

PARK AT LANDMARK, INC.  
6522 BELCREST ROAD  
HYATTSVILLE, MARYLAND 20782

NOTE: PROPERTY DELINEATED BY  
THIS PLAT IS SHOWN ON ASSESSMENT  
MAP NO. 57.00 AND ZONED RC/C2.

BOUNDARY SURVEY PREPARED BY DND,  
DATED JANUARY 1981.

C2

G  
W  
W  
W  
W  
E  
E  
E  
E  
W  
W  
E  
E

Plot C part I

BOOK 1012 PAGE 729

B1

STATE GRID  
NORTH  
1" = 100'

ALEXAND  
EAST DE



CURVE DATA						
NO.	RADIUS	DELTA	ARC	TAN	CHORD	CHD. BEARING
1	710.00	01° 36' 24"	19.91	9.96	19.91	S 83° 08' 23" W
2	103.34	79° 27' 26"	143.31	85.88	132.10	N 57° 56' 16" W
3	248.23	12° 05' 59"	52.42	26.31	52.32	N 12° 09' 33" W
4	1089.75	07° 35' 24"	144.36	72.29	144.25	N 09° 54' 16" W
5	277.20	16° 39' 30"	80.59	40.58	80.31	N 05° 22' 14" W
6	40.00	90° 00' 00"	62.83	40.00	56.57	N 47° 46' 00" E
7	7195.09	02° 06' 38"	265.04	132.53	265.02	S 08° 39' 41" E
8	367.00	08° 02' 46"	51.54	25.81	51.50	N 87° 54' 49" E
9	37.00	90° 05' 21"	58.18	37.06	52.37	N 46° 53' 32" E
10	100.00	17° 15' 41"	30.13	15.18	30.01	N 06° 46' 59" W
11	38.00	270° 00' 00"	179.07	—	53.74	S 29° 35' 10" W
12	333.00	08° 02' 46"	46.76	23.42	46.73	N 87° 54' 49" E
13	37.06	90° 05' 21"	58.27	37.11	52.45	N 46° 53' 32" E

P  
6  
H

N  
T  
M

B  
D

C1

Plot C Part I



Plat C Part III

A1

WILLIAM & JAS.  
CAFTRITZ

EDSALL

ROAD (80' WIDE)

80'  
40'

N 18° 12' 33" W 219.61'

②

EXIST. STORM  
SEWER EASEMENT  
DB. 763 PG. 603

①

S 03° 54' 18" E

ALEXANDRIA KNOLLS  
WEST DEVELOPMENT CO.

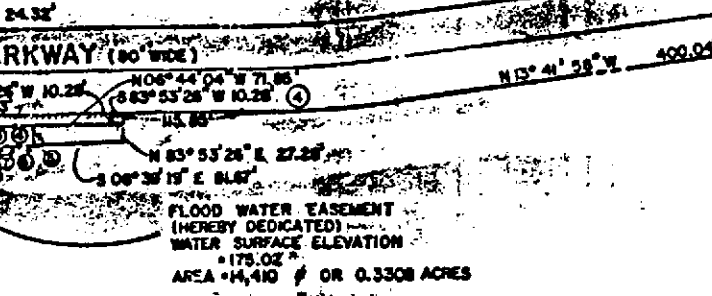
B1

STATE GRID  
NORTH  
1:100'

ALEXANDRIA KNOLL  
EAST DEVELOPMENT

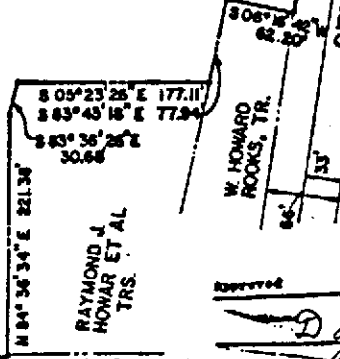
Plat C Part IV

**FLOOD WATER EASEMENT NOTE:**  
 NO CONSTRUCTION OR DEVELOPMENT  
 WILL BE PERMITTED WITHIN THIS  
 AREA UNTIL A SITE PLAN HAS BEEN  
 SUBMITTED AND APPROVED BY THE  
 CITY OF ALEXANDRIA.



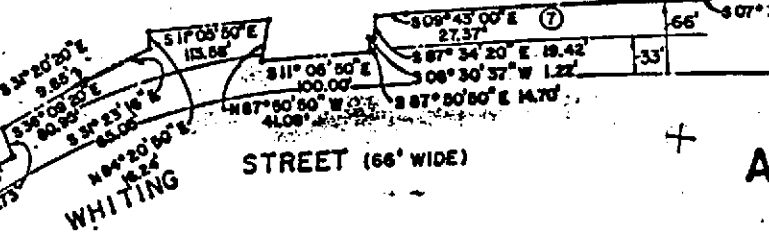
**FLOOD WATER EASEMENT**  
 (HEREBY DEDICATED)  
 WATER SURFACE ELEVATION  
 = 175.02'  
 AREA = 14,410 SQR OR 0.3308 ACRES

PARCEL 057.00 - 02 - 01



RAYMOND J.  
 HOWAR ET AL  
 TRS.

APPROVED Date 2-5 1981  
*Dayton L. Cook*  
 Director of Transportation  
 and Environmental Services



STREET (66' WIDE)

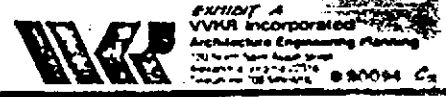
WHITING

PLAT SHOWING  
**10' STORM SEWER**  
**AND FLOOD WATER EASEMENT**  
 THRU THE LANDS OF  
**THE PARK AT LANDMARK**  
 CITY OF ALEXANDRIA, VIRGINIA  
 SCALE: 1" = 100' DATE: JAN 1981



CERTIFIED CORRECT  
*D. J. Dorn*  
 CERTIFIED LAND SURVEYOR  
 DATE: 2 Feb 1981

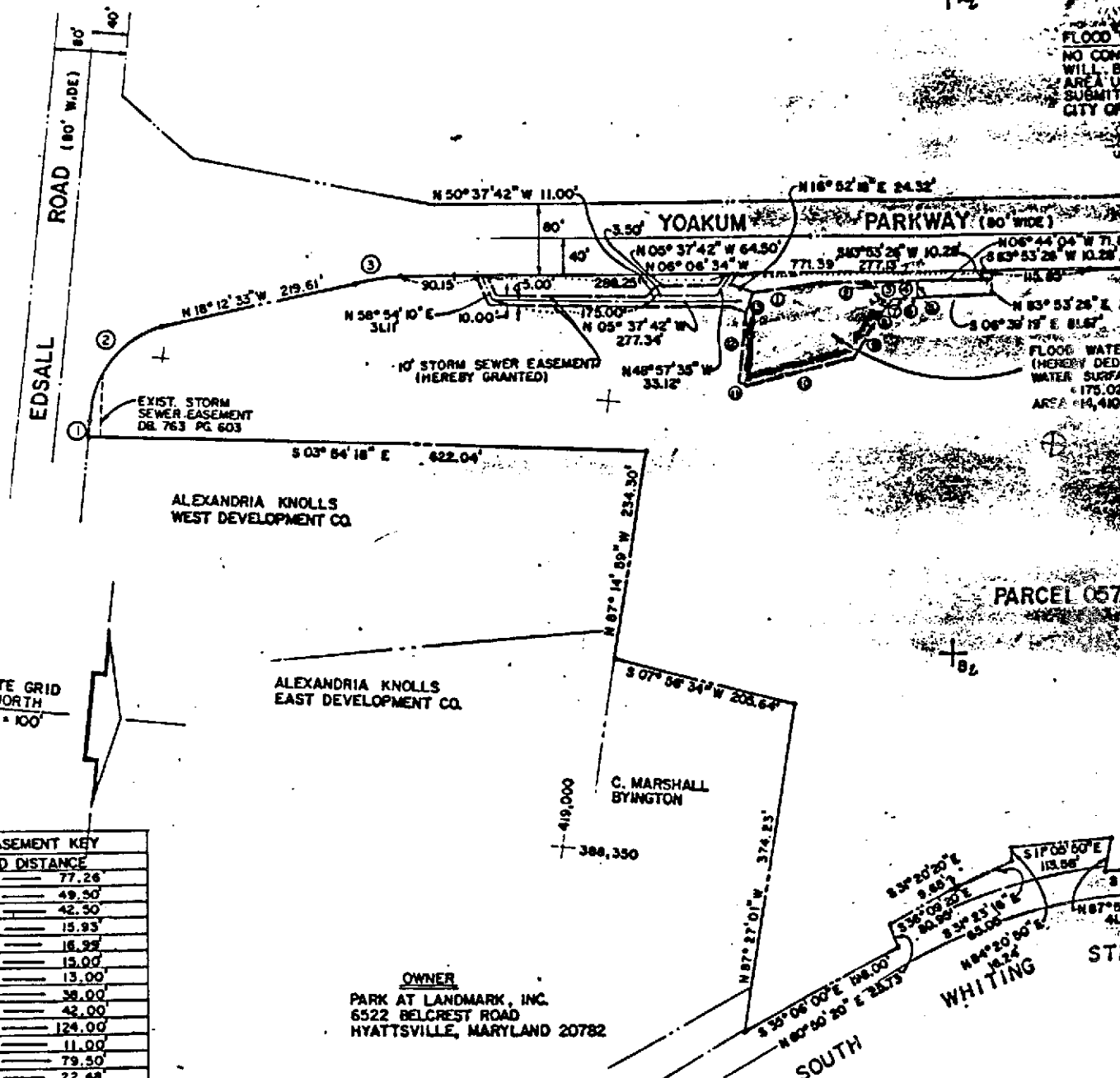
DB 1012-P718



C-473

Plat D Part I

WILLIAM B. JAS. CAFRITZ



**FLOOD WATER EASEMENT KEY**

NO.	BEARING AND DISTANCE
1	N 13° 43' 05" W 77.26
2	N 03° 52' 42" W 49.50
3	N 09° 52' 42" W 42.50
4	N 06° 44' 04" W 15.93
5	N 83° 15' 56" E 16.92
6	S 06° 39' 19" E 15.00
7	S 09° 52' 42" E 13.00
8	S 60° 07' 42" E 38.00
9	S 65° 52' 42" E 42.00
10	S 20° 22' 42" E 124.00
11	S 18° 22' 18" W 11.00
12	S 89° 52' 18" W 79.50
13	N 73° 07' 42" W 22.48

**CURVE DATA**

NO.	RADIUS	DELTA	ARC	TAN	CHORD	CHD. BEARING
1	70.00	0° 36' 24"	19.91	9.96	19.91	S 83° 08' 23" W
2	03.34	79° 27' 26"	143.34	85.88	132.10	N 57° 56' 15" W
3	248.23	0° 05' 59"	52.42	26.31	52.32	N 12° 09' 33" W
4	1089.75	0° 35' 24"	144.36	72.29	144.25	N 0° 54' 16" W
5	277.20	15° 39' 30"	80.58	40.58	80.31	N 09° 14" W
6	40.00	90° 00' 00"	62.83	40.00	56.57	N 47° 00" E
7	7198.09	02° 06' 38"	263.04	132.53	265.02	S 08° 39' 11" E

OWNER  
PARK AT LANDMARK, INC.  
6522 BELCREST ROAD  
HYATTSVILLE, MARYLAND 20782

NOTE: PROPERTY DELINEATED BY THIS PLAT IS SHOWN ON ASSESSMENT MAP NO. 57.00 AND ZONED RC/C2.

BOUNDARY SURVEY PREPARED BY DND, DATED JANUARY 1981.

Plat D Part II