

ORDINANCE NO. 3290

AN ORDINANCE to vacate all of the public right-of-way of 30th Street, south of King Street, and a portion of Ford Avenue, west of 30th Street, in the City of Alexandria, Virginia, and to accept payment of the fair market value of the vacated public rights-of-way from the applicant, Property Company of America.

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

WHEREAS, procedures required by law, including the publication of notice in a newspaper of general circulation published in the City of Alexandria, Virginia, have been followed; and

WHEREAS, viewers have been duly appointed by the council of the City of Alexandria, and have made their report which recommends the said vacation, subject to all applicable codes and ordinances and to certain hereinafter enumerated conditions, and subject also to the applicant purchasing the vacated rights-of-way at fair market value; and

WHEREAS, the city council is of the opinion that the \$1,738,710 represents the fair market value of the rights-of-way to be vacated; and

WHEREAS, Property Company of America, applicant, is the owner of land abutting said city property and wishes to purchase the vacated rights-of-way for the value and subject to the conditions aforesaid, pursuant to Section 15.1-366, Code of Virginia (1950), as amended; and

WHEREAS, based upon the report of the viewers and other evidence relating to this said vacation, it is the opinion of the council of the City of Alexandria that the portions of the public rights-of-way of 30th Street, south of King Street, and of Ford Avenue, west of 30th Street, hereinabove mentioned and hereinafter described, are no longer needed for public use and that it is in the public interest to vacate the same for the value and subject to the conditions aforesaid to Property Company of America; therefore,

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That the hereinafter described portions of the public rights-of-way of 30th Street, south of King Street, and of Ford Avenue, west of 30th Street, in the City of Alexandria, Virginia, be and the same hereby are vacated and abandoned:

Beginning at a point lying in the southerly right-of-way line of King Street (variable width), said point being the northeast corner of Tax Map Parcel 12.00-01-07 common with the north terminus of North 30th Street (50 feet wide); thence with aforementioned line of King Street and Limited Access Ramp A to Route I-395, South 17° 56' 52" East, 64.80 feet to the point of true beginning; thence along the aforementioned line of King Street and Limited Access Ramp A to I-395, South 42° 11' 37" East, 52.87 feet to a point marking the northwest corner of Tax Map Parcel 12.00-01-08; thence with the westerly line of said Parcel, South 32° 32' 45" West, 75.81 feet to a point marking the southeast corner of said Parcel and lying in the northerly line of Tax Map Parcel 12.00-01-10; thence with the northerly line of said Parcel, North 56° 42' 15" West, 51.01 feet to a point marking the northwest corner of said Parcel lying in the easterly right-of-way line of North 30th Street; thence with the westerly lines of Tax Map Parcels 12.00-01-10 through 12.00-01-18 contiguous with the easterly line of North 30th Street, South 32° 32' 45" West, 740.00 feet to a point and South 15° 32' 04" East, 88.41 feet to a point lying in the westerly line of Shirley Memorial Highway - Route I-395 (variable width); thence with the westerly line of said highway, South 64° 44' 06" West, 71.57 feet to a point marking the northeast corner of Tax Map Parcel 12.00-01-03-04; thence with the northerly line of said Parcel contiguous with the south terminus of North 30th Street, North 52° 53' 45" West, 77.90 feet to a point marking the southeast corner of Tax Map Parcel 12.00-01-19; thence with the easterly lines of Tax Map Parcels 12.00-01-19 through 12.00-01-23 contiguous with the westerly line of North 30th Street, North 32° 32' 45" East, 728.34 feet to a point marking the northeast corner of Tax Map Parcel 12.00-01-23 being also the point of intersection of the westerly line of North 30th Street with the southerly line of Ford Avenue; thence with said line of Ford Avenue (50 feet wide) being the north line of Tax Map Parcel 12.00-01-23 and with the arc of a curve to the left whose radius is 902.60 feet and whose chord bearing and chord are North 76° 06' 44" West, 77.49 feet respectively for

an arc distance of 77.52 feet to a point; thence crossing through Ford Avenue with the arc of a curve to the left whose radius is 50 feet and whose chord bearing and chord are North 12° 53' 19" West, 38.64 feet respectively for an arc distance of 39.67 feet to a point; thence continuing across Ford Avenue North 12° 15' 45" East, 14.66 feet to a point lying in the northerly line of Ford Avenue, marked by the southwest corner of Tax Map Parcel 12.00-01-24; thence with the southerly line of said Parcel and with the arc of a curve to the right whose radius is 952.60 feet and whose chord bearing and chord are South 76° 08' 54" East, 111.94 feet respectively for an arc distance of 112.00 feet to a point of intersection with the westerly line of North 30th Street marking the southeast corner of Tax Map Parcel 12.00-01-24; thence with the easterly lines and southerly lines of Tax Map Parcels 12.00-01-24 and 12.00-01-07, North 32° 32' 45" East, 162.20 feet to a point and South 59° 27' 15" East, 50.00 feet to the point of true beginning, containing 60,929 square feet or 1.39875 acres.

Section 2. That the vacation herein provided for is made subject to all applicable codes and ordinances and to the further requirements that the applicant submit to the Department of Planning and Community Development a plat of consolidation which, upon approval, shall be recorded among the land records of the City of Alexandria, that the applicant dedicate to the city approximately 3,938 square feet of land for the construction of a new cul-de-sac, and that the applicant shall pay to the City of Alexandria the fair market price for the rights-of-way hereby vacated, which is deemed to be \$1,738,710.00, said sum to be paid on or before the effective date of this ordinance.

Section 3. That the city manager be and hereby is authorized to do all things necessary and desirable to carry out the vacation of the rights-of-way described above in Section 1, pursuant to Section 15.1-366 of the Code of Virginia (1950), as amended, subject to the aforesaid terms and conditions.

Section 4. That the city clerk be and hereby is authorized and directed to attest the execution by the city manager of any and all documents necessary and desirable to carry out the vacation of the rights-of-way described above in Section 1, and to affix thereon the official seal of the City of Alexandria, Virginia.

Section 5. That this ordinance be deemed to be enacted on the date of its final passage, but not be effective until the date on which a certified copy of the ordinance is recorded among the land records of the City of Alexandria in the same manner as deeds are recorded. Further, this ordinance shall not be admitted to the land records of the City of Alexandria unless and until the terms and conditions of the vacation described above shall have been complied with, provided, that if this ordinance has not been so recorded among the land records on or before November 1, 1988, the ordinance shall be and become null and void. The recordation of this ordinance shall be undertaken by the applicant at its own expense and shall be indexed in the name of the City of Alexandria.

Section 6. That the title of, and an informal memorandum explaining, this ordinance, together with a notice containing the time and place at which a public hearing on this ordinance will be held, shall be published in a newspaper of general circulation published in the city not later than five days following the ordinance's introduction and passage upon first reading. The city clerk shall make a copy of the full text of this ordinance available to anyone who requests a copy prior to the public hearing. The city clerk shall note the date of introduction and first reading, the date of publication of the public hearing notice, the date of the public hearing, and the date of the second reading and final passage in the minutes of the council meeting at which the final passage occurs.

JAMES P. MORAN, JR.  
Mayor

Final Passage: April 26, 1988