

ORDINANCE NO. 3304

AN ORDINANCE to vacate an unused portion of the public right-of-way of West Windsor Avenue which abuts the northern boundary of the property at 2000 Russell Road in the City of Alexandria, Virginia, and to authorize the consolidation of the vacated land with the adjoining property at 2000 Russell Road.

WHEREAS, the owner of the property at 2000 Russell Road in the City of Alexandria, Virginia, has requested that the city vacate an unused grassy portion of the public right-of-way of West Windsor Avenue which abuts the northern boundary of his property; and

WHEREAS, the portion of the right-of-way requested to be vacated contains approximately 2,878 square feet of unused land which is not now, and is not in the future expected to be, needed by the city for the widening of West Windsor Avenue; and

WHEREAS, it has been determined to be in the best interests of the city to return this unused street right-of-way to the city tax rolls; and

WHEREAS, the 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, pursuant to section 15.1-366 of the Code of Virginia (1950), as amended, the City of Alexandria has required that the portion of the public right-of-way to be vacated by this ordinance be purchased for \$2,700 by the owner of the abutting property at 2000 Russell Road as a condition of the vacation; and

WHEREAS, the owner of the abutting property at 2000 Russell Road has agreed to purchase the portion of the public right-of-way to be vacated for \$2,700; and

WHEREAS, in consideration of the report of the viewers recommending the vacation, of other evidence relative thereto and of the abutting owner's agreement to purchase the vacated right-of-way for \$2,700, it is the opinion of the Council of the City of Alexandria, Virginia, that the property mentioned above and described hereafter is no longer needed for public use and that it is in the public interest to vacate it; therefore,

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That the hereinafter described portion of the public right-of-way of West Windsor Avenue, as shown on the attached vacation plat, prepared by Kephart & Company and dated September 23, 1987 ("Plat"), be, and the same hereby is, vacated and abandoned:

Beginning at a point on the south line of Windsor Avenue, said point being 5.00 feet west of the west line of Russell Road (50'RW), said point also being on the north line of Lot 800, Resubdivision of Lots 502, 503, 700 and 702 of the Redivision of the property of Arthur F. and Evelyn M. Campbell; thence westward, departing the line of Russell Road and with the line of the aforementioned Lot 800, North $71^{\circ} 34' 30''$ West, 145.01 feet to a common corner to the aforementioned Lot 800 and Lot 601; thence northward North $18^{\circ} 32' 45''$ East, 5.07 feet to a point, said point being 40 feet from the present right of way centerline of Windsor Avenue; thence eastward parallel to the aforementioned line South $84^{\circ} 14' 00''$ East, 117.46 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and along an arc of 45.14 (with a chord bearing and distance of South $32^{\circ} 30' 15''$ East, 39.25 feet) to a point on the west line of Russell Road (said point being 30 feet from the centerline of Russell Road); thence South $19^{\circ} 13' 30''$ West, 6.07 feet to the point of beginning, containing 2,878 square feet.

Section 2. That this vacation is made upon the express condition that the hereinabove described portion of the public right-of-way of West Windsor Avenue be, and the same hereby is, consolidated with the property of the owner described on City of Alexandria Real Estate Assessment Map 34.03, Block 06, Lot 05, abutting on the south of the property being vacated.

Section 3. That this vacation is made expressly subject to retention by the city of a storm sewer easement over approximately 844.4 square feet of the subject property being vacated, as shown on the Plat.

Section 4. That the city manager be, and she hereby is, authorized on behalf of the City of Alexandria to do all things necessary or desirable to carry into effect the vacation authorized by this ordinance.

Section 5. That the city clerk be, and she hereby is, authorized to attest the execution by the city manager of all documents necessary or desirable to carry into effect the vacation authorized by this ordinance, and to affix thereon the official seal of the City of Alexandria, Virginia.

Section 6. 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 be deemed to be passed on the date of its final passage, but shall not be effective until payment of \$2,700 has been made to the city by the owner of the property at 2000 Russell Road and a certified copy of this ordinance has been recorded among the land records as deeds are recorded. Such recordation shall be indexed in the name of the City of Alexandria and the name of the current owner of the property at 2000 Russell Road, Jerry C. Watson, and such recordation shall be done by said owner at his own expense.

JAMES P. MORAN, JR.
Mayor

Final Passage: June 18, 1988



THIS RECORD WAS CREATED AS A RESULT OF THE RELOCATION OF WINDSOR AVENUE IN 1922

IN 1925, IN DEED BOOK 219 PAGE 302, SAINT RICHES CATHOLICAL SCHOOL WAS ESTABLISHED. THE OLD MCKEE MASONRY SCHOOL BUILT IN 1870, WHICH BORDERED THE 1923 ROADWAY, WAS ABANDONED AND THE BUILDING DEMOLISHED.

①
 RAD = 2500'
 ARC = 45.14'
 DELTA = 103°27'30"
 TAN = 31.69'
 CHORD = 30.25'
 C.B = 5 52'30"15"E

DATE	SEPT 23 1927
SCALE	1" = 20'
DESIGNED BY	W.H.H.
DRAWN BY	W.H.H.
CHECKED BY	W.H.H.
SHEET	1
OF	1
FILE NO.	70-10-2033

VEGETATION PLAN

#2000 RUSSELL ROAD

ALSO BEING LOT 800, RESECTION DIVISION OF LOTS 502, 503, 700 & 702 OF THE REVISION OF THE PROPERTY OF FREDERICK P. SEVEYIN M. CAMPBELL, ALEXANDRIA VA. SURVEY BY HENRY WATSON



NO TITLE REPORT FURNISHED

EPHART & COMPANY

ENGINEERING
 PLANNING
 SURVEYING
 548-5252

1000 W. MARKET ST. SUITE 100, RICHMOND, VA 23220