

ORDINANCE NO. 3360

AN ORDINANCE to vacate (1) a portion of a 10-foot sanitary sewer easement, (2) a 15-foot storm drainage easement, (3) a portion of a 25-foot storm and sanitary sewer easement, (4) a 25-foot temporary storm drainage easement, and (5) portions of a public street easement, all of which easements are located within the Park Center property at 4350 and 4400 King Street, in the City of Alexandria, Virginia.

WHEREAS, Stone Tract Office Building IV Limited Partnership, Park Center Associates and Stone Tract Associates Limited Partnership ("Applicants"), who own different parcels of property at 4350 and 4400 King Street in the City of Alexandria, Virginia, have applied for the vacation of a portion of a 10-foot sanitary sewer easement, a 15-foot storm drainage easement, a portion of a 25-foot storm and sanitary sewer easement, a 25-foot temporary storm drainage easement and portions of a public street easement, all of which are located within the Applicants' property at 4350 and 4400 King Street; and

WHEREAS, the portion of the 10-foot sanitary sewer easement to be vacated by this ordinance was granted to the City of Alexandria on August 6, 1957, by Deed recorded in Deed Book 457, page 450 among the land records of the City of Alexandria, and is shown on the plat prepared by BC Consultants and dated November 30, 1988 ("Plat") (attached hereto); and

WHEREAS, the 15-foot storm drainage easement to be vacated by this ordinance was granted to the City of Alexandria on August 12, 1980, by Deed of Easements recorded in Deed Book 995, page 450 among the land records of the City of Alexandria, and is shown on the Plat; and

WHEREAS, both the portion of the existing 25-foot storm and sanitary sewer easement to be vacated by this ordinance and the 25-foot temporary storm drainage easement to be vacated by this ordinance were granted to the City of Alexandria on July 11, 1983, by Declaration of Easements and Deed of Subordination recorded in Deed Book 1101, page 316 among the land records of the City of Alexandria, and are shown on the Plat; and

WHEREAS, the portions of the public street easement to be vacated by this ordinance were granted to the City of Alexandria on June 26, 1975, by Deed of Dedication and Perpetual Easement recorded in Deed Book 801, page 587 and re-recorded in Deed Book 805, page 244, and are shown on the Plat; and

WHEREAS, the vacation of these easements has been approved by the Planning Commission of the City of Alexandria at one of its regular meetings; and

WHEREAS, the procedures required by law, including the publication of notice in a newspaper of general circulation in the City of Alexandria, have been followed in conjunction with these vacations; and

WHEREAS, viewers duly appointed by the Council of the City of Alexandria have made their report in conjunction with these vacations; and

WHEREAS, in consideration of the report of the viewers recommending the vacations, of other evidence relative thereto and of the Applicants' agreement to comply with the conditions set forth below, the Council of the City of Alexandria has concluded that the easements are no longer needed for public use and that it is in the public interest that they be vacated; therefore,

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That the hereafter described portion of the 10-foot sanitary sewer easement granted to the City of Alexandria in 1957 by Deed, recorded in Deed Book 457, page 450, among the land records of the City of Alexandria and shown on the Plat, be and the same hereby is vacated:

Beginning at a point lying in the property of Stone Tract Associates Parcel A-1.2.2.1 (see Deed Book 1236, page 1419), said point having Virginia State grid coordinates Northing 429,123.88, Easting 2,397,235.10; thence leaving the beginning point and running through the said Stone Tract Associates and continuing through Stone Tract Office Building IV Limited Partnership (Deed Book 1156, page 1990), North Hampton Drive (Deed Book 1156, page 1732 variable width) and King Street (Route #7 variable width) the following six courses and distances: North 13° 35' 51" East, 166.08 feet to a point; thence North 06° 26' 11" West, 137.87 feet to a point; thence North 39° 32' 41" West, 134.68 feet to a point; thence North 12° 06' 41" West, 219.51 feet to a point; thence North 40° 26' 19" East, 204.42 feet to a point; thence North 06° 51' 16" West, 22.27 feet to a point being the end of the existing easement.

Section 2. That the entire 15-foot storm drainage easement granted to the City of Alexandria in 1980 by Deed of Easements, recorded in Deed Book 995, page 450, among the land records of the City of Alexandria and shown on the Plat, be and the same hereby is vacated.

Section 3. That the hereafter described portion of an existing 25-foot storm and sanitary sewer easement granted to the City of Alexandria in 1983 by Declaration of Easements and Deed of Subordination, recorded in Deed Book 1101, page 316 among the land records of the City of Alexandria and shown on the Plat, be and the same hereby is vacated:

Beginning at a point lying on the southwesterly line of Stone Tract Office Building IV Limited Partnership Parcel A-1.2.1 (see Deed Book 1156, page 1990), said point lying North 46° 15' 00" West, 43.71 feet from the southerly corner of said southwesterly line; thence continuing with the southwesterly line North 46° 15' 00" West, 11.32 feet to a point; thence leaving the southwesterly line and running through the property of the aforementioned Stone Tract Office Building IV Limited Partnership the following two courses and distances: North 88° 45' 00" East, 8.01 feet to a point; thence South 01° 15' 00" East, 8.01 feet to the point of beginning; containing 32 square feet or 0.00074 acre.

Section 4. That the entire 25-foot temporary storm drain easement granted to the City of Alexandria in 1983 by Declaration of Easements and Deed of Subordination, recorded in Deed Book 1101, page 316 among the land records of the City of Alexandria and shown on the Plat, be and the same hereby is vacated.

Section 5. That the hereafter described portions of the public street easement granted to the City of Alexandria in 1975 by Deed of Dedication and Perpetual Easement recorded in Deed Book 801, page 587, and re-recorded in Deed Book 805, page 244 among the land records of the City of Alexandria and shown on the Plat, be and the same hereby are vacated:

Portion One:

Beginning at a point on the westerly right-of-way line of North Hampton Drive (see Deed Book 1156, page 1732 variable width), said point also being the most southerly corner of Stone Tract Associates Parcel A-2 (see Deed Book 1156, page 1732); thence leaving said right-of-way and running with the lines of said Parcel A-2 the following four courses and distances: North 42° 30' 58" West, 177.86 feet to a point; thence North 83° 22' 13" East, 167.20 feet to a point; thence North 08° 56' 34" East,

1,140.73 feet to a point; thence South 81° 06' 46" East, 69.62 feet to a point; thence running beyond Parcel A-2 South 62° 04' 31" East, 2.89 feet to a point lying on the west right-of-way line of the aforementioned North Hampton Drive; thence following said right-of-way line the following five courses and distances: 248.24 feet along the arc of a curve deflecting to the left having a radius of 467.71 feet and a chord bearing South 24° 08' 52" West, 245.33 feet to a point; thence South 08° 56' 34" West, 189.73 feet to a point; thence South 06° 04' 06" West, 239.30 feet to a point; thence South 08° 56' 34" West, 474.38 feet to a point; thence 163.13 feet along the arc of a curve deflecting to the right having a radius of 310.00 feet and a chord bearing South 24° 01' 06" West, 161.26 feet to the point of beginning; containing 35,994 square feet or 0.82630 acre more or less.

Portion Two:

Beginning at a point on the southerly right-of-way line of King Street (Route 7 variable width), said point also lying North 37° 36' 45" West, 30.48 feet from the end of the South 37° 36' 45" East, 40.03 foot line of Stone Tract Associates Parcel A-1.2.2.1 (see Deed Book 1236, page 1419); thence leaving said right-of-way and running through said Parcel A-1.2.2.1 the following two courses and distances: South 75° 21' 52" West, 14.62 feet to a point; thence 222.56 feet along the arc of a curve deflecting to the left having a radius of 119.00 feet and a chord bearing North 87° 10' 16" West, 191.51 feet to a point being on the easterly right-of-way line of North Hampton Drive (see Deed Book 1156, page 1732); thence running with the said easterly right-of-way and the right-of-way of the aforementioned King Street the following three courses and distances: North 39° 18' 06" East, 5.95 feet to a point; thence 225.01 feet along the arc of a curve deflecting to the right having a radius of 125.00 feet and a chord bearing South 89° 10' 52" East, 195.84 feet to a point; thence South 37° 36' 45" East, 9.55 feet to the point of beginning; containing 1,615 square feet or 0.03708 acre more or less.

Section 6. That these vacations are subject to the Applicants' landscaping the property described in Section 5 above to the satisfaction of the city arborist, and maintaining and using such property as improved green areas.

Section 7. That the city manager be and hereby is authorized to do on behalf of the City of Alexandria all things necessary or desirable to carry into effect these vacations, including the execution of documents.

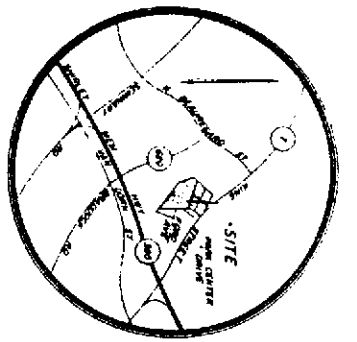
Section 8. That the city clerk be and hereby is authorized to attest the execution by the city manager of all documents necessary or desirable to carry into effect these vacations, and to affix thereon the official seal of the City of Alexandria, Virginia.

Section 9. That this ordinance shall be deemed to be enacted on the date of its final passage, but shall not be effective until a copy of this ordinance has been certified by the city clerk and has been recorded among the city land records as deeds are recorded. Such recordation shall be indexed in the names of the CITY OF ALEXANDRIA, STONE TRACT OFFICE BUILDING IV LIMITED PARTNERSHIP, PARK CENTER ASSOCIATES and STONE TRACT ASSOCIATES, and such recordation shall be done by the Applicants at their own expense.

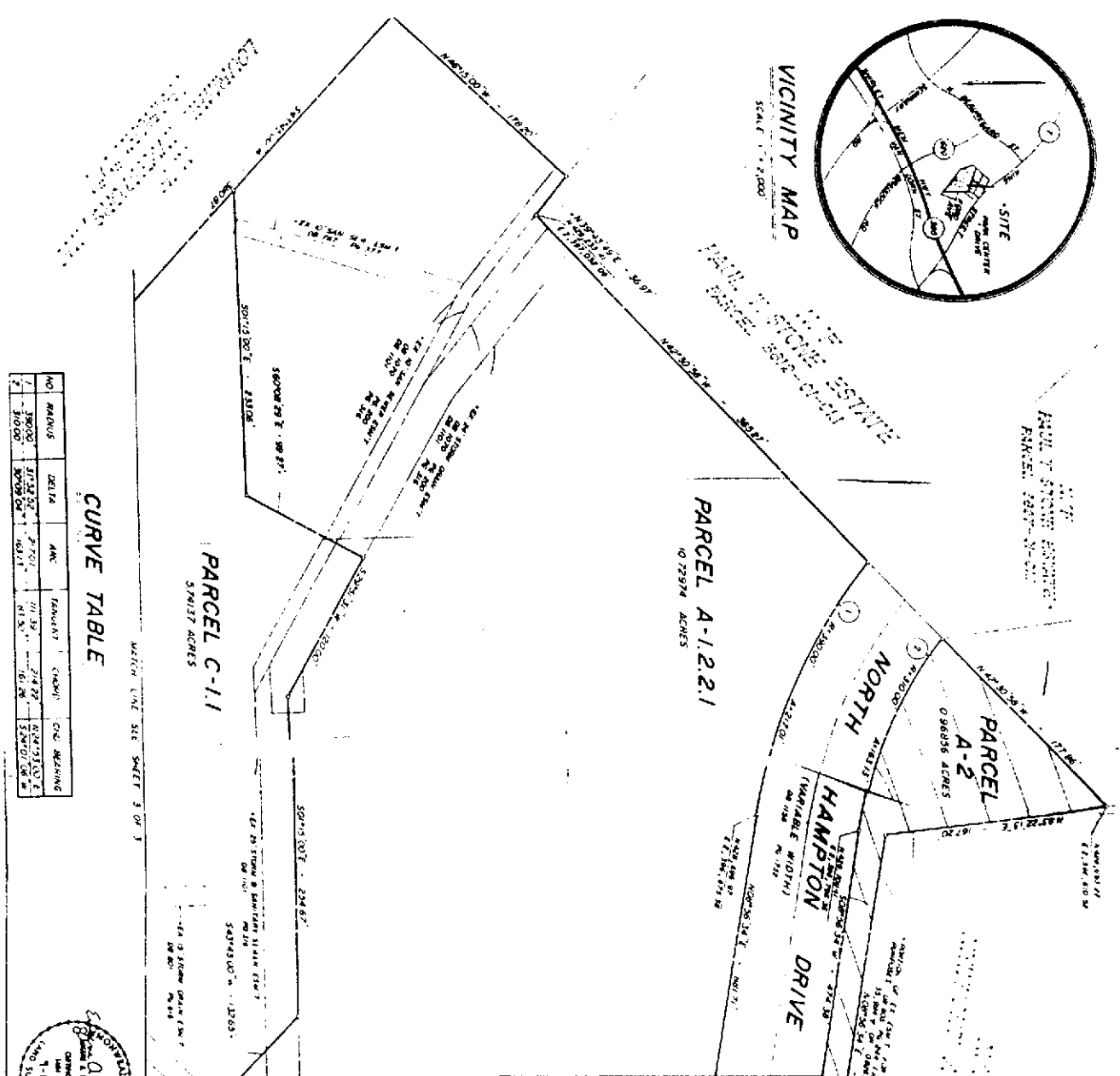
JAMES P. MORAN, JR.
Mayor

Attachment: Vacation Plat

Final Passage: February 25, 1989



VICINITY MAP
SCALE: 1"=2000'



CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	390.00	37.3432°	27.921'	111.33'	274.97'	0°24'53.10" E
2	310.00	30.0930°	16.317'	111.33'	324.01'	0°24'53.10" E

CURVE TABLE



The BC Consultants
INCORPORATED
1115 B Street, N.E.
Alexandria, Virginia 22304
Tel: 703-461-7711
Fax: 703-461-7712

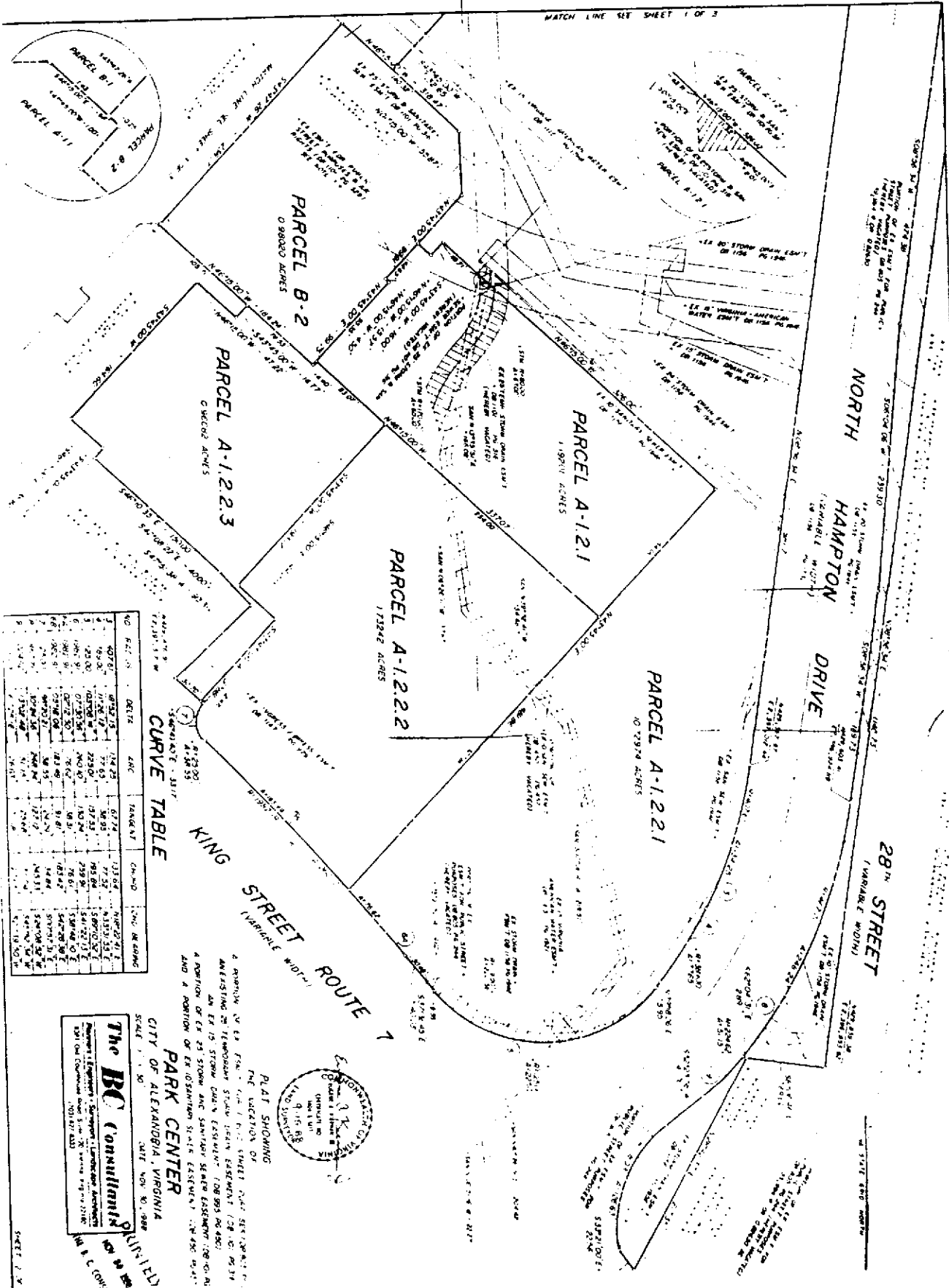
PLAT SHOWING
THE VACATION OF
A PORTION OF EX. 2517 FROM PUBLIC STREET PURPOSES TO BE
AN EXISTING 20' TEMPORARY STORM DRAIN EASEMENT (EAS. 1011) IN
AN EX. 15 STORM DRAIN EASEMENT (EAS. 805-02430)
AND A PORTION OF EX. 25 STORM AND SANITARY SEWER EASEMENT (EAS. 1011)
AND A PORTION OF EX. 2517 SEWER EASEMENT (EAS. 1011) IN
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1"=50'
DATE: NOV. 20, 2008

OWNER'S TABULATION

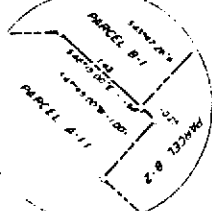
PARCEL	OWNER	DB/PG
A-1.1	KROSS BUILDING ASSOCIATES	106/108B
A-1.2	STONE TRACT OFFICE BUILDING DEVELOPMENT PARTNERSHIP	156/102C
A-1.2.1	STONE TRACT ASSOCIATES	236/101B
A-1.2.2	STONE TRACT ASSOCIATES	1236/101B
A-1.2.3	STONE TRACT ASSOCIATES	1236/101B
A-2	STONE TRACT ASSOCIATES	1136/101B
B-1	STONE TRACT OFFICE BUILDING II LIMITED PARTNERSHIP	1136/101B
B-2	STONE TRACT OFFICE BUILDING II LIMITED PARTNERSHIP	1136/101B
C-1.1	PARK CENTER ASSOCIATES	026/101B
C-2	PARK CENTER ASSOCIATES	026/101B

- NOTES**
- BOUNDARY INFORMATION TAKEN FROM AVAILABLE RECORDS AND PLATS PREPARED BY DEWEY, B. DAVIS AND BY AARON LOW.
 - THE PROPERTY DELINEATED ON THIS PLAT IS SHOWN ON CITY AND ALEXANDRIA ASSESSMENT MAP 1100 B (200) AND IS ZONED C-1.0 COMMERCIAL.
 - ALL NOTES EASEMENT IS 20' HIGH FROM FINISH GRADE.
 - NO TITLE REPORT FURNISHED.

WATCH LINE SEE SHEET 2 OF 3



MATCH LINE SEE SHEET 1 OF 3



CURVE TABLE

NO.	BEARING	CHORD	CHORD BEARING
1	S 89° 52' 15" W	174.23	S 72° 22' 13" E
2	S 72° 22' 13" E	174.23	S 89° 52' 15" W
3	S 89° 52' 15" W	174.23	S 72° 22' 13" E
4	S 72° 22' 13" E	174.23	S 89° 52' 15" W
5	S 89° 52' 15" W	174.23	S 72° 22' 13" E
6	S 72° 22' 13" E	174.23	S 89° 52' 15" W
7	S 89° 52' 15" W	174.23	S 72° 22' 13" E
8	S 72° 22' 13" E	174.23	S 89° 52' 15" W
9	S 89° 52' 15" W	174.23	S 72° 22' 13" E
10	S 72° 22' 13" E	174.23	S 89° 52' 15" W
11	S 89° 52' 15" W	174.23	S 72° 22' 13" E
12	S 72° 22' 13" E	174.23	S 89° 52' 15" W
13	S 89° 52' 15" W	174.23	S 72° 22' 13" E
14	S 72° 22' 13" E	174.23	S 89° 52' 15" W
15	S 89° 52' 15" W	174.23	S 72° 22' 13" E
16	S 72° 22' 13" E	174.23	S 89° 52' 15" W
17	S 89° 52' 15" W	174.23	S 72° 22' 13" E
18	S 72° 22' 13" E	174.23	S 89° 52' 15" W
19	S 89° 52' 15" W	174.23	S 72° 22' 13" E
20	S 72° 22' 13" E	174.23	S 89° 52' 15" W

The BC Consultants
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 Arlington, Virginia 22201
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PLAT SHOWING THE LOCATION OF A PROPOSED CURVE IN THE NORTH-SOUTH STREET EAST OF THE EXISTING TEMPORARY STORM DRAIN EASEMENT (28' AS TO BE 34' AS EX. IS STORM DRAIN EASEMENT) FOR 955' BEARING. A PORTION OF EX. 23 STORM AND SANITARY SEWER EASEMENT (28' AS TO BE 34' AS EX. IS STORM AND SANITARY SEWER EASEMENT) AND A PORTION OF EX. 23 STORM AND SANITARY SEWER EASEMENT (28' AS TO BE 34' AS EX. IS STORM AND SANITARY SEWER EASEMENT).



PARK CENTER
 CITY OF ALEXANDRIA, VIRGINIA
 SCALE: 1" = 50'
 DATE: NOV. 30, 1988

