

ORDINANCE NO. 3429

AN ORDINANCE to vacate a portion of the public alley at the rear of the property at 1 East Luray Avenue in the City of Alexandria.

WHEREAS, Friends of Guest House, Inc. ("Applicant"), which owns the property at 1 East Luray Avenue in the City of Alexandria, Virginia, has applied for the vacation of a 750-square-foot portion of the public alley located at the rear of its property; and

WHEREAS, the 750-square-foot portion of the public alley to be vacated by this ordinance is shown as Outlot A on the plat prepared by Alexandria Surveys, Inc., and dated April 1, 1989 ("Plat") (attached hereto); and

WHEREAS, the vacation of this 750-square-foot portion of the public alley 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 this vacation; and

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

WHEREAS, the city's real estate assessor has determined that the fair market value of the portion of the alley to be vacated by this ordinance is \$900; and

WHEREAS, pursuant to § 15.1-366 of the Code of Virginia (1950), as amended, the City of Alexandria has required that, as a condition of this vacation, the 750-square-foot portion of the alley to be vacated by this ordinance be purchased by the Applicant for \$900; and

WHEREAS, in consideration of the report of the viewers recommending the vacation, of other evidence relative thereto and of the Applicant's agreement to comply with the conditions set forth below and the condition that it purchase the portion of the right-of-way to be vacated by this ordinance for \$900, the Council of the City of Alexandria has concluded that the 750-square-foot portion of the public alley shown on the Plat as Outlot A is no longer needed for public use and that it is in the public interest that it be vacated; therefore,

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That the hereafter described portion of the public alley at the rear of the property at 1 East Luray Avenue, as shown on the Plat, be and the same hereby is vacated:

Beginning at a point on the easterly side of Commonwealth Avenue and the northerly side of a 15-foot alley, a corner common to Lot 18; thence departing the easterly side of Commonwealth Avenue and running with the northerly side of the 15-foot alley and the line common to Lot 18, and continuing with the line common to Lot 17, North 88° 30' 00" East, a distance of 100.00 feet to a point, a corner common to Lots 16 and 17; thence running with a line through the 15-foot alley South 01° 30' 00" East, a distance of 7.50 feet to a point; thence continuing with a line through the 15-foot alley South 88° 30' 00" West, a distance of 100.00 feet to a point on the easterly side of Commonwealth Avenue extended; and thence running with the easterly side of Commonwealth Avenue extended, North 01° 30' 00" West, a distance of 7.50 feet to the point of beginning, containing 750 square feet or 0.0172 acre of land.

Section 2. That this vacation is subject to the Applicant complying with the condition that it purchase the above-described 750-square-foot portion of the public alley for \$900, and to the Applicant and all successors in interest to any or all of the property at 1 East Luray Avenue complying with the condition that the vacated land be used as a landscaped area only and not be used to expand the Guest House program or any improvement located on the property currently known as 1 East Luray Avenue.

Section 3. That no recordation of this ordinance shall have any force or effect unless and until the treasurer of the city has received the payment of \$900 referenced in section 2 above, and such receipt is noted on the face of the ordinance prior to its recordation.

Section 4. 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 this vacation, including the execution of documents.

Section 5. 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 this vacation, and to affix thereon the official seal of the City of Alexandria, Virginia.

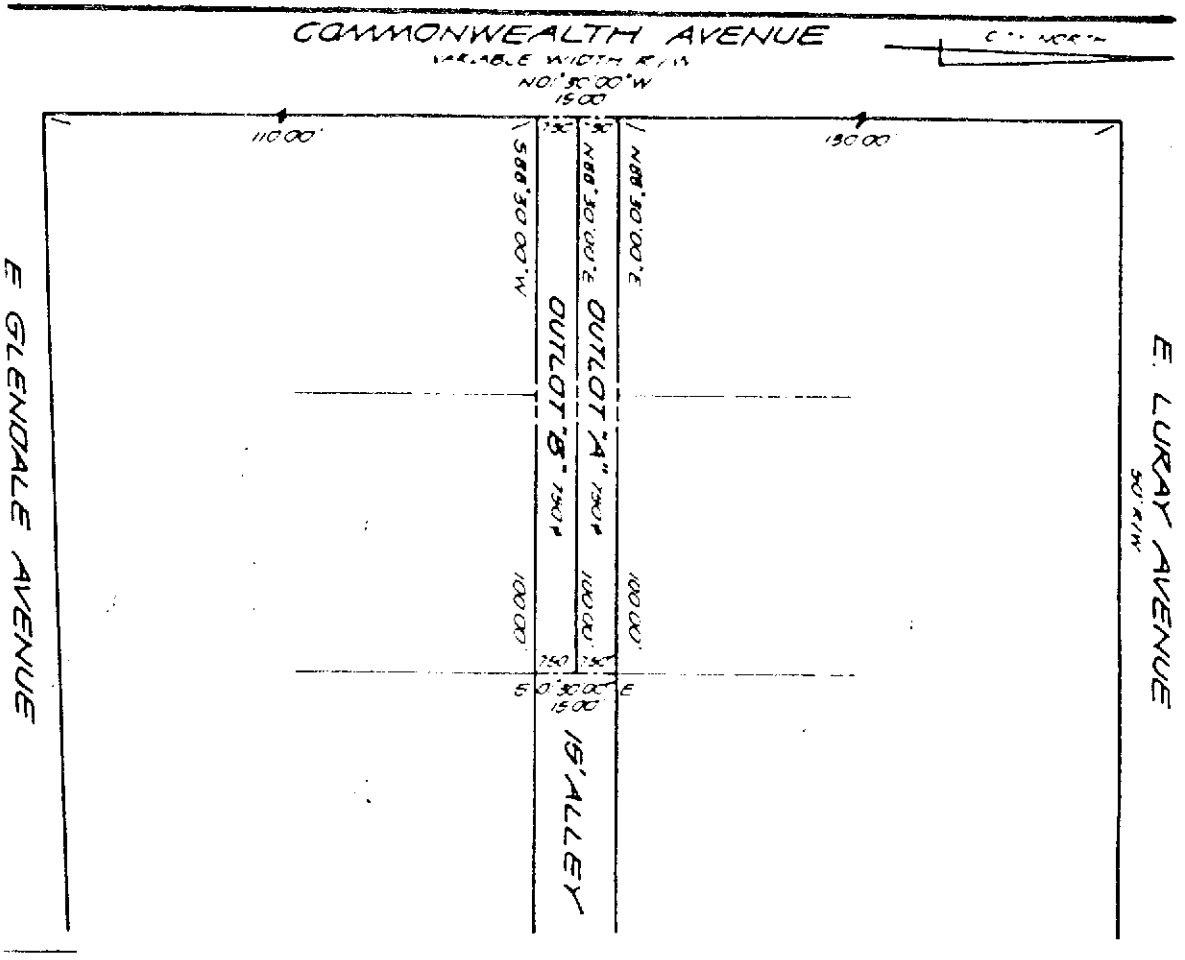
Section 6. That this ordinance shall be deemed to be enacted on the date of its final passage, but shall not be effective until payment of \$900 has been made to the city by the Applicant, and thereafter a copy of this ordinance has been certified by the city clerk and has been recorded among the city

land records as deeds are recorded. Such recordation shall be indexed in both the name of the CITY OF ALEXANDRIA and the name of FRIENDS OF GUEST HOUSE, INC., and such recordation shall be done by the Applicant at its own expense.

JAMES P. MORAN, JR.
Mayor

Attachment: Vacation Plat

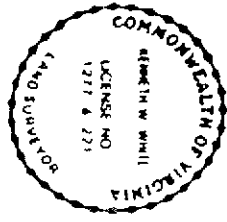
Final Passage: December 16, 1989



E. LURAY AVENUE
SOUTH

E. GLENDALE AVENUE

- NOTES
- 1 THE PROPERTY DELINEATED HEREON IS LOCATED ON TAX MAP 43-03-KO 104 RD
 - 2 NO TITLE REPORT FURNISHED
 - 3 PLAT SUBJECT TO RESTRICTIONS OF RECORD
 - 4 SUBDIVISION PLAT OF NORTHWEST ALEXANDRIA IMPROVEMENT COMPANY, BLOCK 8, IS RECORDED IN ARLINGTON COUNTY IN LIBER M. 4, PAGE 72
 - 5 TOTAL AREA OF VACATION = 1,500 SQ OR 0.344 AC



CERTIFIED CORRECT
Kenneth W. White
 KENNETH W. WHITE L.S.

PLAT
 SHOWING THE VACATION OF A PORTION OF
 AN EXISTING 18 FOOT ALLEY ADJACENT TO
 LOTS 7, 8, 17 & 18 BLOCK 8
 NORTHWEST ALEXANDRIA
 IMPROVEMENT COMPANY
 CITY OF ALEXANDRIA, VIRGINIA
 SCALE 1" = 20'
 APRIL 1, 1987
 ALEXANDRIA SURVEYS, INC.
 8343 SOUTH KING'S HIGHWAY
 ALEXANDRIA VIRGINIA 22304