

ORDINANCE NO. 3438

AN ORDINANCE to vacate a triangular parcel of unimproved land measuring 101.04 feet on the north, 31.68 feet on the east and 110.12 feet on the south adjacent to the property at 2655 Duke Street in the City of Alexandria, Virginia.

WHEREAS, David J. Jablonski ("Applicant") who owns the property at 2655 Duke Street in the City of Alexandria, Virginia, has applied for the vacation of a triangular parcel of unimproved land which is adjacent to his property at 2655 Duke Street; and

WHEREAS, the parcel of unimproved land to be vacated by this ordinance is shown on the plat ("Plat") prepared by Kephart & Company and dated October 3, 1989 ("Plat") (attached hereto); and

WHEREAS, the vacation of this parcel of unimproved land 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 unimproved parcel to be vacated by this ordinance is \$3,600; 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 unimproved parcel of land to be vacated by this ordinance be purchased by the Applicant for \$3,600; 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 he purchase the unimproved parcel to be vacated by this ordinance for \$3,600, the Council of the City of Alexandria has concluded that the unimproved parcel 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 unimproved parcel of land, as shown on the Plat, be and the same hereby is vacated:

Beginning for the same at a point on the northerly side of Duke Street, said beginning point being also the southwest corner of Part of Lot 20 as shown in a plat of subdivision entitled W.I. Angels Subdivision of West End and recorded among the land records of Alexandria, Virginia, in Deed Book 1182 at page 1772; thence running with the southerly line of said Lot 20 South 75° 45' 00" East, 101.04 feet to a point on the westerly side of Taylor Run (Creek) right-of-way; thence South 06° 15' 00" West, 31.58 feet to a point on the aforesaid northerly side of Duke Street; thence following a curve deflecting to the right having a radius of 551.96 feet, an arc of 86.90 feet and a chord bearing and chord distance of North 60° 10' 45" West, 86.81 feet to a point on the point of tangency; thence North 55° 40' 07" West, 23.22 feet to the point of beginning, containing 1,758 square feet or 0.04036 acre of land more or less.

Section 2. That this vacation is subject to the Applicant complying with the condition that it purchase the above-described unimproved parcel of land for \$3,600.

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 \$3,600 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.

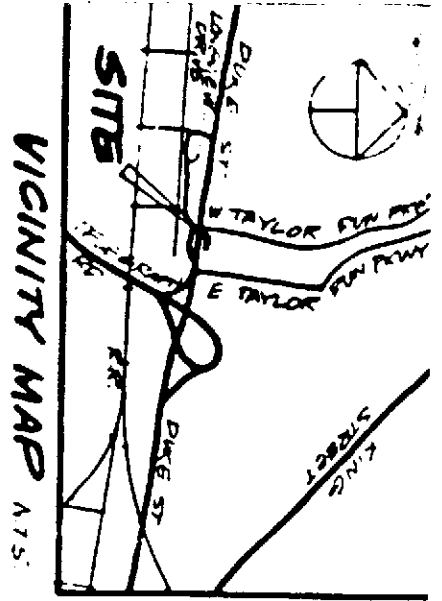
Section 6. That this ordinance shall be deemed to be enacted on the date of its final passage, but shall not be effective until payment of \$3,600 has been made to the city by the Applicant, and thereafter a copy of this ordinance has been certified by the city clerk and has been recorded among the city land records as deeds are recorded. Such recordation shall be indexed in both the name of the CITY OF ALEXANDRIA and the name of JABLONSKI, and such recordation shall be done by the Applicant at his own expense.

JAMES P. MORAN, JR.  
Mayor

Attachment: Vacation Plat

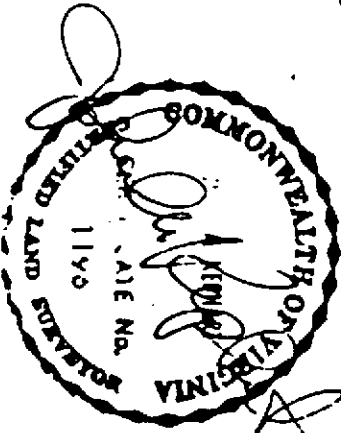
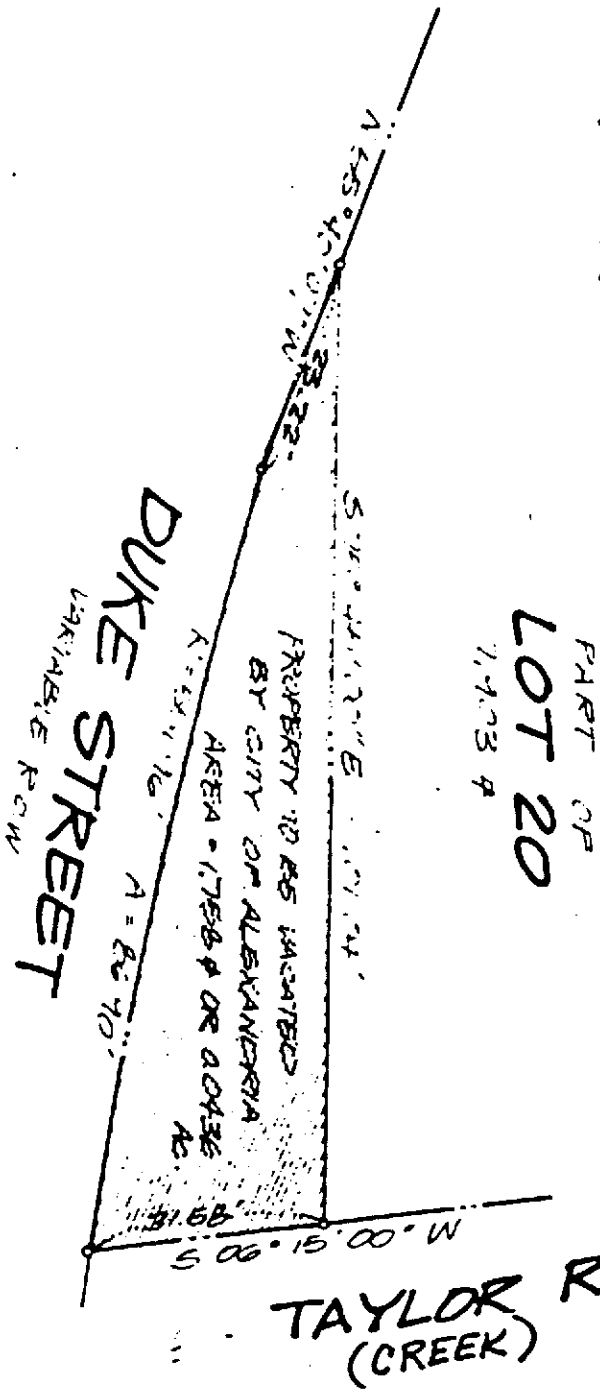
Final Passage: February 24, 1990

VAC #89-015



NOTE :

- THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON ASSESSMENT MAP 02-3
- 2 INFORMATION SHOWN HEREON WAS TAKEN FROM EXISTING RECORDS



PLAT  
VACATION  
PROPERTY OF THE CITY OF  
ALEXANDRIA AT DUKE STREET  
& TAYLOR RUN  
SCALE: 1" = 20'  
OCTOBER 3, 1989  
KEPHART & COMPANY

PER RECORD PLAT 2