

ORDINANCE NO. 3510

AN ORDINANCE to vacate various utility and sanitary and storm sewer easements located on the property at 3127 Duke Street.

WHEREAS, Hechinger Enterprises, Inc. and Presidential Gardens/Duke Street Limited Partnership ("Applicant"), which own the property located at 3127 Duke Street in the City of Alexandria, Virginia, have applied for the vacation of various utility and sanitary and storm sewer easements which are no longer needed; and

WHEREAS, the easements to be vacated by this ordinance are shown on two plats prepared by Herman L. Courson, one dated December 28, 1989, and entitled "Hechinger Commons, Parcel F, Cameron Valley" and the other dated February 1, 1989, and entitled "Hechinger Enterprises and Presidential Gardens/Duke Street Limited Partnership, ("Plats") (attached hereto);

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 this vacation; and

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

WHEREAS, these various utility and sanitary and storm sewer easements are being replaced by new easements dedicated to the city; and

WHEREAS, in consideration of the report of the viewers recommending the vacation and of other evidence relative thereto, the City Council of Alexandria has concluded that the easements to be vacated 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 easements, as shown and designated on the Plats as "Easement to be Abandoned" or "Hereby Vacated," be and the same hereby are vacated:

- a. One twenty foot (20') storm sewer easement;
- b. Three twenty-nine foot (29') sewer easements;
- c. Two ten foot (10') sanitary sewer easements;

- d. One nine foot (9') sanitary sewer easement;
- e. Two Virginia Power Company easements;
- f. One traffic signal and loop detector easement;
- g. One retaining wall easement; and,
- h. Three miscellaneous easements.

Section 2. 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.

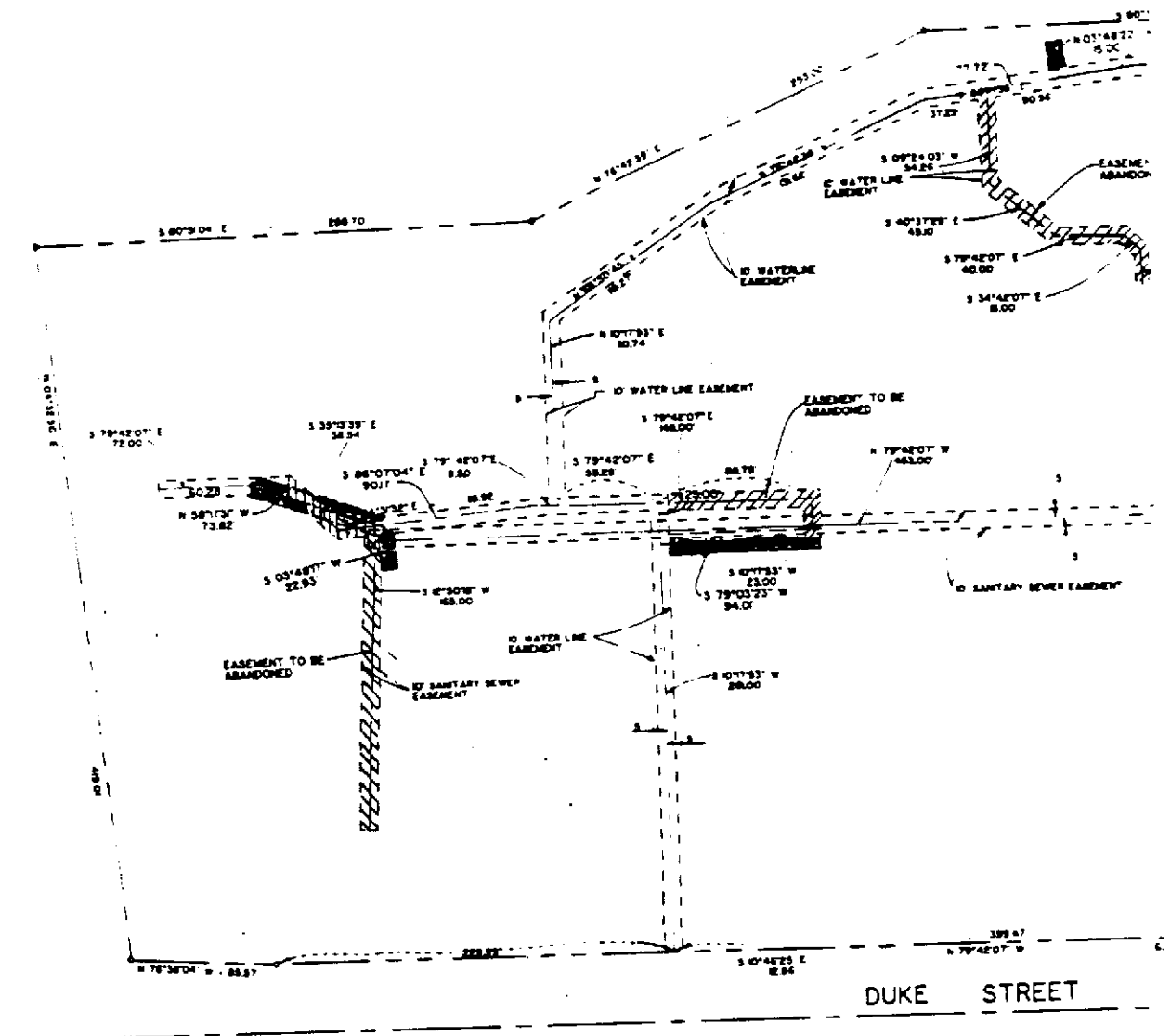
Section 3. That the city clerk be and hereby is authorized to attest the execution by the city manager of all documents necessary or desirable to carry into effect this vacation, and to affix thereon the official seal of the City of Alexandria, Virginia.

Section 4. 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, HECHINGER ENTERPRISES, INC. and PRESIDENTIAL GARDENS/DUKE STREET LIMITED PARTNERSHIP, and such recordation shall be done by the Applicant at their own expense.

PATRICIA S. TICER
Mayor



Attachment: Vacation Plats

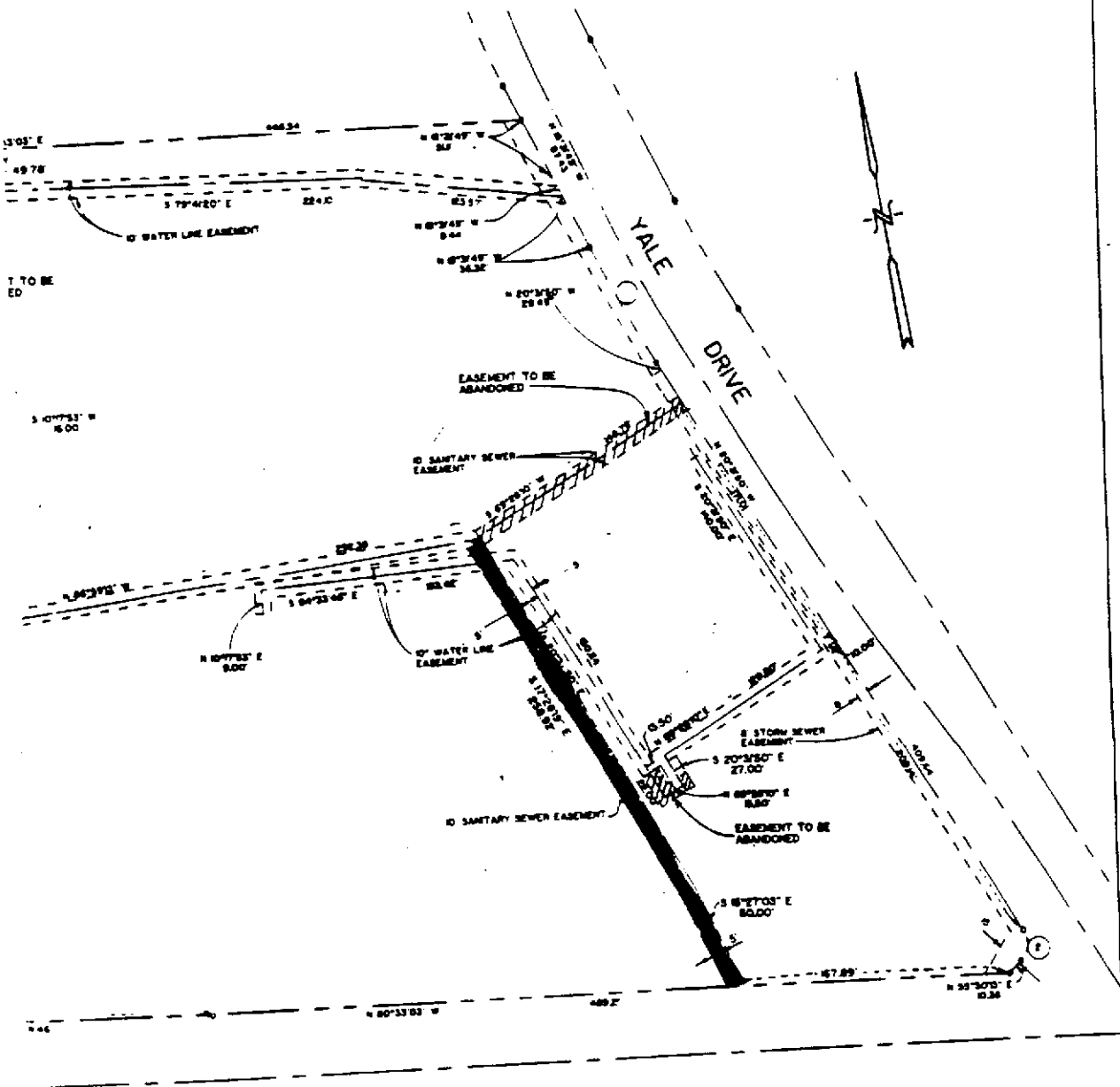
Final Passage: April 13, 1991



CURVE DATA

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD
1	935.00	05°00'00	81.59	40.82	N 18°01'43" W
2	15.00	76°02'01	19.91	1.73	N 17°29'13" E

 EASEMENT VACATED
 PROPOSED
 ALL OTHERS ARE RECORDED 586.



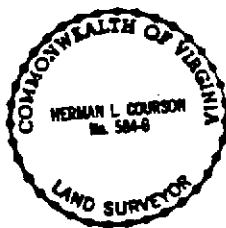
TO BE
ED

S 10°17'53" W
16.00'

TS TO BE TERMINATED,
AND ABANDONED.

D UTILITY EASEMENTS

ER EASEMENTS SHOWN HEREON
ORDED IN DEED BOOK 1255 ON PAGE



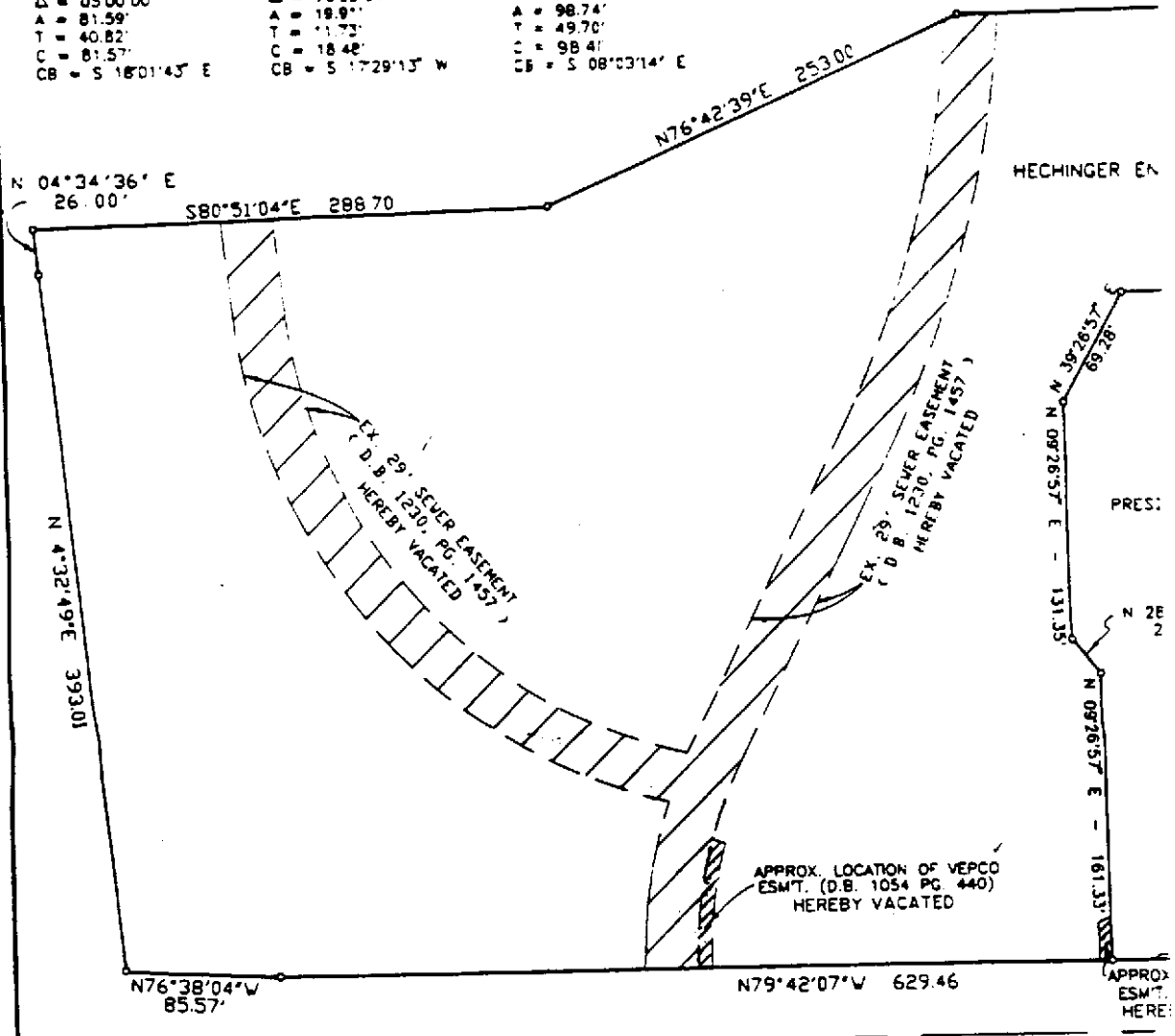
PLAT SHOWING PROPOSED
ADDITIONAL UTILITY EASEMENTS
& PORTIONS OF EASEMENTS TO BE ABANDONED
HECHINGER COMMONS
PARCEL "F"
CAMERON VALLEY
CITY OF ALEXANDRIA, VIRGINIA

SPRINGFIELD ENGINEERING CORPORATION 1422 DAVIS FORD ROAD WOODBRIDGE, VIRGINIA 22192			
Drawn By	Date	Checked By	Date
J.A.B.	12-28-89	D.G.	12-28-29
Asst. P.E.	Photo Scale	Scale	Scale
1:100	1" = 100'	1" = 100'	1" = 100'
REVISED 9-2-88		12-28-89	
8-20-89			

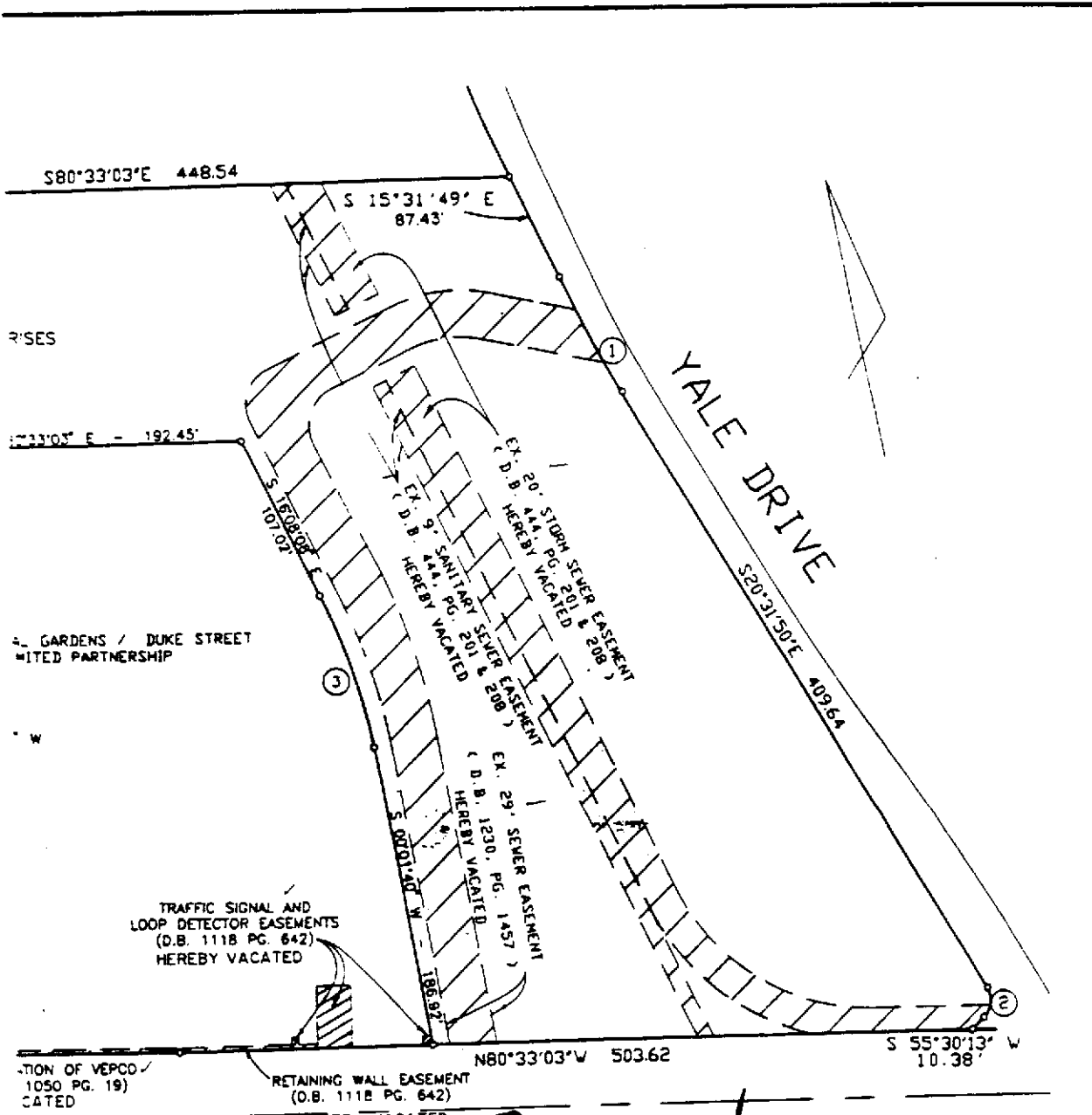


4

1	2	3
R = 935.00'	R = 15.00'	R = 350.00'
Δ = 05°00'00"	Δ = 76°02'01"	Δ = 16°09'48"
A = 81.59'	A = 18.91'	A = 98.74'
T = 40.82'	T = 11.73'	T = 49.70'
C = 81.57'	C = 18.42'	C = 98.41'
CB = S 16°01'43" E	CB = S 17°29'13" W	CB = S 08°03'14" E



DUKE STRE



FILE COPY

PLAT SHOWING
 VACATION OF VARIOUS EASEMENTS
 ON A PORTION OF THE LAND OF
 HECHINGER ENTERPRISES
 AND

PRESIDENTIAL GARDENS / DUKE STREET LIMITED PARTNERSHIP
 CITY OF ALEXANDRIA, VIRGINIA



Herman L. Courson
 HERMAN L. COURSON
 LICENSED LAND SURVEYOR
 WOODBRIDGE, VIRGINIA
 FEBRUARY 01, 1990
 3127 Duke St. And 61.00

DONALD D. RICKETTS & ASSOCIATES, PC
 ENGINEERS PLANNERS SURVEYORS
 LANDSCAPE ARCHITECTS

1122 DAVIS ROAD SUITE 200 WOODBRIDGE, VIRGINIA 22191
 404-595-0000 FAX 404-595-0001

DRAWN BY L.S.B.	DATE 01-16-90	CHECKED BY BULL SDH	DATE 2/1/90
JOB NO. 509.100	FIELD BOOK NO.	FIELD COPY NO.	SCALE 1" = 60'
REVISED			6