

ORDINANCE NO. 3676

AN ORDINANCE to vacate a 25,756 square foot portion of the public right-of-way consisting of Monroe Avenue (abandoned) and North Henry Street (abandoned) between Slaters Lane and Powhatan Street located in the City of Alexandria, Virginia.

WHEREAS, Henry Street Corporation, c/o Sequoia Investments, Inc., which is the contract purchaser of the property, currently owned by the Virginia Department of Motor Vehicles, at 1350-1400 Powhatan Street in the City of Alexandria, Virginia, has applied for the vacation of a portion of the public right-of-way between Slaters Lane and Powhatan Street, which right-of-way contains a portion of Monroe Avenue and of North Henry Street and extends an estimated 131.73 feet and 64.58 feet, respectively, in frontage along Powhatan Street and 321.62 feet in frontage along Slaters Lane as shown on the plat prepared by the Engineering Groupe, Inc., and dated May 20, 1993 ("Plat") (attached hereto); and

WHEREAS, the vacation of this public right-of-way 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, all existing easements for public utilities (sewer, electricity, telephone, gas, water, etc.), if any, which are located in the public right-of-way to be vacated by this ordinance are not to be affected by this vacation; 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 see that the conditions set forth below are satisfied, the Council of the City of Alexandria has concluded that the public right-of-way is no longer needed for public use and that it is in the public interest that it be vacated; and therefore

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That the hereafter described public right-of-way, as shown on the Plat, be and the same hereby is vacated:

Beginning at a point along the easterly right-of-way line of Slaters Lane (variable width), being a point along the westerly line of the now or formerly Commonwealth of Virginia, Department of

Motor Vehicles property and also being a southerly corner of the property herein described; thence departing the Commonwealth of Virginia, Department of Motor Vehicles property and with the said easterly right-of-way line of Slaters Lane along the arc of a curve to the right having a radius of 806.01 feet, an arc distance of 93.23 feet and a chord bearing and distance of N 08° 56' 22" E 93.18 feet to a point; thence N 12° 15' 12" E 228.44 feet to a point at the southwesterly corner of the now or formerly Commonwealth of Virginia, Department of Motor Vehicles property; thence departing Slaters Lane and with the southerly line of the Commonwealth of Virginia, Department of Motor Vehicles property N 83° 10' 59" E 91.64 feet to a point along the westerly right-of-way line of Powhatan Street (variable width); thence departing said southerly line of the now or formerly Commonwealth of Virginia, Department of Motor Vehicles property and with the said westerly right-of-way line of Powhatan Street S 32° 59' 58" E 21.07 feet to a point; thence S 26° 00' 01" E 43.51 feet to a point at the northeasterly corner of the now or formerly Commonwealth of Virginia, Department of Motor Vehicles property; thence departing said Powhatan Street and with the northerly, westerly and southerly line of the Commonwealth of Virginia, Department of Motor Vehicles property the following courses and distances: S 83° 10' 59" W 106.85 feet to a point; along the arc of a curve to the left having a radius of 5.00 feet, an arc distance of 12.48 feet and a chord bearing and distance of S 11° 38' 41" W 9.48 feet to a point; S 59° 55' 01" E 191.24 feet to a point along the westerly right-of-way of Powhatan Street (variable width); thence departing the Commonwealth of Virginia, Department of Motor Vehicles property and with the said westerly right-of-way line of Powhatan Street S 26° 00' 01" E 131.73 feet to a point at the northeasterly corner of the now or formerly Commonwealth of Virginia, Department of Motor Vehicles property; thence departing Powhatan Street and with the northerly line of the Commonwealth of Virginia, Department of Motor Vehicles property the following courses and distances: along the arc of a curve to the left having a radius of 379.30 feet, an arc distance of 101.52 feet and a chord bearing and distance of N 52° 14' 58" W 101.22 feet to a point; N 59° 55' 01" W 162.63 feet to a point; S 34° 22' 48" W 84.16 feet to a point;

S 20° 33' 55" W 24.64 feet to a point; along the arc of a curve to the left having a radius of 462.50 feet, and arc distance of 87.28 feet and a chord bearing and distance of S 15° 09' 33" W 87.15 feet to the point of beginning and containing 25,756 square feet or 0.5913 acres of land.

Section 2. That this vacation is subject to each of the conditions set forth below being satisfied:

- (a) The public right-of-way to be vacated by this ordinance shall be consolidated with the property at 1350-1400 Powhatan Street, and a plat showing such consolidation shall be provided to and approved by the department of transportation and environmental services prior to the recordation of this ordinance.
- (b) The use of the consolidated property shall be limited to 35 townhouses.
- (c) All existing easements for public utilities (sewer, electricity, telephone, gas, water, etc.), if any, which are located in the public right-of-way to be vacated by this ordinance shall not, and are not to, be affected by this vacation.

Section 3. 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 4. 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.

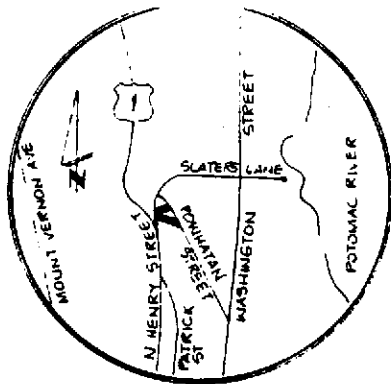
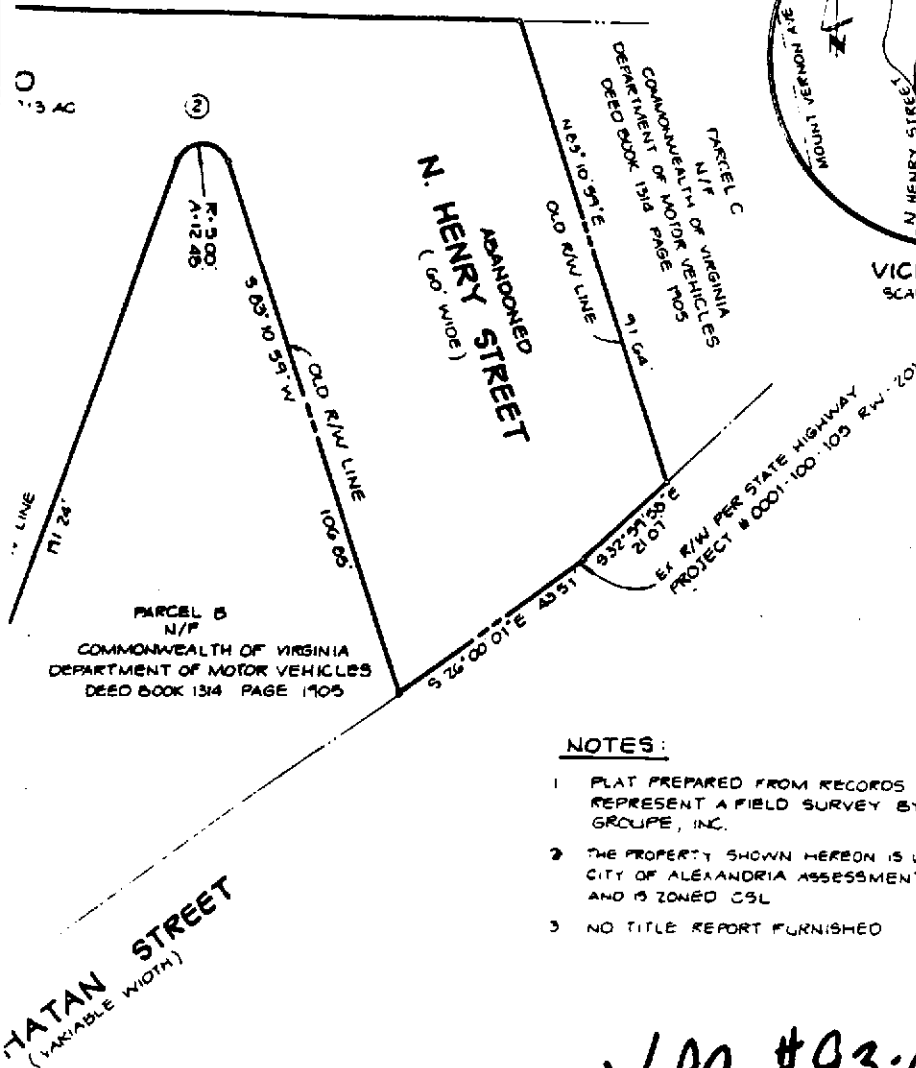
Section 5. That this ordinance shall be deemed to be enacted on the date of its final passage, but shall not be effective until the condition set forth above in section 2(a) has been satisfied, and thereafter a copy of this ordinance has been certified by the city clerk and has been recorded among the city land records as deeds are recorded. Certification by the clerk shall constitute conclusive evidence that the condition set forth in section 2(a) has been satisfied. Recordation of the certified ordinance shall be indexed in the names of the CITY OF ALEXANDRIA and the current owner of record of the property at 1350-1400 Powhatan Street, and such recordation shall be done by the

Applicant or the Virginia Department of Motor Vehicles at his or
its own expense.

PATRICIA S. TICER
Mayor

Attachment: Vacation Plat

Final Passage: October 16, 1993

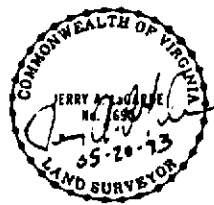


VICINITY MAP
SCALE 1" = 2,000'

NOTES:

1. PLAT PREPARED FROM RECORDS AND DOES NOT REPRESENT A FIELD SURVEY BY THE ENGINEERING GROUPE, INC.
2. THE PROPERTY SHOWN HEREON IS LOCATED ON THE CITY OF ALEXANDRIA ASSESSMENT MAP 44 02-06-19 AND IS ZONED CSL
3. NO TITLE REPORT FURNISHED

VAC. #93-004



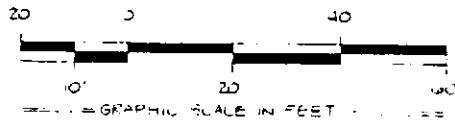
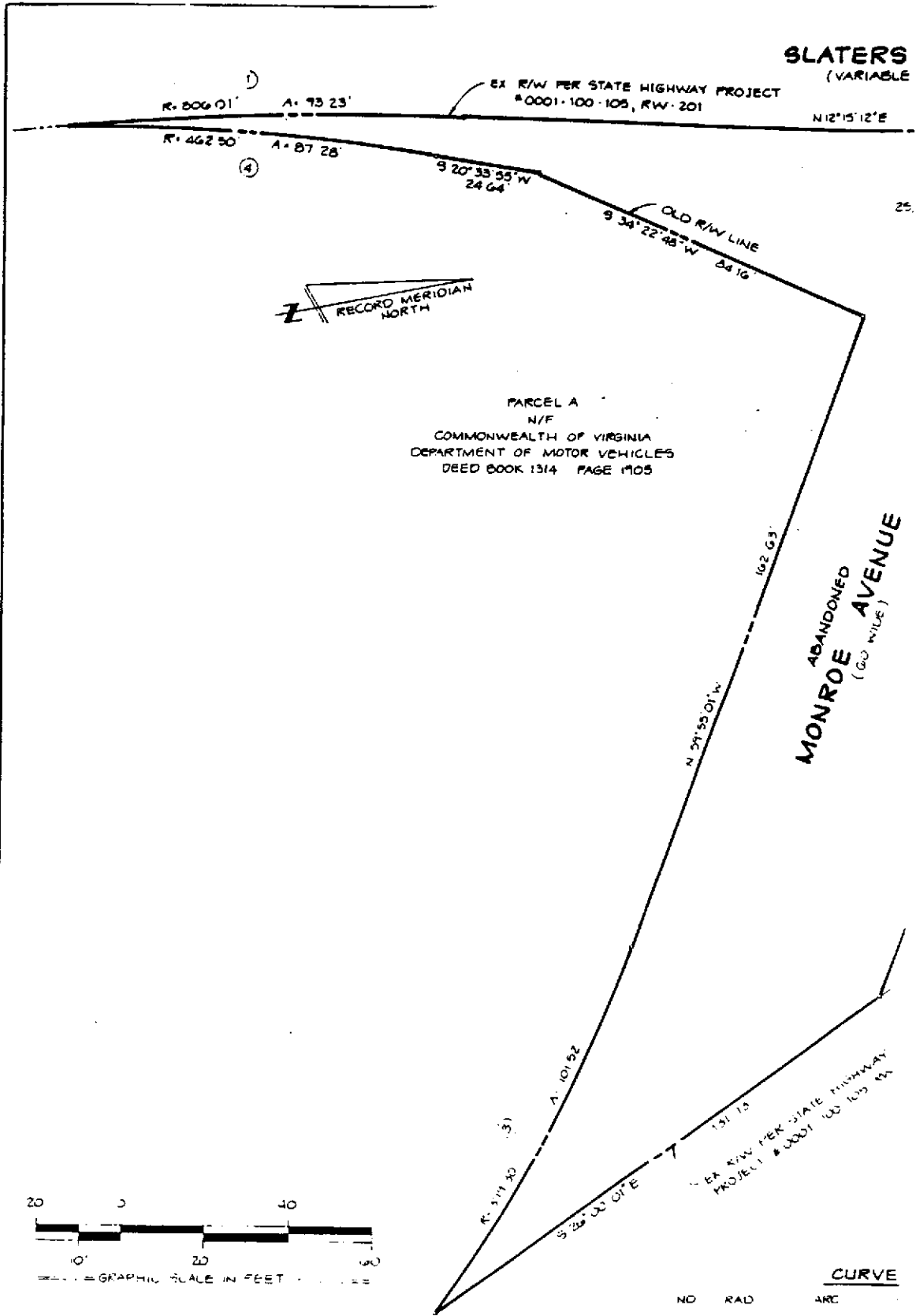
PLAT SHOWING
THE VACATION OF A PORTION OF
MONROE AVENUE
AND
N. HENRY STREET
CITY OF ALEXANDRIA, VIRGINIA
SCALE 1" = 20' DATE MAY 20, 1993

9-18-93
JH

THE ENGINEERING GROUPE INC.
2239 B TACKETTS MILL DRIVE
WOODBIDGE, VIRGINIA 22192
(703) 490-1121
METRO 640-4540

LN	CHD BRG	CHORD
1.47	N 08°56' 22" E	93.16
1.46	S 11°36' 41" W	9.48
1.07	N 52°4' 56" W	101.22
1.03	S 15°09' 33" W	37.15

SLATERS
(VARIABLE)



NO	RAD	ARC	
1	506.01	73.23	00
2	500	70.48	145
3	371.41	101.52	15