

WHEREAS, the City of Alexandria, Virginia desires to acquire land located within the City of Alexandria, for municipal purposes, and the City Council is of the opinion that a public necessity exists for the acquisition of the land within the City of Alexandria hereinafter more particularly described; and

WHEREAS, the land records of the City of Alexandria indicates the owner to be LYNCH PROPERTIES, INC., a Virginia Corporation; and

WHEREAS, the City has made a bona fide effort to purchase the property from the owner thereof, but its efforts have been ineffectual because of the inability to agree on the compensation to be paid; and

WHEREAS, the City is empowered by Chapter 13 of the City Charter and by general laws of the Commonwealth of Virginia to acquire private property for public purposes;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ALEXANDRIA, VIRGINIA

That pursuant to the provisions of the Charter of the City of Alexandria, Virginia, and the laws of the Commonwealth of Virginia, the City Attorney, or such other attorney as may be retained by the City, is hereby authorized and directed to institute an appropriate condemnation proceeding in the Circuit Court for the City of Alexandria, and to take such action as may be necessary to conduct the proceeding to a satisfactory conclusion in order to acquire a valid fee simple title and easement in the following described property for municipal purposes:

DESCRIPTION OF LAND REQUIRED FOR MUNICIPAL PURPOSES
BY THE CITY OF ALEXANDRIA, VIRGINIA, FROM LYNCH PROPERTIES, INC.

Beginning at the northwest corner to the land of Edwin Lynch, Trustee, and located on the south side of the land of the Southern Railway System; thence with Lynch, Trustee S 5°58'42" W a distance of 343.34 feet; thence departing from the land of Lynch, Trustee and running through the land of Lynch Properties, Inc., with a curve to the right (having a radius of 1104.93 feet, a delta angle of 10°12'30", a chord bearing of N 63°38'52" W and a chord distance of 196.60 feet) a distance of 196.86 feet; thence S 71°16'06" W a distance of 130.91 feet; thence with a

Curve to the right (having a radius of 1205.92 feet, a delta angle of $30^{\circ}40'22''$, a chord bearing of $S 86^{\circ}36'17'' W$ and a chord of 637.89 feet) a distance of 645.58 feet to the land of the Richmond, Fredericksburg and Potomac Railroad; thence with Richmond, Fredericksburg and Potomac Railroad with a curve to the left (having a radius of 8744.00 feet, a delta angle of $0^{\circ}40'45''$, a chord bearing of $N 52^{\circ}01'02'' E$ and a chord distance of 103.63 feet) a distance of 103.63 feet; thence $N 51^{\circ}40'40'' E$ a distance of 717.87 feet to the land of the Southern Railway System; thence with Southern $S 42^{\circ}44'08'' E$ a distance of 121.93 feet; thence $S 72^{\circ}32'08'' E$ a distance of 340.66 feet to the point of beginning and the parcel containing 7.4933 acres of land; subject, however, to existing easements for public utilities.

DESCRIPTION OF A 20 FOOT SEWER EASEMENT REQUIRED BY THE
CITY OF ALEXANDRIA, VIRGINIA, FROM LYNCH PROPERTIES, INC.

Beginning on the west side of the land belonging to Edwin Lynch, Trustee, and located $S 5^{\circ}58'42'' W$ a distance of 343.34 feet from the northwest corner to the land of Lynch, Trustee; thence with Lynch Trustee $S 5^{\circ}58'42'' W$ a distance of 20.72 feet; thence departing from Lynch Trustee and running through the land of Lynch Properties, Inc., with a curve to the right (having a radius of 1124.93 feet, a delta angle of $11^{\circ}19'49''$, a chord bearing of $N 63^{\circ}21'53'' W$ and a chord distance of 222.09 feet) a distance of 222.45 feet; thence $N 71^{\circ}16'06'' E$ a distance of 25.88 feet; thence with a curve to the left (having a radius of 1104.93 feet, a delta angle of $10^{\circ}12'30''$, a chord bearing of $N 63^{\circ}38'52'' W$ and a chord distance of 196.60 feet) a distance of 196.86 feet to a point of beginning and the easement containing an area of 4,194 square feet of land; subject, however, the existing easements for public utilities.

That based upon an appraisal of the land, the sum of SEVENTY TWO THOUSAND SIX HUNDRED SIXTY TWO DOLLARS and no/100 (\$72,662.00) is considered to be just compensation for the land to be taken and the sewer easement (\$72,243.00 for 7.4933 acres and \$419.00 for the sewer easement) together with improvements and appurtenances thereon, and said sum shall be deposited for this purpose in a Bank within the City of Alexandria, Virginia, to the credit of the Court upon the institution of the condemnation proceeding.

Adopted June 11, 1974

Helen Vickers, City Clerk and
Clerk of Council