

RESOLUTION NO. 333

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 indicate the owners to be CLAUDE MOORE and FRANCES POWELL HILL, as tenants in common; and

WHEREAS, the City has made a bona fide effort to purchase the property from the owners 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 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 in 11.33038 acres for municipal purposes, a drainage easement in 3.41877 acres, access and construction easement in 0.29684 acres and sanitary sewer and access easement in 0.41211 acres, more particularly described as follows:

DESCRIPTION OF LAND REQUIRED FOR MUNICIPAL PURPOSES,  
DRAINAGE EASEMENT, ACCESS AND CONSTRUCTION EASEMENT,  
AND SANITARY SEWER AND ACCESS EASEMENT PURPOSES BY  
THE CITY OF ALEXANDRIA, VIRGINIA, FROM DR. CLAUDE  
MOORE AND MISS FRANCES P. HILL

MUNICIPAL PURPOSES: Parcel 3346-01-1 as shown on a plat of subdivision by Larry A. Brown, Certified Land Surveyor, entitled "Plat Showing Subdivision of Property of Claude Moore and Miss Frances P. Hill," dated November 8, 1973, said parcel being more particularly described as follows:

Beginning at a point, said point being the northwesterly corner of Parcel 3346-01-1 and a common corner to Section 11 of Seminary Valley thence running along the southerly boundary of Section 11, across N. Pickett Street, and thence along the southerly boundaries of Sections 8 and 7 of Seminary Valley, S 55°40'10" E, 1087.33 feet to a point on the westerly side of N. Latham Street, said point also being a corner to Parcel 3346-01-3 of the aforementioned subdivision plat; thence running with the westerly boundary of same S 34°19'58" W, 72.79 feet to a point of curvature; thence following the arc of a curve to the right whose radius and central angle are 25.00 feet and

62°10'55", respectively, for an arc distance of 27.13 feet to a point of reversed curvature; thence following the arc of a curve to the left whose radius and central angle are 50.00 feet and 160°23'40", respectively, for an arc distance of 139.97 feet to a point of tangency, said point lying 105 feet north of the centerline of Holmes Run Channel as shown on the previously mentioned plat; thence running parallel with same and along the southerly boundary of said Parcel 3346-01-3, S 63°52'47" E, 14.74 feet to another point of curvature; thence following the arc of a curve to the right whose radius and central angle 2105.00 feet and 06°18'04", respectively, for an arc distance of 231.50 feet to a point of tangency; thence continuing with the southerly boundary of said parcel S 57°34'44" E, 197.01 feet, N 32°25'16" E, 100.00 feet, S 57°34'44" E, 180.00 feet, S 32°25'16" W, 100.00 feet, and S 57°34'44" E, 100.00 feet to a point of curvature; thence following the arc of a curve to the right whose radius and central angle are 461.90 feet and 35°43'13", respectively, for an arc distance of 287.96 feet to a point of tangency; thence running S 21°51'31" E, 9.79 feet to a point, said point being a common corner between parcels 3346-01-3 and 3346-01-1; thence running along the southerly boundary of the latter N 39°08'41" W, 46.98 feet; N 75°58'41" W, 98.38 feet; N 54°51'51" W, 65.79 feet; and S 31°02'29" W, 7.10 feet to a point on the aforementioned centerline of Four Mile Run Channel; thence continuing along same and the southerly boundary of Parcel 3346-01-1, which coincides with same, and following the arc of a curve to the left whose radius and central angle are 356.90 feet and 11°59'29", respectively, for an arc distance of 74.70 feet to a point of tangency; thence running N 57°34'44" W, 477.91 feet to another point of curvature; thence following the arc of a curve to the left whose radius is 2000.00 feet and whose central angle is 06°18'04", for an arc distance of 219.95 feet to a point of tangency; thence continuing along said centerline of channel N 63°52'47" W, 782.88 feet to a point; thence departing said centerline and running S 03°53'08", 106.99 feet to a point of curvature; thence running along the arc of a curve to the right whose radius and central angle are 933.00 feet and 00°37'25", respectively, for an arc distance of 10.15 feet to a point on the northerly boundary of a 0.11797 acre parcel in the process of being acquired by the City of Alexandria, Virginia; said point lying at the intersection of Holmes Run Parkway and Pickett Street; thence continuing along the southerly boundary and thence westerly boundary of Parcel 3346-01-1 N 63°52'47" W, 58.74 feet, N 03°11'30" W, 184.71 feet; N 59°06'30" W, 154.53 feet; and N 20°17'40" E, 385.94 feet to the point of beginning, containing 11.33038 acres.

DRAINAGE EASEMENT: A 105-foot strip of land containing 3.41877 acres, lying within Parcel 3346-01-2 directly adjacent to its northerly boundary and extending across the entire width of said parcel, being designated as "Drainage Easement" on the aforementioned subdivision plat by Brown.

ACCESS AND CONSTRUCTION EASEMENT: A 10-foot strip of land containing 0.29684 acres, lying adjacent to the above described drainage easement and also located within Parcel 3346-01-2 and running across entire width of same, as shown on the above mentioned plat.

SANITARY SEWER AND ACCESS EASEMENT: Two parcels designated as such on Brown's plat, two of which are located in Parcel 3346-01-3 and contain 0.22301 acres and 0.11957 acres, and a third parcel containing 0.06953 acres, located in Parcel 3346-01-2, and designated as "20-foot Sanitary Easement" on said plat, the northerly 10 feet of which overlaps the above described access and construction easement. All parcels subject, however, to existing easements for public utilities.

That, based upon an appraisal of the land, the sum of ONE HUNDRED EIGHT-FIVE THOUSAND DOLLARS and no/100 (\$185,000.00) is considered to be just compensation for the above described land to be taken, 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 27, 1974

Helen Vickers, City Clerk and  
Clerk of Council