

ORDINANCE NO. _____

AN ORDINANCE to vacate 8,621 square feet of reserved right-of-way located at the southeast corner of lot 500 adjacent to the intersection of Clermont and Eisenhower Avenues (VAC No. 2024-00004).

WHEREAS, Boundary Investments, LLC (Owner) have applied for the vacation of a portion of reserved public right-of-way at the southeast corner of lot 500 and adjacent to the intersection of Clermont and Eisenhower Avenues in the City of Alexandria, Virginia; and

WHEREAS, in Vacation No. 2024-00004, the planning commission recommended approval to the City Council on June 24, 2024 of a vacation of reserved public right of way, which recommendation was approved by the City Council at public hearing on July 2, 2024; and

WHEREAS, viewers, Jim Kapsis, Debra Roepke, and Benjamin Klein, have been, and again by this ordinance are, duly appointed by the Council of the City of Alexandria, to make their report in conjunction with this vacation; 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, in consideration of the report of the viewers, of other evidence relative to this vacation and of compliance with the conditions set forth in this ordinance, the Council of the City of Alexandria, has determined that the portion of the public right-of-way to be vacated is no longer desirable for public use and that the public interest will not be harmed by this vacation; therefore,

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That the vacation of the public right-of-way reservation to Owner, as shown on the plat of vacation attached hereto and incorporated herein by reference, be, and the same hereby is, approved.

Section 2. That the vacation made and provided by the preceding section of this ordinance be, and the same hereby is, subject to the conditions set forth below:

1. The Owner shall prepare a plat of consolidation, showing the property vacated and all easements therein, and consolidating such property with their abutting property, and the plat of consolidation shall be filed with the Director of Planning and Zoning, the Director of Transportation and Environmental Services, and among the land records of the City.

2. Easements shall be reserved for all existing public and private utilities within the area vacated. The Owner shall show all easements on the plat of consolidation.

3. Fair market value is assessed as \$0.00, and Owner owes no payment to the City for the vacation of the reserved right-of-way.

Section 3. The term "Owner" shall be deemed to include Boundary Investments, LLC, and their respective successors in interest.

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 effective upon the date and at the time of its final passage; provided, however, that no recordation of this ordinance shall have any force or effect unless and to the extent annexed to a deed, executed by the city manager and attested by the city clerk, conveying the property vacated to Owner. The execution of such deed shall constitute conclusive evidence of compliance with the provisions of this ordinance. Such deed shall be recorded and indexed in the name of the City of Alexandria, as grantor, and Owner as grantee, and such recordation shall be done by the grantee at his or her own expense. In the event no such deed is recorded within 18 months of the effective date, this ordinance shall be void and of no effect.

JUSTIN WILSON
Mayor

Adopted: _____

LOT 501
 N/F CIA BOUNDARY 4607
 EISENHOWER AVENUE LLC
 2560 HUNTINGTON AVE STE 200
 ALEXANDRIA, VA 22303
 RPC: 069.01-01-02
 ZONE: OCM
 USE: COMMERCIAL
 INSTR #170016887

N 12°20'00" W ~ 419.43'

RECORD NORTH
 (DB 1180, PG 383)

GENERAL NOTES:

- TAX ASSESSMENT MAP #069.01-01-03
- ZONE: OCM
- OWNER/APPLICANT: BOUNDARY 4601 EISENHOWER LLC
4800 HAMPDEN LANE, STE 800
BETHESDA, MD. 20814
INSTRUMENT #240004430
- TOTAL SITE AREA=128,002 SQUARE FEET. OR 2.93852 ACRES.
- THE PROPERTY SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 (VCS 83), NORTH ZONE, US SURVEY FOOT UNITS AS COMPUTED FROM A FIELD RUN BOUNDARY AND HORIZONTAL CONTROL SURVEY THAT TIES THIS BOUNDARY TO THE CITY OF ALEXANDRIA GPS MONUMENT #154. SCALE FACTOR: 0.999953644.
- PLAT SUBJECT TO RESTRICTIONS OF RECORD.
- TITLE REPORT FURNISHED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, FILE #DC2400236, DATED FEBRUARY 1, 2024 AND IS RELIED UPON AS ACCURATE BY THE SURVEYOR.
- THIS LOT SHALL UTILIZE THE PUBLIC SANITARY SEWER AND WATER ADJACENT TO THE PROPERTY.
- THIS LOT IS IN ZONE X (UNSHADED) OF THE FEMA FLOOD INSURANCE RATE MAP #5155190036E.
- THERE ARE NO KNOWN GRAVE SITES OR OBJECTS MARKING A PLACE OF BURIAL ON THIS SITE.
- THIS SITE CONTAINS NO KNOWN CONTAMINATED SOILS, TOXIC OR HAZARDOUS MATERIALS, UNDERGROUND STORAGE TANKS OR AREAS WITH THE POTENTIAL TO GENERATE COMBUSTIBLE GASES AND IS NOT KNOWN TO BE WITHIN 1,000 FEET OF A FORMER SANITARY LANDFILL, DUMP OR DISPOSAL AREA.
- STORMWATER MANAGEMENT AND RUNOFF FROM THIS PROPOSED LOT WILL BE PROVIDED TO THE SATISFACTION OF THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES. THERE ARE NO CHANGES IN DRAINAGE PATTERNS PROPOSED WITH THIS PLAT.
- THERE ARE NO FLOODPLAINS OR RESOURCE PROTECTION AREAS (RPA) LOCATED ON THIS PROPERTY.

PART OF LOT 500
 128,002 SQ. FT. OR 2.93852 ACRES

N/F NORFOLK SOUTHERN RAILWAY CO

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 650 W PEACHTREE STREET NW
 ATLANTA, GA 30308-1925
 RPC: 069.01-01-15.S1
 ZONE: OCM/UT
 USE: VACANT
 DB 21089 PG 532



PLAT

SHOWING THE VACATION OF A PORTION OF RIGHT-OF-WAY RESERVATION

DEED BOOK 590, PAGE 455
 (SHOWN ON PLAT AT DEED BOOK 830, PAGE 249)
 ON PART OF LOT 500
 SUBDIVISION OF THE PROPERTY OF
BOGLE INDUSTRIES, INC.
 DEED BOOK 1180, PAGE 383, DEED BOOK 1181, PAGE 1165
 LESS & EXCEPT DEED BOOK 1695, PAGE 524
 (4601 EISENHOWER AVENUE)
CITY OF ALEXANDRIA, VIRGINIA
 DATE: JULY 24, 2024 SCALE: 1" = 30'

APPROVED

SPECIAL USE PERMIT No. _____

DEPARTMENT OF PLANNING & ZONING

 DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

 DIRECTOR DATE

 CHAIRMAN, PLANNING COMMISSION DATE

EISENHOWER AVENUE
 80' R/W

APPROX LOC BELL ATLANTIC-VIRGINIA ESMT & VEPCO ESMT (DB 1569, PG 469)

S 73°27'40" W 101.74' (TOTAL)
 74.48'

V-DOT RIGHT-OF-WAY TAKING (DB 1695, PG 524)

S 12°20'00" E 12.54'

S 38°50'13" W 52.63'

S 12°20'00" E 54.35'

80' RIGHT OF WAY RESERVATION (DB 590, PG 455)

CLERMONT AVENUE
 80' R/W

PORTION OF RIGHT-OF-WAY RESERVATION

HEREBY VACATED (8,621 SQ. FT. OR 0.19791 AC.)

A=279.02' ~ R=1040.00' (C2)

A=165.19' ~ R=1185.92' (C1A)

10' SANITARY SEWER EASEMENT (DB 611, PG 375)

A=296.80' ~ R=1185.92' (C1)

10' PRIVATE STORM DRAINAGE EASEMENT (DB 1153, PG 1117)

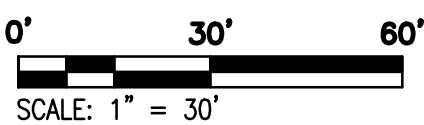
15' PRIVATE STORM DRAINAGE EASEMENT (DB 1153, PG 1117)

APPROX LOC VEPCO EASEMENT (DB 1167, PG 1594)

SLOPE MAINTENANCE EASEMENT (DB 830, PG 249)

APPROX LOC VEPCO EASEMENT (DB 679, PG 269)

A=343.70' ~ R=1,118.61'



CURVE TABLE:

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1A	165.19'	1185.92'	7°58'51"	N 08°20'34" W	165.06'
C1	296.80'	1185.92'	14°20'22"	N 05°09'49" W	296.02'
C2	279.02'	1040.00'	15°22'19"	N 04°18'40" E	278.19'