

EXHIBIT NO. 1

15  
5-20-08

~~21~~  
~~5-13-08~~

Introduction and first reading:	05/13/08
Public hearing:	05/20/08
Second reading and enactment:	05/20/08

INFORMATION ON PROPOSED ORDINANCE

Title

AN ORDINANCE to vacate a portion of the public right-of-way located adjacent to and below 206 Reineker's Lane, in the City of Alexandria, Virginia (VAC No. 2007-0001), and to permit an encroachment for existing stairs and planters located along the public right of way at 1702 Duke Street.

Summary

The proposed ordinance vacates a portion of the public right-of-way adjacent to and below 206 Reineker's Lane, subject to payment to the City of \$51,000.00, and restrictions on development of the vacated land, for the purpose of permitting the adjacent property owner to construct an underground parking garage in the area. The City retains easements for the existing public sidewalk and utilities. The proposed ordinance also permits Owner to reconstruct and maintain existing stairs and planters that are currently located and encroaching along 1701 Duke Street.

Sponsor

Staff

Faroll Hamer, Director, Planning and Zoning  
Jill Schaub, Senior Assistant City Attorney

Authority

§ 2.03, § 2.04(e), Alexandria City Charter  
§ 15.2-2008, § 15.2-2011, Code of Virginia (1950), as amended

Estimated Costs of Implementation

None

Attachments in Addition to Proposed Ordinance and its Attachments (if any)

None

ORDINANCE NO. \_\_\_\_\_

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AN ORDINANCE to vacate a portion of the public right-of-way located adjacent to and below 206 Reineker’s Lane (VAC No. 2007-0001), and to permit an encroachment for existing stairs and planters located along the public right-of-way of 1701 Duke Street.

WHEREAS, Carr Properties, Inc. (“Owner”) has applied for a vacation to permit an underground parking garage to extend into the area adjacent to and below the public right-of-way on the east side of Reineker’s Lane, in the City of Alexandria, Virginia; and

WHEREAS, the Planning Commission of the City of Alexandria at one of its regular meetings recommended approval of the vacation of such public right-of-way at this location; and

WHEREAS, the Council of the City of Alexandria has approved the recommendation of the Planning Commission; and

WHEREAS, viewers, Dennis L. Jones, chair, Tom Welsh and William L. Brandon, have been, and again by this ordinance are, duly appointed by the Council of the City of Alexandria, to make their reports 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 reports 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; and

WHEREAS, in connection with such vacation Owner also wishes to reconstruct and maintain stairs and planters that are currently located in the public right-of-way along 1701 Duke Street, and the public right-of-way will not be significantly impaired by this encroachment, and this encroachment will not be detrimental to the public interest; and therefore,

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That the vacation of the public right-of-way to Owner, consisting of an area encumbering approximately 910 square feet, and measuring approximately 12 feet in width by 32 feet in depth and extending a distance of 125 feet, located beneath the Reineker’s Lane right of way, for the purpose of permitting Owner to extend a three level parking garage into said area, 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 the conditions set forth below:

- 1 (a) Owner shall prepare a plat of consolidation, showing the property vacated and  
2 all easements therein, and consolidating such property with the adjoining lot, and  
3 the plat of consolidation shall be filed with the directors of Planning & Zoning  
4 and Transportation & Environmental Services and recorded in the land records  
5 of the City of Alexandria.  
6
- 7 (b) Easements shall be reserved for all existing public and private utilities within the area  
8 vacated. Owner shall show all easements on the plat of consolidation.  
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- 10 (c) City of Alexandria reserves an easement for subsurface rights within the area vacated  
11 for any future public utilities. City of Alexandria also reserves a permanent surface  
12 easement for public right-of way access and use.  
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- 14 (d) Owner shall not use the vacated land to derive any increased above grade  
15 development rights for the lands adjacent to the vacated area, including increased  
16 floor area, subdivision rights or additional dwelling units; however, Owner may  
17 develop the below grade area and build improvements. The above grade restrictions  
18 and below grade improvement rights shall appear as part of the deed of vacation and  
19 shall also appear as a note on the consolidation plat, both of which shall be approved  
20 by the directors of Planning & Zoning and Transportation & Environmental Services  
21 prior to recordation.  
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- 23 (e) Owner shall be responsible for perpetual ownership, development and maintenance  
24 of the improvements constructed in the vacated right-of-way.  
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- 26 (f) The City of Alexandria shall own and maintain the sidewalk constructed in the public  
27 right of way; however, the Owner shall maintain the sidewalk constructed in the  
28 vacated right of way. The sidewalk constructed on Owner's property shall be  
29 privately owned and maintained, and publicly accessible, via a public right-of-way  
30 access easement that allows the public to use the sidewalk.  
31
- 32 (g) Owner shall pay the sum of \$ 51,000.00 to the City for the vacated land.  
33

34 Section 3. The term "Owner" shall be deemed to include Carr Properties, Inc. and all  
35 respective successors in interest.  
36

37 Section 4. That the city manager be, and hereby is, authorized to do on behalf of the  
38 City of Alexandria all things necessary or desirable to carry into effect this vacation, including  
39 the execution of documents.  
40

41 Section 5. That the city clerk be, and hereby is, authorized to attest the execution by  
42 the city manager of all documents necessary or desirable to carry into effect this vacation, and to  
43 affix thereon the official seal of the City of Alexandria, Virginia.  
44

1  
2 Section 6. That Owner is authorized to establish and maintain an encroachment into  
3 the public sidewalk right-of-way at 1701 Duke Street, in the City of Alexandria, said  
4 encroachment consisting of stairs located along the Duke Street frontage of 1701 Duke Street  
5 extending approximately 3.68 feet into the public right-of-way for a length of approximately  
6 29.65 feet; and also consisting of two planters, each extending approximately 4.68 feet into the  
7 public right-of-way, the first located closest to Reineker's Lane being approximately 6.6 feet long  
8 and the second located at the opposite end of the stairs being approximately 6.7 feet long, as  
9 generally shown on the plat attached hereto, until the encroachment is removed or destroyed or  
10 the authorization to maintain it is terminated by the city; provided, that this authorization to  
11 establish and maintain the encroachment shall not be construed to relieve Owner of liability for  
12 any negligence on its part on account of or in connection with the encroachment.  
13

14 Section 7. That the authorization hereby granted to establish and maintain said  
15 encroachment shall in addition be subject to and conditioned upon the following terms:  
16

- 17 (a) Neither the City of Alexandria nor any public or private utility company shall be  
18 responsible for damage to Owner's property encroaching into the public right-of-way  
19 during repair, maintenance or replacement of the public right-of-way or any public  
20 facilities or utilities in the area of encroachment.  
21
- 22 (b) The Owner shall be responsible for replacement and repairs to the adjacent City  
23 right-of-way, including any areas damaged during construction activity.  
24

25 Section 8. That by accepting the authorization hereby granted to establish and  
26 maintain the encroachment and by so establishing and/or maintaining the encroachment, Owner  
27 shall be deemed to have promised and agreed to save harmless the City of Alexandria from any  
28 and all liability (including attorneys' fees and litigation expenses) arising by reason of the  
29 establishment, construction, placement, existence, use or maintenance of the encroachment.  
30

31 Section 9. That the authorization herein granted to establish and maintain the  
32 encroachment shall be subject to Owners and Tenant maintaining the area of the encroachment at  
33 all times unobstructed and free from accumulation of litter, snow, ice and other potentially  
34 dangerous matter.  
35

36 Section 10. That nothing in this ordinance is intended to constitute, or shall be  
37 deemed to be, a waiver of sovereign immunity by or on behalf of the City of Alexandria or any of  
38 its officers or employees.  
39

40 Section 11. That the authorization herein granted to establish and maintain the  
41 encroachment shall be terminated whenever the City of Alexandria desires to use the affected  
42 public right-of-way for any purpose whatsoever and, by written notification, demands from  
43 Owner the removal of the encroachment. Said removal shall be completed by the date specified  
44 in the notice and shall be accomplished by Owners without cost to the city. If Owner cannot be

1 found, or shall fail or neglect to remove the encroachment within the time specified, the city shall  
2 have the right to remove the encroachment, at the expense of Owner, and shall not be liable to  
3 Owner for any loss or damage to the structure of the encroachment or personal property within  
4 the encroachment area, caused by the removal.  
5

6 Section 12. That this ordinance shall be effective upon the date and at the time of its  
7 final passage; provided, however, that no recordation of this ordinance shall have any force or  
8 effect unless and to the extent annexed to a deed, executed by the city manager and attested by  
9 the city clerk, conveying the property vacated to Owner. The execution of such deed shall  
10 constitute conclusive evidence of compliance with the provisions of this ordinance. Such deed  
11 shall be recorded and indexed in the name of the City of Alexandria, as grantor, and Owner as  
12 grantee, and such recordation shall be done by the grantee at their own expense. In the event no  
13 such deed is recorded within 18 months of the effective date, this ordinance shall be void and of  
14 no effect.  
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16  
17 WILLIAM D. EUILLE  
18 Mayor  
19

20  
21 Attachments: Plat of vacation  
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23 Introduction: 5/13/08  
24 First Reading: 5/13/08  
25 Publication:  
26 Public Hearing:  
27 Second Hearing:  
28 Final Passage:  
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PRINCE STREET INC.  
 TM 073.02-02-05  
 DEED BOOK 1676, PAGE 1710

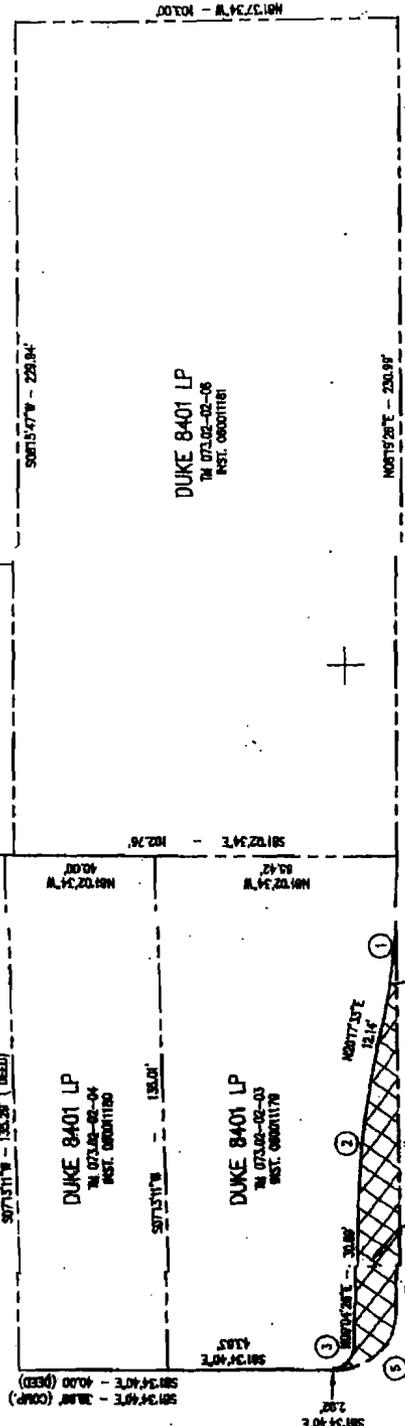
PARCEL "A"  
 METRO SQUARE  
 METRO SQUARE  
 PARTNERSHIP  
 TM 073.02-02-08  
 DEED BOOK 1146, PAGE 778

MUWAHED MUSTAFA SABERI  
 OR HARY SABERI  
 TM 073.02-02-07  
 DEED BOOK 969, PAGE 600

DUKE 8401 LP  
 TM 073.02-02-04  
 INST. 08001180

DUKE 8401 LP  
 TM 073.02-02-03  
 INST. 08001178

DUKE 8401 LP  
 TM 073.02-02-06  
 INST. 08001181



REINEKERS LANE

PARTITION OF  
 REINEKERS LANE  
 (NON S.F.)  
 (BENEVOLENT WACATED)

PLAT SHOWING  
 VACATION OF  
 A PORTION OF  
**REINEKERS LANE**  
 CITY OF ALEXANDRIA, VIRGINIA  
 SCALE 1" = 20'  
 DATE: AUGUST 21, 2007



**CURVE TABLE**

PT.	BEARING	CHORD BEARING	CHORD DIST.	CHORD BEARING	CHORD DIST.	CHORD BEARING
1	N 12.14° E	N 12.14° E	12.14'	N 12.14° E	12.14'	N 12.14° E
2	N 12.14° E	N 12.14° E	12.14'	N 12.14° E	12.14'	N 12.14° E
3	N 12.14° E	N 12.14° E	12.14'	N 12.14° E	12.14'	N 12.14° E
4	N 12.14° E	N 12.14° E	12.14'	N 12.14° E	12.14'	N 12.14° E
5	N 12.14° E	N 12.14° E	12.14'	N 12.14° E	12.14'	N 12.14° E
6	N 12.14° E	N 12.14° E	12.14'	N 12.14° E	12.14'	N 12.14° E
7	N 12.14° E	N 12.14° E	12.14'	N 12.14° E	12.14'	N 12.14° E



**Bowman CONSULTING**  
 Surveying & Mapping  
 1000 ...  
 Alexandria, VA 22304  
 Phone: 703.836.1100  
 Fax: 703.836.1101  
 Email: info@bowmanconsulting.com

McGuireWoods LLP  
1750 Tysons Boulevard  
Suite 1800  
McLean, VA 22102-4215  
Phone: 703.712.5000  
Fax: 703.712.5050  
www.mcguirewoods.com

Kenneth W. Wire  
Direct: 703.712.5362

McGUIREWOODS

15  
5-20-08

Land Use and Environmental  
kwire@mcguirewoods.com

May 20, 2008

VIA EMAIL

Mayor William Euille  
and Members of the City Council  
301 King Street, Room 2300  
Alexandria, Virginia 22314

RE: Vacation Ordinance 2007-0001

Dear Mayor Euille and Members of the City Council:

On behalf of our client, Carr Properties, Inc., we are respectfully requesting the following revision to Section 2(c) of the vacation ordinance for Edmonson Plaza in order to clarify that public utilities will not be installed within the portion of the parking garage that will be constructed within the vacated area.

City of Alexandria reserves an easement for subsurface rights within the vacated area outside the limits of the parking garage structure for any future public utilities. City of Alexandria also reserves a permanent surface easement for public right-of-way access and use.

The proposed revision is consistent with the development approval for the property, DSUP 2006-0023, and provides the property owner with the assurance that they may construct the parking garage as authorized by the DSUP. Please let me know if you have any questions or concerns about our request. I look forward to discussing the vacation ordinance with City Council at tonight's public hearing.

Sincerely,



Kenneth W. Wire

cc: Ignacio Pessoa, City Attorney  
Jill Schaub, Assistant City Attorney  
Jeff Farner, Chief, Development  
Meg McGirr, Carr Properties  
Jonathan P. Rak, McGuireWoods

SPEAKER'S FORM

DOCKET ITEM NO. 15

**PLEASE COMPLETE THIS FORM AND GIVE IT TO THE CITY CLERK  
BEFORE YOU SPEAK ON A DOCKET ITEM**

PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.

1. NAME: Kenneth Wise, McGuire Woods  
2. ADDRESS: 1750 Tysons Boulevard, McLean VA 22102  
TELEPHONE NO. 703.712.5362 E-MAIL ADDRESS: ~~k.w.ree~~ @ McGuireWoods.com  
3. WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF? Owner, Carr Properties

4. WHAT IS YOUR POSITION ON THE ITEM?  
FOR:  AGAINST: \_\_\_\_\_ OTHER: \_\_\_\_\_

5. NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY, LOBBYIST, CIVIC INTEREST, ETC.):  
Attorney

6. ARE YOU RECEIVING COMPENSATION FOR THIS APPEARANCE BEFORE COUNCIL?  
YES  NO \_\_\_\_\_

This form shall be kept as a part of the permanent record in those instances where financial interest or compensation is indicated by the speaker.

A maximum of three minutes will be allowed for your presentation, except that one officer or other designated member speaking on behalf of each *bona fide* neighborhood civic association or unit owners' association desiring to be heard on a docket item shall be allowed five minutes. In order to obtain five minutes, you must identify yourself as a designated speaker, and identify the neighborhood civic association or unit owners' association you represent, at the start of your presentation. If you have a prepared statement, please leave a copy with the Clerk.

Additional time not to exceed 15 minutes may be obtained with the consent of the majority of the council present; provided notice requesting additional time with reasons stated is filed with the City Clerk in writing before 5:00 p.m. of the day preceding the meeting.

The public normally may speak on docket items only at public hearing meetings, and not at regular legislative meetings. Public hearing meetings are usually held on the Saturday following the second Tuesday in each month; regular legislative meetings on the second and fourth Tuesdays in each month. The rule with respect to when a person may speak to a docket item at a legislative meeting can be waived by a majority vote of council members present but such a waiver is not normal practice. When a speaker is recognized, the rules of procedures for speakers at public hearing meetings shall apply. If an item is docketed for public hearing at a regular legislative meeting, the public may speak to that item, and the rules of procedures for speakers at public hearing meetings shall apply.

In addition, the public may speak on matters which are not on the docket during the Public Discussion Period at public hearing meetings. The mayor may grant permission to a person, who is unable to participate in public discussion at a public hearing meeting for medical, religious, family emergency or other similarly substantial reasons, to speak at a regular legislative meeting. When such permission is granted, the rules of procedures for public discussion at public hearing meetings shall apply.

**Guidelines for the Public Discussion Period**

- (a) All speaker request forms for the public discussion period must be submitted by the time the item is called by the city clerk.
- (b) No speaker will be allowed more than three minutes; except that one officer or other designated member speaking on behalf of each *bona fide* neighborhood civic association or unit owners' association desiring to be heard during the public discussion period shall be allowed five minutes. In order to obtain five minutes, you must identify yourself as a designated speaker, and identify the neighborhood civic association or unit owners' association you represent, at the start of your presentation.
- (c) If more speakers are signed up than would be allotted for in 30 minutes, the mayor will organize speaker requests by subject or position, and allocated appropriate times, trying to ensure that speakers on unrelated subjects will also be allowed to speak during the 30 minute public discussion period.
- (d) If speakers seeking to address council on the same subject cannot agree on a particular order or method that they would like the speakers to be called on, the speakers shall be called in the chronological order of their request forms' submission.
- (e) Any speakers not called during the public discussion period will have the option to speak at the conclusion of the meeting, after all docketed items have been heard.

ORDINANCE NO. 4543

AN ORDINANCE to vacate a portion of the public right-of-way located adjacent to and below 206 Reineker's Lane (VAC No. 2007-0001), and to permit an encroachment for existing stairs and planters located along the public right-of-way of 1701 Duke Street.

WHEREAS, Carr Properties, Inc. ("Owner") has applied for a vacation to permit an underground parking garage to extend into the area adjacent to and below the public right-of-way on the east side of Reineker's Lane, in the City of Alexandria, Virginia; and

WHEREAS, the Planning Commission of the City of Alexandria at one of its regular meetings recommended approval of the vacation of such public right-of-way at this location; and

WHEREAS, the Council of the City of Alexandria has approved the recommendation of the Planning Commission; and

WHEREAS, viewers, Dennis L. Jones, chair, Tom Welsh and William L. Brandon, have been, and again by this ordinance are, duly appointed by the Council of the City of Alexandria, to make their reports 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 reports 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; and

WHEREAS, in connection with such vacation Owner also wishes to reconstruct and maintain stairs and planters that are currently located in the public right-of-way along 1701 Duke Street, and the public right-of-way will not be significantly impaired by this encroachment, and this encroachment will not be detrimental to the public interest; and therefore,

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That the vacation of the public right-of-way to Owner, consisting of an area encumbering approximately 910 square feet, and measuring approximately 12 feet in width by 32 feet in depth and extending a distance of 125 feet, located beneath the Reineker's Lane right of way, for the purpose of permitting Owner to extend a three level parking garage into said area, 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 the conditions set forth below:

- (a) Owner shall prepare a plat of consolidation, showing the property vacated and all easements therein, and consolidating such property with the adjoining lot, and the plat of consolidation shall be filed with the directors of Planning & Zoning and Transportation & Environmental Services and recorded in the land records of the City of Alexandria.
- (b) Easements shall be reserved for all existing public and private utilities within the area vacated. Owner shall show all easements on the plat of consolidation.
- (c) City of Alexandria reserves an easement for subsurface rights within the vacated area outside the limits of the parking garage structure for any future public utilities. City of Alexandria also reserves a permanent surface easement for public right-of way access and use.
- (d) Owner shall not use the vacated land to derive any increased above grade development rights for the lands adjacent to the vacated area, including increased floor area, subdivision rights or additional dwelling units; however, Owner may develop the below grade area and build improvements. The above grade restrictions and below grade improvement rights shall appear as part of the deed of vacation and shall also appear as a note on the consolidation plat, both of which shall be approved by the directors of Planning & Zoning and Transportation & Environmental Services prior to recordation.
- (e) Owner shall be responsible for perpetual ownership, development and maintenance of the improvements constructed in the vacated right-of-way.
- (f) The City of Alexandria shall own and maintain the sidewalk constructed in the public right of way; however, the Owner shall maintain the sidewalk constructed in the vacated right of way. The sidewalk constructed on Owner's property shall be privately owned and maintained, and publicly accessible, via a public right-of-way access easement that allows the public to use the sidewalk.
- (g) Owner shall pay the sum of \$ 51,000.00 to the City for the vacated land.

Section 3. The term "Owner" shall be deemed to include Carr Properties, Inc. and all 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 Owner is authorized to establish and maintain an encroachment into the public sidewalk right-of-way at 1701 Duke Street, in the City of Alexandria, said encroachment consisting of stairs located along the Duke Street frontage of 1701 Duke Street extending approximately 3.68 feet into the public right-of-way for a length of approximately 29.65 feet; and also consisting of two planters, each extending approximately 4.68 feet into the public right-of-way, the first located closest to Reineker's Lane being approximately 6.6 feet long and the second located at the opposite end of the stairs being approximately 6.7 feet long, as generally shown on the plat attached hereto, until the encroachment is removed or destroyed or the authorization to maintain it is terminated by the city; provided, that this authorization to establish and maintain the encroachment shall not be construed to relieve Owner of liability for any negligence on its part on account of or in connection with the encroachment.

Section 7. That the authorization hereby granted to establish and maintain said encroachment shall in addition be subject to and conditioned upon the following terms:

- (a) Neither the City of Alexandria nor any public or private utility company shall be responsible for damage to Owner's property encroaching into the public right-of-way during repair, maintenance or replacement of the public right-of-way or any public facilities or utilities in the area of encroachment.
- (b) The Owner shall be responsible for replacement and repairs to the adjacent City right-of-way, including any areas damaged during construction activity.

Section 8. That by accepting the authorization hereby granted to establish and maintain the encroachment and by so establishing and/or maintaining the encroachment, Owner shall be deemed to have promised and agreed to save harmless the City of Alexandria from any and all liability (including attorneys' fees and litigation expenses) arising by reason of the establishment, construction, placement, existence, use or maintenance of the encroachment.

Section 9. That the authorization herein granted to establish and maintain the encroachment shall be subject to Owners and Tenant maintaining the area of the encroachment at all times unobstructed and free from accumulation of litter, snow, ice and other potentially dangerous matter.

Section 10. That nothing in this ordinance is intended to constitute, or shall be deemed to be, a waiver of sovereign immunity by or on behalf of the City of Alexandria or any of its officers or employees.

Section 11. That the authorization herein granted to establish and maintain the encroachment shall be terminated whenever the City of Alexandria desires to use the affected public right-of-way for any purpose whatsoever and, by written notification, demands from Owner the removal of the encroachment. Said removal shall be completed by the date specified

in the notice and shall be accomplished by Owners without cost to the city. If Owner cannot be found, or shall fail or neglect to remove the encroachment within the time specified, the city shall have the right to remove the encroachment, at the expense of Owner, and shall not be liable to Owner for any loss or damage to the structure of the encroachment or personal property within the encroachment area, caused by the removal.

Section 12. 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 their 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.

WILLIAM D. EUILLE  
Mayor

Attachments: Plat of vacation

Final Passage: May 20, 2008

