



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of June 16, 2012

DATE: June 6, 2012

SUBJECT: An Ordinance to Vacate a Portion of 20th Street North Running in a Westerly Direction from, and Abutting the Northeast Corner of Lot 21, Harrison's Addition to Dominion Heights, 1905 N. Lincoln Street, Arlington, Virginia, RPC No. 06-031-044, with Conditions.

Owner/Applicant: Joan Lizbeth Mashburn

C. M. RECOMMENDATIONS: Defer consideration of the proposed enactment of an ordinance to vacate a portion of 20th Street North until the July 21, 2012 County Board Meeting.

ISSUES: In order to correct the ownership of the property constituting the travelway for 20th Street North, County staff is proposing a land exchange between the County and the Owner/Applicant whereby the County would vacate a portion of 20th Street North not located in the travelway, in exchange for: 1) a fee dedication for public street and utilities purposes from the Owner/Applicant to the County of a portion of private property located in the travelway for 20th Street North; and 2) a conveyance to the County of a portion of the Owner/Applicant's private property for an easement for public sidewalk, utilities and drainage purposes.

SUMMARY: To correct the ownership of the travelway of 20th Street North and to facilitate a street improvement project for 20th Street North, County staff and the Owner/Applicant request that the Board enact an ordinance to vacate 661 square feet of the right-of-way for 20th Street North in exchange for a fee dedication of 1,055 square feet and a conveyance of 448 square feet of easement from the Owner/Applicant.

DISCUSSION: To correct the ownership of the travelway for 20th Street North and in conjunction with a proposed right-of-way project for 20th Street North, the County proposes to vacate a portion of 20th Street North (661 square feet) in exchange for the Owner/Applicant's dedication of a fee area for public street and utilities purposes (1,055 square feet) and a conveyance of a permanent easement for public sidewalk, utilities and drainage purposes (448 square feet). The area proposed to be vacated is not needed by the County for the travelway or the proposed construction and realignment, while the proposed area to be dedicated is located in

County Manager:

County Attorney:

16.

Staff: Troy Harris, Linda Eichelbaum Collier, DES, Real Estate Bureau

the current and proposed travel way for 20th Street North. Public sidewalk will be constructed within the area proposed to be dedicated for public sidewalk and utilities purposes.

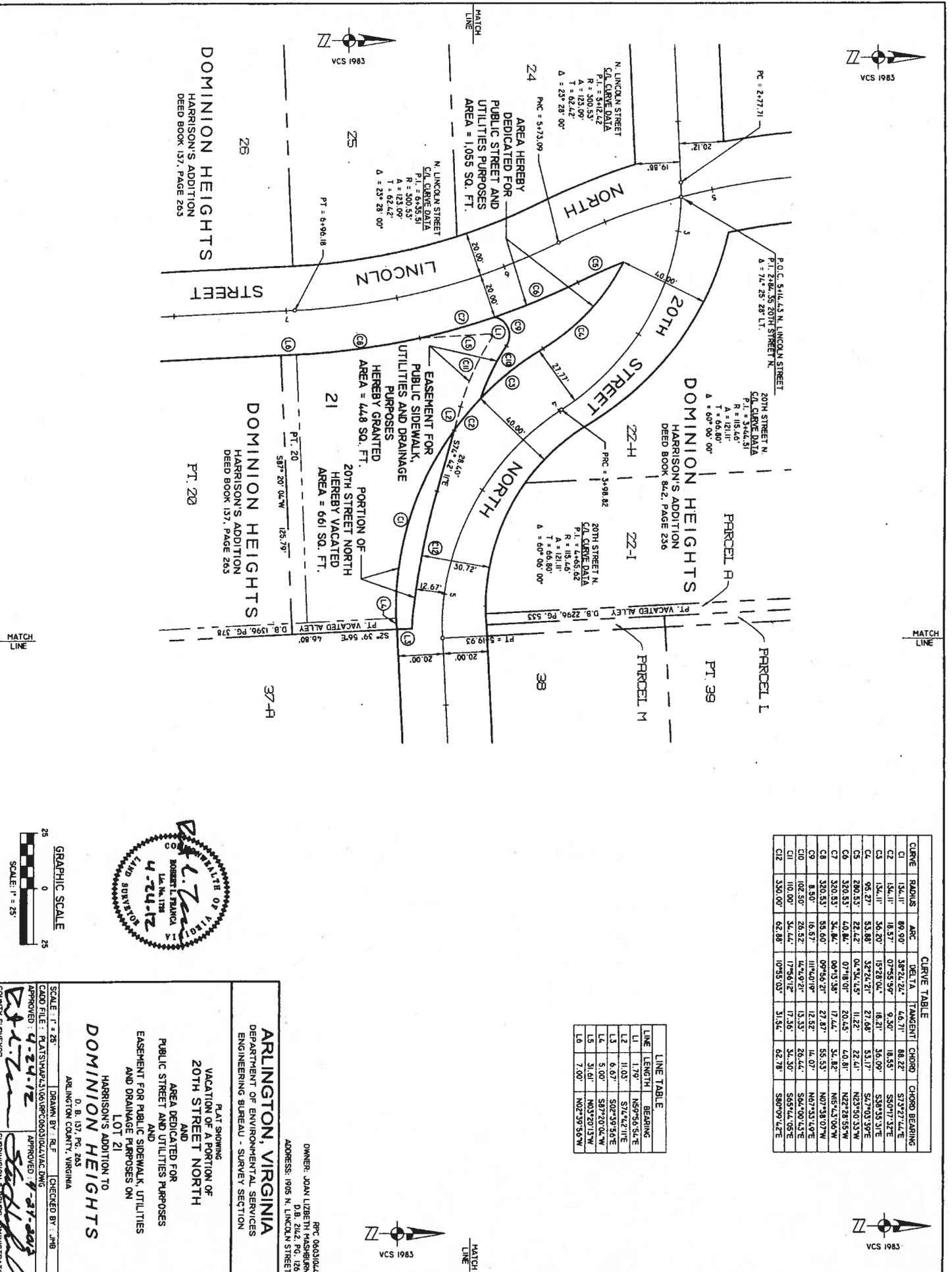
In order to obtain additional input from the surrounding community on the proposed vacation and dedication, County staff recommends deferral of consideration of the proposed vacation to the July 21, 2012 County Board Meeting.

ATTACHMENT 1

AN ORDINANCE TO VACATE A PORTION OF 20TH STREET NORTH RUNNING IN A WESTERLY DIRECTION FROM, AND ABUTTING THE NORTHEAST CORNER OF LOT 21, HARRISON'S ADDITION TO DOMINION HEIGHTS, 1905 N. LINCOLN STREET, ARLINGTON, VIRGINIA, RPC NO. 06-031-044, WITH CONDITIONS.

BE IT ORDAINED that, pursuant to a request by Joan Lizbeth Masburn (“Owner/Applicant”), on file with the Department of Environmental Services, a portion of 20th Street North running in a westerly direction from, and abutting the northeast corner of Lot 21, Harrison’s Addition to Dominion Heights, 1905 N. Lincoln Street, Arlington, Virginia, RPC No. 06-031-044 (“Property”), and created by a Deed of Dedication, dated April 18, 1913, and recorded in Deed Book 137 at Page 263 among the land records of Arlington County, Virginia (“20th Street North”), and which portion of 20th Street North is shown on a plat entitled, “Plat Showing Vacation of a Portion of 20th Street North and Area Dedicated for Public Street and Utilities Purposes and Easement for Public Sidewalk, Utilities and Drainage Purposes on Lot 21 Harrison’s Addition to Dominion Heights D.B. 137, Pg. 263 Arlington County, Virginia,” dated April 24, 2012, prepared by the Arlington, Virginia Department of Environmental Services Engineering Bureau – Survey Section (“Plat”), attached to the County Manager’s Report dated April 30, 2012, as Exhibit A, is hereby vacated subject to the following conditions:

1. Prior to the recordation of a Deed of Vacation for the vacated portion of 20th Street North, the Owner/Applicant shall dedicate, grant and convey to the County, by fully executed deed, approved as to form by the County Attorney, the following:
 - a. A portion of the Property depicted on the Plat as “Area Hereby Dedicated for Public Street and Utilities Purposes Area = 1,055 Sq. Ft.”; and
 - b. A portion of the Property depicted on the Plat as “Easement for Public Sidewalk, Utilities and Drainage Purposes Hereby Granted Area = 448 Sq. Ft.”.
2. The County staff shall prepare the Deed(s) of Vacation, all required plats, and all required deed(s) of easement, subject to approval thereof by the County Manager, or her designee, and approval of the deed(s) as to form by the County Attorney.
3. The County will record all plats, the Deed(s) of Vacation, and all deed(s) of easement required by this Ordinance of Vacation.
4. The County will pay all fees for recording of the required documents associated with this Ordinance of Vacation.
5. All conditions of this Ordinance of Vacation shall be met by June 16, 2015, or this Ordinance of Vacation shall become null and void, without the necessity of any further action by the County Board.



CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD	CHORD BEARING
C1	134.11'	89.90'	38°24.72'	4.671'	88.22'	S73°27.42'E
C2	134.11'	18.57'	07°55.99'	9.30'	18.55'	S50°17.32'E
C3	134.11'	36.20'	15°28.04'	18.21'	36.09'	S38°55.31'E
C4	95.27'	53.88'	32°24.21'	27.66'	53.17'	S47°03.59'E
C5	280.53'	22.42'	04°34.49'	11.22'	22.41'	N23°50.33'W
C6	320.53'	40.84'	07°18.07'	20.45'	40.81'	N22°28.55'W
C7	320.53'	34.84'	06°15.38'	17.44'	34.82'	N15°43.06'W
C8	320.53'	55.60'	09°54.27'	27.27'	55.53'	N07°58.02'W
C9	8.50'	16.87'	114°00.00'	12.82'	16.07'	N87°33.43'E
C10	102.50'	28.52'	14°49.27'	13.53'	28.44'	S44°08.43'E
C11	102.50'	38.44'	17°36.12'	17.38'	38.30'	S59°44.09'E
C12	330.00'	62.88'	07°55.03'	31.54'	62.78'	S00°09.42'E

LINE	LENGTH	BEARING
L1	1.79'	N5°46.54'E
L2	11.03'	S74.4271'E
L3	6.63'	S02°35.54'E
L4	5.00'	S87°20.04'W
L5	31.61'	N03°20.15'W
L6	7.00'	N02°59.55'W



OWNER: JOAN LIBERTH HARRISON
 D.B. 142, PG. 1251
 ADDRESS: 1918 N. LINCOLN STREET

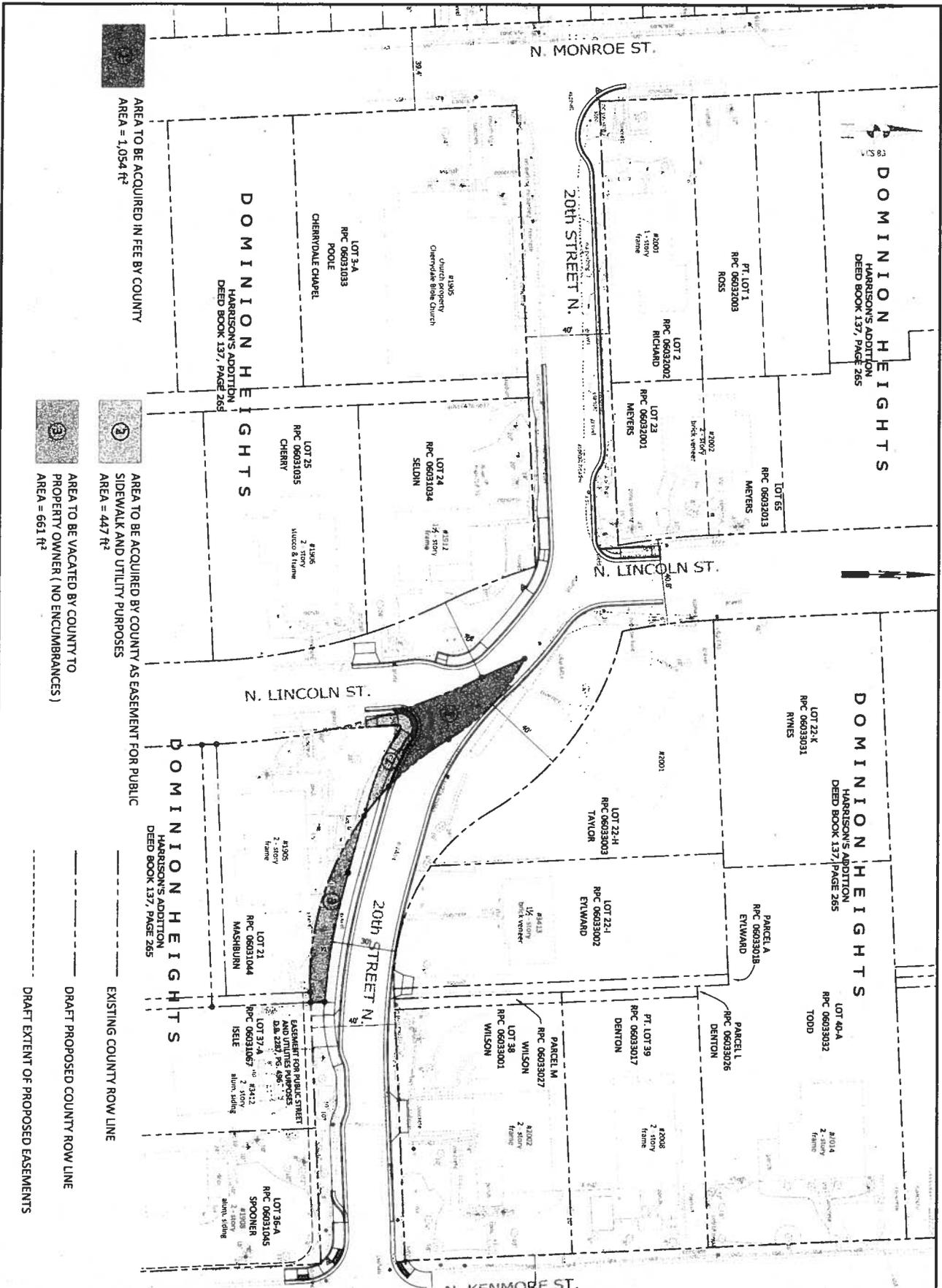
ARLINGTON, VIRGINIA
 DEPARTMENT OF ENVIRONMENTAL SERVICES
 ENGINEERING BUREAU - SURVEY SECTION

PLAT SHOWING
 VACATION OF A PORTION OF
 20TH STREET NORTH
 AND
 AREA DEDICATED FOR
 PUBLIC STREET AND UTILITIES PURPOSES
 AND
 EASEMENT FOR PUBLIC SIDEWALK, UTILITIES
 AND DRAINAGE PURPOSES ON
 LOT 21
 HARRISON'S ADDITION TO
 DOMINION HEIGHTS
 D.B. 137, PG. 245
 ARLINGTON COUNTY, VIRGINIA

SCALE: 1" = 25'
 DRAWN BY: RLF
 CHECKED BY: JMB

CADD FILE: PLAT544751061RCP0603104LVC.DWG
 APPROVED: 4-24-12
 APPROVED: 4-27-2013

COUNTY SURVEYOR
 SUBDIVISION & BOUNDS ADMINISTRATOR



AREA TO BE ACQUIRED IN FEE BY COUNTY
AREA = 1,054 ft²

AREA TO BE VACATED BY COUNTY TO
PROPERTY OWNER (NO ENCUMBRANCES)
AREA = 661 ft²

AREA TO BE ACQUIRED BY COUNTY AS EASEMENT FOR PUBLIC
SIDEWALK AND UTILITY PURPOSES
AREA = 447 ft²

EXISTING COUNTY ROW LINE
DRAFT PROPOSED COUNTY ROW LINE
DRAFT EXTENT OF PROPOSED EASEMENTS

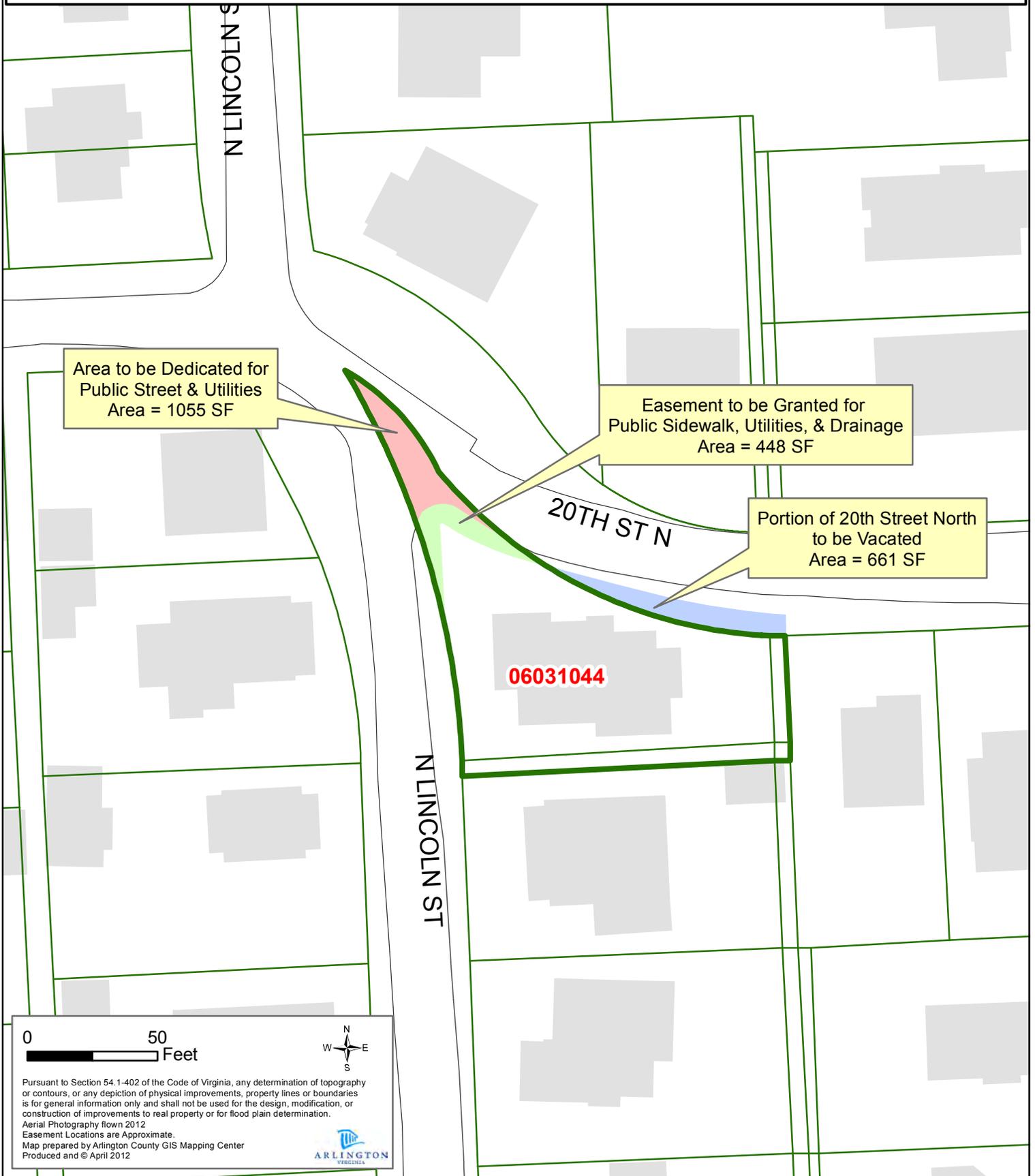
<p>ARLINGTON VIRGINIA</p> <p>DEPARTMENT OF ENVIRONMENTAL SERVICES</p> <p>Engineering & Capital Facilities Division 2000 Courthouse Plaza Arlington, VA 22204 Tel: 703-221-3000 Fax: 703-221-3000</p>		<p>Project Name and Location</p> <p>20TH STREET N. ROW AREAS</p> <p>N. MONROE ST. TO N. KENMORE ST. 316-72301-2236-CIF-0000</p>
<p>Design: G.S. Drawn: G.S. Checked: G.S. Title Utility Transmittal #</p> <p>Reference: 2207P/ARLINGTON/2012/21-26 Plan: 2012-000000-0000-0000-0000 Issued: 08/27/2012 Prepared by: G.Spooner Scale: Hor: 1" = 20'</p>	<p>Approval: _____ Date: _____</p> <p>SEAL: _____</p> <p>REGISTERED PROFESSIONAL ENGINEER</p> <p>EXPIRES: _____</p> <p>DATE: _____</p>	<p>Sheet</p> <p>1 of 1</p>

Vicinity Map

1905 N Lincoln Street

RPC # 06031044

EXHIBIT C - 1



0 50 Feet



Pursuant to Section 54.1-402 of the Code of Virginia, any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination.
Aerial Photography flown 2012
Easement Locations are Approximate.
Map prepared by Arlington County GIS Mapping Center
Produced and © April 2012



Vicinity Map

1905 N Lincoln Street

RPC # 06031044

EXHIBIT C - 2

