

**ORDINANCE NO. \_\_\_\_\_**  
**CITY OF MANASSAS PARK**

MOTION:

SECOND:

Date of Meeting: \_\_\_\_\_

AN ORDINANCE VACATING A PORTION OF MANASSAS DRIVE THROUGH THE VACATION OF A PORTION OF A PLAT DEDICATING CERTAIN RIGHT-OF-WAY TO THE CITY OF MANASSAS PARK, VIRGINIA; AND ALLOCATING THE CITY'S INTEREST IN THE VACATED STREET TO AN ABUTTING PROPERTY OWNER.

WHEREAS, the City of Manassas Park, Virginia (the "City") is the owner of certain right-of-way comprising a portion of Manassas Drive situate in the City, containing 0.02317 acres (1,010 square feet) of land (the "Right-of-Way"), as shown on the plat attached hereto and incorporated herein by this reference (File No. P390), dated November 19, 2009, entitled "PLAT SHOWING RIGHT OF WAY VACATION CITY OF MANASSAS PARK" and prepared by Barnes & Johnson, Inc. of Manassas Park, Virginia, having acquired the Right-of-Way by deed recorded in Deed Book 1153 at Page 614 (the "Conveyance Deed"), among the land records of Prince William County, Virginia;

WHEREAS, Park Center LLC, a Virginia limited liability company, has petitioned the City to vacate those portions of the plat incorporated into the Conveyance Deed by which the Right-of-Way was dedicated to the City, said vacation to create two separate vacated portions of right-of-way: Right-of-Way Vacation 1, containing 0.01719 acres (749 square feet) of land, which will become part of Parcel A4-1, PARK CENTER ("ROW 1"); and Right-of-Way Vacation 2, containing 0.00598 acres (261 square feet) of land, which will become part of Parcel A5-1, PARK CENTER ("ROW 2"), both as shown on the Plat;

WHEREAS, pursuant to Sections 15.2-2006, 15.2-2008, 15.2-2272 and 15.2-2274 of the Code of Virginia, the Governing Body of the City of Manassas Park (the "Governing Body") is authorized, and so desires, to vacate those portions of the plat incorporated into the Conveyance Deed by which the Right-of-Way was dedicated to the City, said Right-of-Way depicted as "R/W VACATION 1 0.01719 ACRES 749 S.F." and "R/W VACATION 2 0.00598 ACRES 261 S.F." on the Plat.

NOW, THEREFORE, BE IT ORDAINED by the Governing Body of the City of Manassas Park that:

1. The foregoing recitals are hereby incorporated into this Ordinance as if set forth herein in their entirety.

2. On application of Park Center LLC, a Virginia limited liability company and abutting landowner, the Governing Body hereby vacates the Right-of-Way pursuant to Sections 15.2-2006 and 15.2-2008 of the Code of Virginia and vacates pursuant to Sections 15.2-2272 and 15.2-2774 of the Code of Virginia, those portions of the plat incorporated into the Conveyance Deed by which the Right-of-Way was dedicated to the City, said Right-of-Way depicted as “R/W VACATION 1 0.01719 ACRES 749 S.F.” and “R/W VACATION 2 0.00598 ACRES 261 S.F.” on the Plat.

3. The Mayor, or in his absence the Vice Mayor, is authorized to sign and deliver any ancillary legal instrument necessary to evidence or carry out the vacation of the Right-of-Way evidenced by this ordinance, provided such legal instrument has been reviewed and approved as to form by the City Attorney.

4. This ordinance shall be effective on and after the date of its adoption. This ordinance shall be recorded among the land records of the Circuit Court of Prince William County, Virginia, no sooner than thirty (30) days following its adoption.

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Francis C. Jones, Jr., Mayor

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Lana A. Conner, City Clerk  
Attest

**OWNERS CONSENT**

THE PLATTING OF THE LANDS SITUATED IN THE CITY OF MANASSAS PARK SHOWN AS RIGHT OF WAY VACATION IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER, PROPRIETORS AND TRUSTEES, IF ANY.

SIGNATURE  
NAME: FRANCIS JONES  
TITLE: MAYOR

**ACKNOWLEDGED: CITY CLERK**  
STATE OF VIRGINIA, TO WIT:  
SUBSCRIBED AND ACKNOWLEDGED BEFORE ME

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009

**NOTES:**

1. NO TITLE REPORT FURNISHED
2. THIS PLAT TAKEN FROM DEEDS OF RECORD.
3. PLAT SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

**TABULATIONS**

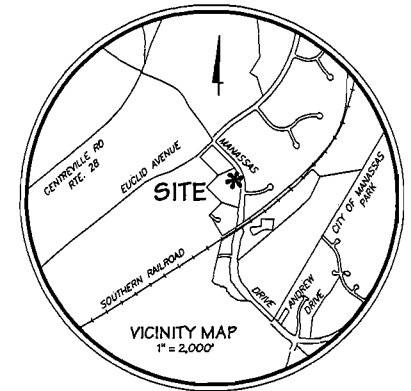
RIGHT OF WAY VACATION 1: 749 S.F. OR 0.01719 ACRES  
RIGHT OF WAY VACATION 2: 261 S.F. OR 0.00598 ACRES  
TOTAL: 1,010 S.F. OR 0.02317 ACRES



**SURVEYORS CERTIFICATE**

THIS IS TO CERTIFY THAT THE LANDS INCLUDED IN THE RIGHT-OF-WAY VACATION SHOWN HEREON WAS PART OF THE RIGHT OF WAY DEDICATION OF MANASSAS DRIVE RECORDED IN DEED BOOK 1935 PAGE 614 IN THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA.

KERRY L. SKINNER DATE  
REGISTERED LAND SURVEYOR COMMONWEALTH OF VIRGINIA  
REGISTRATION NO. 1593



**FOR REVIEW PURPOSES ONLY.  
NOT FOR RECORDATION.**

**CURVE TABLE**

NO.	RADIUS	ARC	TANGENT	DELTA	CHORD	CHORD BEARING
1	778.00'	224.88'	113.23'	16°33'40"	224.10'	S32°52'43"E
2	775.00'	50.32'	25.17'	03°43'12"	50.31'	S21°49'21"E
3	497.50'	60.38'	30.23'	06°57'18"	60.36'	S15°36'51"E
4	776.01'	80.56'	40.32'	09°56'53"	80.52'	S09°09'25"E
5	48.50'	47.91'	26.12'	56°36'13"	45.93'	S58°29'51"W
6	43.50'	12.03'	6.06'	15°51'06"	12.00'	N88°16'29"W
7	33.50'	27.77'	14.74'	47°29'36"	26.98'	N56°36'08"W
8	40.50'	29.70'	15.55'	42°00'39"	29.03'	N53°51'39"W
9	33.50'	32.17'	17.45'	55°01'04"	30.95'	N47°21'27"W
10	33.50'	45.66'	27.18'	78°06'04"	42.21'	N18°12'07"E
11	965.50'	136.71'	68.47'	08°06'46"	136.60'	S01°02'52"E
12	33.50'	52.62'	33.50'	90°00'00"	47.38'	N09°52'17"W
13	33.50'	25.08'	13.16'	42°53'40"	24.50'	N56°34'33"E
14	40.50'	18.28'	9.30'	25°51'55"	18.13'	N65°05'26"E
15	33.50'	27.77'	14.74'	47°29'36"	26.98'	N75°54'16"E
16	201.50'	50.62'	25.44'	14°23'37"	50.49'	S67°32'45"E
17	48.50'	46.71'	25.34'	55°10'51"	44.93'	S67°09'07"E
18	778.00'	124.78'	62.52'	09°11'21"	124.64'	S36°04'08"E
19	25.00'	20.38'	10.80'	46°44'20"	19.63'	N60°32'18"W
20	47.50'	26.12'	13.40'	31°30'03"	25.79'	N21°56'01"W

APPROVED

\_\_\_\_\_  
ZONING ADMINISTRATOR DATE

PLAT SHOWING  
RIGHT OF WAY VACATION  
**CITY OF MANASSAS PARK**

MANASSAS PARK, VIRGINIA  
DATE: 11-19-2009

**BARNES & JOHNSON, INC.**  
8503 EUCLID AVE. SUITE ONE  
MANASSAS PARK VIRGINIA  
(703) 330-8300 fax (703) 330-8357



MANASSAS DRIVE  
VAR. R/W  
ROUTE #616

PORTION OF MANASSAS DRIVE RIGHT OF WAY  
VACATED BY  
ORDINANCE #  
OF MANASSAS PARK GOVERNING BODY  
DATED  
749 S.F. OR 0.01719 ACRES

PROPOSED  
RIGHT OF WAY

507°38'18"E 15.84'

532°06'50"E  
30.33'

R/W VACATION 1  
0.01719 ACRES  
749 S.F.

A4-1  
INST. #200703130030760  
3.48331 ACRES  
151,733 S.F.

PARCEL A5-1  
PARK CENTER  
INST. # 200703130030760

**FOR REVIEW PURPOSES ONLY.  
NOT FOR RECORDATION.**

N/F  
GUY H. LEWIS, III TRUSTEE  
ZONED: B-2



PARCEL A5-1  
PARK CENTER  
INST. # 200703130030760

PLAT SHOWING  
RIGHT OF WAY VACATION

**CITY OF MANASSAS PARK**

MANASSAS PARK, VIRGINIA  
SCALE: 1" = 30' DATE: 11-19-2009

**BARNES & JOHNSON, INC.**  
8503 EUCLID AVE. SUITE ONE  
MANASSAS PARK VIRGINIA  
(703) 330-8300 fax (703) 330-8357

PARCEL A2  
PARK CENTER  
INST. #200612210176789



SHEET 2 OF 3

P390

PARCEL A4-1  
PARK CENTER  
INST. # 200703130030760

PARCEL A2  
PARK CENTER  
INST. # 200703130030760

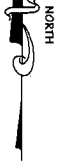
MARKET STREET

58°20'56"E 235.55'

MARKET STREET  
N89°07'43"E 189.23'

A5-1  
INST. #200703130030760  
3.39964 ACRES  
148,088 S.F.

FOR REVIEW PURPOSES ONLY.  
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PORTION OF MANASSAS DRIVE RIGHT OF WAY  
VACATED BY  
ORDINANCE # \_\_\_\_\_  
OF MANASSAS PARK GOVERNING BODY  
DATED \_\_\_\_\_  
261 S.F. OR 0.00598 ACRES

506°10'58"E 14.13'  
PROPOSED RIGHT OF WAY  
523°03'57"W 14.33'

R/W VACATION 2  
0.00598 ACRES  
261 S.F.

EX. RIGHT OF WAY

MANASSAS DRIVE  
VAR. R/W  
ROUTE #616

508°31'38"W 11.81'

508°10'39"E 50.60'

518°5'73"E 12.79'



PLAT SHOWING  
RIGHT OF WAY VACATION

CITY OF MANASSAS PARK

MANASSAS PARK, VIRGINIA  
SCALE: 1" = 30' DATE: 11-19-2009

**BARNES & JOHNSON, INC.**  
8503 EUCLID AVE. SUITE ONE  
MANASSAS PARK VIRGINIA  
(703) 330-8300 fax (703) 330-8357

N/F  
LIBBON CONCRETE  
LOT B  
MANASSAS PARK IND. PARK  
ZONED: I-1

