

ORDINANCE NO. 2024-312

**AN ORDINANCE FOR THE VACATION OF A UTILITY AND DRAINAGE EASEMENT
LOCATED WITHIN 244 YANCY ROAD, LOT 4 BLOCK 3 OF CHICKASAW ESTATES
SUBDIVISION**

BE IT HEREBY FOUND AND ORDAINED by the City Council of the City of Madison, Alabama, as follows:

SECTION 1. That an application has been presented to the Planning & Economic Development Department of the City of Madison on behalf of **Kathleen Rawlins** requesting the vacation of a portion of a utility & drainage easement located within Lot 4 Block 3 of Chickasaw Estates Subdivision and further described as follows:

ALL THAT PART OF LOT 4, BLOCK 3 OF CHICKASAW ESTATES SUBDIVISION AS RECORDED IN PLAT BOOK 4 ON PAGE 79 IN THE PROBATE RECORDS OF MADISON COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS COMMENCING AT A 1-1/2" IRON PIPE FOUND AT THE WESTERNMOST CORNER OF SAID LOT, SAID CORNER BEING THE SOUTHERNMOST CORNER OF LOT 5, BLOCK 4 OF SAID SUBDIVISION; THENCE SOUTH 84 DEGREES 37 MINUTES 11 SECONDS EAST 9.68 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE, FROM THE POINT OF BEGINNING, NORTH 44 DEGREES 35 MINUTES 40 SECONDS EAST 7.66 FEET TO THE INTERSECTION OF THE SOUTHEASTERLY MARGIN OF AN EXISTING 7.5-FOOT UTILITY AND DRAINAGE EASEMENT ALONG THE SIDE LOT LINE OF SAID LOT 4 AND THE NORTHEASTERLY MARGIN OF AN EXISTING 15-FOOT UTILITY AND DRAINAGE EASEMENT ALONG THE REAR OF SAID LOT 4; THENCE, ALONG THE NORTHEASTERLY MARGIN OF SAID 15-FOOT EASEMENT, SOUTH 33 DEGREES 50 MINUTES 02 SECONDS EAST 159.85 FEET TO THE INTERSECTION OF SAID MARGIN WITH THE NORTH MARGIN OF AN EXISTING 15-FOOT UTILITY AND DRAINAGE EASEMENT WHICH LIES ALONG THE SOUTH BOUNDARY OF SAID LOT 4; THENCE, ALONG THE NORTH MARGIN OF SAID EASEMENT, SOUTH 88 DEGREES 42 MINUTES 06 SECONDS EAST 42.06 FEET TO THE WESTERLY MARGIN OF AN EXISTING 7.5-FOOT UTILITY AND DRAINAGE EASEMENT WHICH LIES ALONG THE EASTERLY BOUNDARY OF SAID LOT 4; THENCE SOUTH 22 DEGREES 59 MINUTES 42 SECONDS WEST 8.07 FEET; THENCE NORTH 88 DEGREES 42 MINUTES 06 SECONDS WEST 42.97 FEET; THENCE NORTH 33 DEGREES 50 MINUTES 02 SECONDS WEST 162.20 FEET TO THE POINT OF BEGINNING, CONTAINING 1526.5 SQUARE FEET OR 0.035 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY HILL LAND SURVEYING, INC., WITH A FIELD DATE OF MARCH 21, 2024. THIS TRACT BEING 7.5 FEET OF THE EXISTING 15-FOOT EASEMENT WHICH LIES ALONG THE SOUTH AND SOUTHWESTERLY BOUNDARIES OF SAID LOT 4, BLOCK 3 OF SAID CHICKASAW ESTATES SUBDIVISION.

SECTION 2. That the easement requested for vacation is not used by the City, and it is no longer needed for public or municipal purposes.

SECTION 3. Pursuant to the findings in this Ordinance, the Mayor of the City of Madison, Alabama, is hereby authorized, requested, and directed to execute a quitclaim deed vacating the easement.

NOW, THEREFORE, BE IT HEREBY ORDAINED by the City Council of the City of Madison, Alabama, that, in accordance with the foregoing, the Mayor of the City of Madison, Alabama, is hereby authorized and directed to execute a quitclaim deed vacating the above-described utility & drainage easement in favor of **Kathleen Rawlins** and that the City Clerk-Treasurer is hereby authorized to appropriately attest the same.

READ, PASSED, AND ADOPTED this ____ day of October 2024.

Ranae Bartlett, Council President
City of Madison, Alabama

ATTEST:

Lisa Thomas, City Clerk-Treasurer
City of Madison, Alabama

APPROVED this ____ day of October 2024.

Paul Finley, Mayor
City of Madison, Alabama