

**ORDINANCE NO. 2025-184**

**AN ORDINANCE VACATING A UTILITY & DRAINAGE EASEMENT LOCATED WITHIN  
TRACT 1 OF TOWN MADISON PHASE 14 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 **Old Town Investments, LLC**, requesting the vacation of a portion of a utility & drainage easement located within Tract 1 of Town Madison Phase 14 Subdivision and further described as follows:

*All that part of Tract 1 of Town Madison Phase 14 as shown by the map or plat recorded in the Office of the Judge of Probate of Madison County, Alabama in Plat Book 2023, Pages 18-19, being more particularly described as follows; Commencing at the Southeast corner of Tract 1 of said Town Madison Phase 14, said point being on the North right-of-way of Town Madison Boulevard. Thence North 02 degrees 40 minutes 21 seconds West, 174.37 feet to a point; thence South 87 degrees 19 minutes 39 seconds West, 25.00 feet to a point; thence South 02 degrees 40 minutes 21 seconds East, 12.38 feet to a point on the North boundary of an existing utility and drainage easement; thence South 61 degrees 24 minutes 10 seconds West, 26.12 feet to the Point of Beginning of the tract herein described; Thence from the Point of Beginning, South 02 degrees 40 minutes 21 seconds East, 22.69 feet to a point; Thence South 87 degrees 19 minutes 39 seconds West, 18.01 feet to a point; Thence North 28 degrees 35 minutes 50 seconds West, 12.53 feet to a point; Thence North 61 degrees 24 minutes 10 seconds East, 26.12 feet to the Point of Beginning and containing 368 square feet, more or less.*

**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 **Old Town Investments, LLC**, and that the City Clerk-Treasurer is hereby authorized to appropriately attest the same.

**READ, PASSED, AND ADOPTED** this \_\_\_\_ day of June 2025.

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**John D. Seifert II, Council President**  
**City of Madison, Alabama**

**ATTEST:**

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**Lisa Thomas, City Clerk-Treasurer**

**City of Madison, Alabama**

**APPROVED** this \_\_\_\_\_ day of June 2025.

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***Paul Finley, Mayor***  
**City of Madison, Alabama**