

ORDINANCE NO. 2025-164

**AN ORDINANCE FOR THE VACATION OF A UTILITY AND DRAINAGE EASEMENT
LOCATED WITHIN TRACT 2B OF A RESUBDIVISION OF TRACT 2 OF MARY
MARGARET LANIER FROST LANDS**

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 **Rock Family Properties, LLC**, requesting the vacation of a portion of a utility and drainage easement located within Tract 2B of a Resubdivision of Tract 2 of Mary Margaret Lanier Frost Lands and further described as follows:

ALL THAT PART OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 2 WEST OF THE HUNTSVILLE MERIDIAN, MADISON COUNTY, ALABAMA, AND MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF LOT 2, A RESUBDIVISION OF TRACT 2B OF A PLAT OF A RESUBDIVISION OF TRACT 2 MARY MARGARET LANIER FROST LANDS AS RECORDED IN PLAT BOOK 13, PAGE 29 AND OTHER LANDS AND BEING RECORDED IN PLAT BOOK 24, PAGE 96, AND A RESUBDIVISION OF LOT 3 OF MADISON CENTER, A RESUBDIVISION OF LOT 2 OF A RESUBDIVISION OF LOT 1A OF A PLAT OF A RESUBDIVISION OF LOT NO. 1 OF A RESUBDIVISION OF TRACT 2 B OF A RESUBDIVISION OF TRACT 2 OF MARY MARGARET LANIER FROST LANDS AS RECORDED IN PLAT BOOK 32, PAGE 51, AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF MADISON COUNTY, ALABAMA IN PLAT BOOK 35, PAGE 38. THENCE FROM THE POINT OF COMMENCEMENT, WEST 20.00 FEET TO THE NORTHWEST CORNER OF THE RIGHT OF WAY ACQUIRED BY DOCUMENT NUMBER 2018-00015849, AS RECORDED IN THE OFFICE OF THE PROBATE JUDGE OF MADISON COUNTY, ALABAMA; THENCE, SOUTH 01 DEGREES 04 MINUTES 29 SECONDS WEST 5.00 FEET TO THE POINT OF BEGINNING OF A PORTION OF 20-FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT TO BE VACATED.

THENCE FROM THE POINT OF BEGINNING AND ALONG SAID ACQUIRED RIGHT OF WAY, SOUTH 01 DEGREES 04 MINUTES 29 SECONDS WEST A DISTANCE OF 15.00 FEET TO A POINT ON THE SOUTHERLY MARGIN OF A 20-FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT; THENCE LEAVING SAID RIGHT OF WAY, WEST A DISTANCE OF 653.67 FEET TO THE INTERSECTION OF SAID SOUTHERLY MARGIN OF A 20-FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT, AND THE EASTERLY MARGIN OF A 10-FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT; THENCE ALONG SAID EASTERLY MARGIN, NORTH 07 DEGREES 30 MINUTES 26 SECONDS WEST A DISTANCE OF 15.13 FEET TO A POINT; THENCE EAST A DISTANCE OF 655.93 FEET TO THE POINT OF BEGINNING, CONTAINING 9,822 SQUARE FEET OR 0.226 ACRES, MORE OR LESS.

AND

ALL THAT PART OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 2 WEST OF THE HUNTSVILLE MERIDIAN, MADISON COUNTY, ALABAMA, AND MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF LOT 2, A RESUBDIVISION OF TRACT 2B OF A PLAT OF A RESUBDIVISION OF

TRACT 2 MARY MARGARET LANIER FROST LANDS AS RECORDED IN PLAT BOOK 13, PAGE 29 AND OTHER LANDS AND BEING RECORDED IN PLAT BOOK 24, PAGE 96, AND A RESUBDIVISION OF LOT 3 OF MADISON CENTER, A RESUBDIVISION OF LOT 2 OF A RESUBDIVISION OF LOT 1A OF A PLAT OF A RESUBDIVISION OF LOT NO. 1 OF A RESUBDIVISION OF TRACT 2 B OF A RESUBDIVISION OF TRACT 2 OF MARY MARGARET LANIER FROST LANDS AS RECORDED IN PLAT BOOK 32, PAGE 51, AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF MADISON COUNTY, ALABAMA IN PLAT BOOK 35, PAGE 38. THENCE FROM THE POINT OF COMMENCEMENT, WEST 20.00 FEET TO THE NORTHWEST CORNER OF THE RIGHT OF WAY ACQUIRED BY DOCUMENT NUMBER 2018-00015849, AS RECORDED IN THE OFFICE OF THE PROBATE JUDGE OF MADISON COUNTY, ALABAMA; THENCE ALONG SAID ACQUIRED RIGHT OF WAY, SOUTH 01 DEGREES 04 MINUTES 29 SECONDS WEST 20.00 FEET TO A POINT; THENCE LEAVING SAID RIGHT OF WAY, WEST A DISTANCE OF 673.84 FEET TO THE POINT OF BEGINNING OF A PORTION OF 20-FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT TO BE VACATED.

THENCE FROM THE POINT OF BEGINNING, WEST A DISTANCE OF 291.52 FEET TO THE INTERSECTION OF SAID SOUTHERLY MARGIN OF A 20-FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT AND THE EASTERLY MARGIN OF A 25-FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT; THENCE ALONG SAID EASTERLY MARGIN, NORTH 01 DEGREES 00 MINUTES 32 SECONDS EAST A DISTANCE OF 15.00 FEET TO A POINT; THENCE EAST A DISTANCE OF 289.30 FEET TO A POINT ON THE WESTERLY MARGIN OF A 10-FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT; THENCE ALONG SAID MARGIN, SOUTH 07 DEGREES 30 MINUTES 26 SECONDS EAST A DISTANCE OF 15.13 FEET OF BEGINNING, CONTAINING 4356 SQUARE FEET OR 0.100 ACRES, 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 and drainage easement in favor of **Rock Family Properties, LLC**, and that the City Clerk-Treasurer is hereby authorized to appropriately attest the same.

READ, PASSED, AND ADOPTED this ____ day of June 2025.

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

ATTEST:

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

APPROVED this ____ day of June 2025.

Paul Finley, Mayor
City of Madison, Alabama