

ORDINANCE NO. 2024-353

**AN ORDINANCE VACATING A UTILITY AND DRAINAGE EASEMENT
LOCATED WITHIN 101 MARQUISE WAY**

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 **Southern Homebuyers, LLC**, requesting the vacation of a portion of a utility & drainage easement located within Lot 12 of Block 1 of Woodfield Subdivision, First Addition and further described as follows:

A 5 FOOT WIDE UTILITY AND DRAINAGE EASEMENT LYING ALONG THE SOUTH LOT LINE OF LOT 12, BLOCK 1 OF WOODFIELD SUBDIVISION, FIRST ADDITION, SAID SUBDIVISION AS SHOWN BY MAP OR PLAT OF RECORD IN THE OFFICE OF THE JUDGE OF PROBATE OF MADISON COUNTY, ALABAMA, IN PLAT BOOK 21 AT PAGE 14, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 12, THENCE, ALONG THE SOUTH LINE OF SAID LOT 12, SOUTH 66 DEGREES 59 MINUTES 34 SECONDS WEST, A DISTANCE OF 5.86 FEET TO THE TRUE POINT OF BEGINNING OF THE EASEMENT HEREIN DESCRIBED: THENCE, FROM THE TRUE POINT OF BEGINNING, AND CONTINUING ALONG THE SOUTH LINE OF SAID LOT 12, SOUTH 66 DEGREES 59 MINUTES 34 SECONDS WEST, A DISTANCE OF 156.37 FEET TO A POINT ON A CURVE; THENCE, ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 5.28 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 240.40 FEET, (CHORD BEARING & DISTANCE: NORTH 41 DEGREES 45 MINUTES 32 SECONDS WEST, 5.28 FEET); THENCE, ALONG A LINE THAT IS 5 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID LOT 12, NORTH 66 DEGREES 59 MINUTES 34 SECONDS EAST, A DISTANCE OF 155.02 FEET TO A POINT; THENCE, ALONG A LINE THAT IS 5 FEET SOUTH OF AND PARALLEL TO THE NORTHEASTERLY LINE OF SAID LOT 12, SOUTH 54 DEGREES 24 MINUTES 27 SECONDS EAST, A DISTANCE OF 5.86 FEET TO THE TRUE POINT OF BEGINNING, AND CONTAINING 778 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 **Southern Homebuyers, LLC**, and that the City Clerk-Treasurer is hereby authorized to appropriately attest the same.

READ, PASSED, AND ADOPTED this 25th day of November 2024.

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 November 2024.

Paul Finley, Mayor
City of Madison, Alabama