

ORDINANCE NO. 2026-120

**AN ORDINANCE FOR THE VACATION OF A UTILITY & DRAINAGE EASEMENT
LOCATED WITHIN LOT 4 OF MCCRARY-CRUNK COMMERCIAL SUBDIVISION AND
TRACT 2 OF MCCRARY-CRUNK COMMERCIAL SUBDIVISION PHASE 2**

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 **City Properties of Alabama, LLC**, for the vacation of a portion of a utility and drainage easement located within Lot 4 of McCrary-Crunk Commercial Subdivision and Tract 2 of McCrary-Crunk Commercial Subdivision Phase 2 and further described as follows:

ALL THAT PART OF LOT 4 OF MCCRARY – CRUNK COMMERCIAL SUBDIVISION AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF MADISON COUNTY, ALABAMA IN PLAT BOOK 33, PAGE 39 AND TRACT 2 OF MCCRARY-CRUNK COMMERCIAL SUBDIVISION, PHASE 2 AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF MADISON COUNTY, ALABAMA IN PLAT BOOK 2023, PAGE 106, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT THE CENTER OF THE WEST BOUNDARY OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 2 WEST OF THE HUNTSVILLE MERIDIAN, MADISON COUNTY, ALABAMA, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY OF U.S. HIGHWAY 72; THENCE SOUTH 77 DEGREES 20 MINUTES 03 SECONDS WEST AND ALONG THE SAID SOUTH RIGHT-OF-WAY, 181.59 FEET TO A POINT; THENCE LEAVING THE SAID SOUTH RIGHT-OF-WAY, SOUTH 12 DEGREES 39 MINUTES 57 SECONDS EAST, 15.00 FEET TO A POINT ON THE SOUTH BOUNDARY OF AN EXISTING 15 FOOT WIDE UTILITY AND DRAINAGE EASEMENT, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE FROM THE POINT OF BEGINNING NORTH 77 DEGREES 20 MINUTES 03 SECONDS EAST AND ALONG THE SAID SOUTH BOUNDARY, 4.96 FEET TO A POINT; THENCE LEAVING SAID SOUTH BOUNDARY, SOUTH 12 DEGREES 27 MINUTES 04 SECONDS EAST, 263.37 FEET TO A POINT ON THE NORTH BOUNDARY OF AN EXISTING 32.5-FOOT-WIDE UTILITY AND DRAINAGE EASEMENT; THENCE SOUTH 77 DEGREES 32 MINUTES 56 SECONDS WEST AND ALONG THE SAID NORTH BOUNDARY, 10.00 FEET TO A POINT; THENCE LEAVING THE SAID NORTH BOUNDARY, NORTH 12 DEGREES 27 MINUTES 04 SECONDS WEST, 263.37 FEET TO A POINT ON THE SAID SOUTH BOUNDARY OF AN EXISTING 15 FEET WIDE UTILITY AND DRAINAGE EASEMENT; THENCE ALONG THE SAID SOUTH BOUNDARY, NORTH 77 DEGREES 41 MINUTES 01 SECONDS EAST, 5.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,633.6 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 **City Properties of Alabama, LLC**, and that the City Clerk-Treasurer is hereby authorized to appropriately attest the same.

READ, PASSED, AND ADOPTED this ____ day of April 2026.

Maura Wroblewski, Council President
City of Madison, Alabama

ATTEST:

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

APPROVED this ____ day of April 2026.

Ranae Bartlett, Mayor
City of Madison, Alabama