

ORDINANCE NO. 2025-290

**AN ORDINANCE FOR THE VACATION OF UTILITY & DRAINAGE EASEMENT
LOCATED WITHIN LOTS 7A & 7B OF A RESUBDIVISION OF LOT 7 OF ARLINGTON
PARK 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 **Challenger Defense Solutions, LLC**, requesting the vacation of a portion of utility and drainage easement located within Lots 7A and 7B of a Resubdivision of Lot 7 of Arlington Park Subdivision.

ALL THAT PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 2 WEST OF THE HUNTSVILLE MERIDIAN, MADISON COUNTY, ALABAMA, BEING A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT TO BE VACATED 5 FEET FROM THE WEST BOUNDARY LINE OF LOT 7B AND 5 FEET FROM THE EAST BOUNDARY LINE OF LOT 7A ACCORDING TO THE PLAT OR MAP DESIGNATED AS A RESUBDIVISION OF LOT 7 OF THE CERTIFIED PLAT RECORDED IN PLAT BOOK 24, PAGES 34 AND 35 OF A RESUBDIVISION OF LOT 3 OF THE CERTIFIED PLAT RECORDED IN PLAT BOOK 23 PAGE 59 TITLED "RESUBDIVISION OF LOT 3, BLOCK 5, OF ARLINGTON PARK, AS RECORDED IN PLAT BOOK 19, PAGES 8 & 9", AS RECORDED IN PLAT BOOK 26, PAGE 53, ON FILE AND OF RECORD IN THE OFFICE OF THE JUDGE OF PROBATE OF MADISON COUNTY, ALABAMA AND MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 7B AND THE NORTHEAST CORNER OF SAID LOT 7A, ARLINGTON PARK SUBDIVISION, SAID CORNER IS LOCATED ON THE SOUTH MARGIN OF A 60 FOOT RIGHT-OF-WAY FOR ROYAL DRIVE, THENCE ALONG SAID SOUTH MARGIN OF A 60 FOOT RIGHT-OF-WAY FOR ROYAL DRIVE, SOUTH 88 DEGREES 31 MINUTES 45 SECONDS EAST A DISTANCE OF 5.00 FEET TO A POINT, THENCE SOUTH 01 DEGREES 27 MINUTES 33 SECONDS WEST A DISTANCE OF 228.17 FEET TO A POINT, THENCE NORTH 88 DEGREES 31 MINUTES 45 SECONDS WEST A DISTANCE OF 10.00 FEET TO A POINT, THENCE NORTH 01 DEGREES 27 MINUTES 33 SECONDS EAST A DISTANCE OF 228.17 FEET TO A POINT, THENCE SOUTH 88 DEGREES 31 MINUTES 45 SECONDS EAST A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING. CONTAINING 2281.7 SQUARE FEET MORE OR LESS AND BEING A PART OF LOT 7 OF THE CERTIFIED PLAT RECORDED IN PLAT BOOK 24, PAGES 34 AND 35 OF A RESUBDIVISION OF LOT 3 OF THE CERTIFIED PLAT RECORDED IN PLAT BOOK 23 PAGE 59 TITLED "RESUBDIVISION OF LOT 3, BLOCK 5 OF ARLINGTON PARK AS RECORDED IN PLAT BOOK 19, PAGES 8 & 9", AS RECORDED IN PLAT BOOK 26, PAGE 53 ON FILE AND OF RECORD IN THE OFFICE OF THE JUDGE OF PROBATE OF MADISON COUNTY, ALABAMA, SITUATED, LYING AND BEING IN MADISON COUNTY, ALABAMA.

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 **Challenger Defense Solutions, LLC**, and that the City Clerk-Treasurer is hereby authorized to appropriately attest the same.

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

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

ATTEST:

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

APPROVED this ____ day of October 2025.

Paul Finley, Mayor
City of Madison, Alabama