

ORDINANCE NO. 2025-291

**AN ORDINANCE FOR THE VACATION OF DRAINAGE EASEMENTS LOCATED
WITHIN LOTS 122-124 OF BELLAWOODS PHASE 4 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 **Diltina Development Corporation** requesting the vacation of portions of drainage easements located within Lots 122-124 of Bellawoods Subdivision Phase 4 and further described as follows:

EASEMENT “A” (LOT 122)

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 3 WEST OF THE HUNTSVILLE MERIDIAN, CITY OF MADISON, LIMESTONE COUNTY, ALABAMA, {BEARINGS AND DISTANCES REFERENCED TO THE ALABAMA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83(2011)} AND BEING A PORTION OF A DRAINAGE EASEMENT ESTABLISHED BY THE FINAL PLAT OF BELLAWOODS – PHASE 2 AS RECORDED IN PLAT BOOK L, PAGES 23-25 IN THE OFFICE OF THE JUDGE OF PROBATE, LIMESTONE COUNTY, ALABAMA, AND BEING FURTHER DESCRIBED AS LYING WITHIN LOT 122 OF BELLAWOODS – PHASE 4 AS RECORDED IN PLAT BOOK L, PAGES 297-299 IN SAID PROBATE OFFICE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 122 OF SAID BELLAWOODS – PHASE 4, SAID POINT BEING FURTHER DESCRIBED AS LYING ON THE WEST RIGHT-OF-WAY MARGIN OF GRAND SPRINGS COURT (50-FOOT-WIDE RIGHT-OF-WAY); THENCE RUN SOUTH 82 DEGREES 55 MINUTES 09 SECONDS WEST, 16.36 FEET TO THE POINT OF BEGINNING; THENCE, FROM THE POINT OF BEGINNING, RUN 18.10 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 290.00 FEET, A DELTA ANGLE OF 03 DEGREES 34 MINUTES 33 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 13 DEGREES 59 MINUTES 37 SECONDS WEST, 18.10 FEET TO A POINT; THENCE RUN SOUTH 76 DEGREES 57 MINUTES 18 SECONDS WEST, 5.77 FEET TO A POINT; THENCE RUN NORTH 43 DEGREES 57 MINUTES 26 SECONDS WEST, 35.27 FEET TO A POINT; THENCE RUN SOUTH 79 DEGREES 17 MINUTES 01 SECOND EAST, 35.09 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.009 ACRES (403 SQUARE FEET) MORE OR LESS.

EASEMENT “B” (LOT 122)

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 3 WEST OF THE HUNTSVILLE MERIDIAN, CITY OF MADISON, LIMESTONE COUNTY, ALABAMA, {BEARINGS AND DISTANCES

REFERENCED TO THE ALABAMA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83(2011)} AND BEING A PORTION OF A DRAINAGE EASEMENT ESTABLISHED BY THE FINAL PLAT OF BELLAWOODS – PHASE 2 AS RECORDED IN PLAT BOOK L, PAGES 23-25 IN THE OFFICE OF THE JUDGE OF PROBATE, LIMESTONE COUNTY, ALABAMA, AND BEING FURTHER DESCRIBED AS LYING WITHIN LOT 122 OF BELLAWOODS – PHASE 4 AS RECORDED IN PLAT BOOK L, PAGES 297-299 IN SAID PROBATE OFFICE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 122 OF SAID BELLAWOODS – PHASE 4, SAID POINT BEING FURTHER DESCRIBED AS LYING ON THE WEST RIGHT-OF-WAY MARGIN OF GRAND SPRINGS COURT (50-FOOT-WIDE RIGHT-OF-WAY); THENCE RUN NORTH 82 DEGREES 17 MINUTES 55 SECONDS WEST, 95.06 FEET TO THE POINT OF BEGINNING; THENCE, FROM THE POINT OF BEGINNING, RUN SOUTH 80 DEGREES 42 MINUTES 19 SECONDS WEST, 21.82 FEET TO A POINT; THENCE RUN NORTH 40 DEGREES 39 MINUTES 07 SECONDS WEST, 11.96 FEET TO A POINT; THENCE RUN SOUTH 79 DEGREES 17 MINUTES 01 SECOND EAST, 29.85 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.003 ACRES (111 SQUARE FEET) MORE OR LESS.

EASEMENT “C” (LOT 123)

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 3 WEST OF THE HUNTSVILLE MERIDIAN, CITY OF MADISON, LIMESTONE COUNTY, ALABAMA, {BEARINGS AND DISTANCES REFERENCED TO THE ALABAMA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83(2011)} AND BEING A PORTION OF A DRAINAGE EASEMENT ESTABLISHED BY THE FINAL PLAT OF BELLAWOODS – PHASE 2 AS RECORDED IN PLAT BOOK L, PAGES 23-25 IN THE OFFICE OF THE JUDGE OF PROBATE, LIMESTONE COUNTY, ALABAMA, AND BEING FURTHER DESCRIBED AS LYING WITHIN LOT 123 OF BELLAWOODS – PHASE 4 AS RECORDED IN PLAT BOOK L, PAGES 297-299 IN SAID PROBATE OFFICE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 123 OF SAID BELLAWOODS – PHASE 4, SAID POINT BEING FURTHER DESCRIBED AS LYING ON THE WEST RIGHT-OF-WAY MARGIN OF GRAND SPRINGS COURT (50-FOOT-WIDE RIGHT-OF-WAY); THENCE RUN NORTH 60 DEGREES 16 MINUTES 32 SECONDS WEST, 15.35 FEET TO THE POINT OF BEGINNING; THENCE, FROM THE POINT OF BEGINNING, RUN NORTH 79 DEGREES 17 MINUTES 01 SECOND WEST, 102.24 FEET TO A POINT; THENCE RUN NORTH 14 DEGREES 58 MINUTES 12 SECONDS WEST, 39.34 FEET TO A POINT; THENCE RUN NORTH 09 DEGREES 25 MINUTES 38 SECONDS EAST, 17.91 FEET TO A POINT; THENCE RUN NORTH 28 DEGREES 46 MINUTES 34 SECONDS EAST, 43.00 FEET TO A POINT; THENCE RUN SOUTH 61 DEGREES 13 MINUTES 26 SECONDS EAST, 107.32 FEET TO A POINT; THENCE RUN SOUTH 44 DEGREES 47 MINUTES 46 SECONDS EAST, 18.46 FEET TO A POINT; THENCE RUN 51.74 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 290.00 FEET, A DELTA ANGLE

OF 10 DEGREES 13 MINUTES 22 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 22 DEGREES 52 MINUTES 47 SECONDS WEST, 51.67 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.209 ACRES (9115 SQUARE FEET) MORE OR LESS.

EASEMENT “D” (LOT 124)

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 3 WEST OF THE HUNTSVILLE MERIDIAN, CITY OF MADISON, LIMESTONE COUNTY, ALABAMA, {BEARINGS AND DISTANCES REFERENCED TO THE ALABAMA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83(2011)} AND BEING A PORTION OF A DRAINAGE EASEMENT ESTABLISHED BY THE FINAL PLAT OF BELLAWOODS – PHASE 2 AS RECORDED IN PLAT BOOK L, PAGES 23-25 IN THE OFFICE OF THE JUDGE OF PROBATE, LIMESTONE COUNTY, ALABAMA, AND BEING FURTHER DESCRIBED AS LYING WITHIN LOT 124 OF BELLAWOODS – PHASE 4 AS RECORDED IN PLAT BOOK L, PAGES 297-299 IN SAID PROBATE OFFICE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 124 OF SAID BELLAWOODS – PHASE 4, SAID POINT BEING FURTHER DESCRIBED AS LYING ON THE WEST RIGHT-OF-WAY MARGIN OF GRAND SPRINGS COURT (50-FOOT-WIDE RIGHT-OF-WAY); THENCE RUN NORTH 56 DEGREES 00 MINUTES 55 SECONDS WEST, 55.08 FEET TO THE POINT OF BEGINNING; THENCE, FROM THE POINT OF BEGINNING, RUN NORTH 61 DEGREES 13 MINUTES 26 SECONDS WEST, 85.15 FEET TO A POINT; THENCE RUN NORTH 28 DEGREES 46 MINUTES 34 SECONDS EAST, 51.12 FEET TO A POINT; THENCE RUN SOUTH 53 DEGREES 41 MINUTES 07 SECONDS EAST, 13.83 FEET TO A POINT; THENCE RUN SOUTH 26 DEGREES 36 MINUTES 43 SECONDS EAST, 86.81 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.056 ACRES (2450 SQUARE FEET) MORE OR LESS.

SECTION 2. That the easements requested for vacation are not used by the City, and they are 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 easements.

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 drainage easements in favor of **Diltina Development Corporation** 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