

ORDINANCE NO. 2024-441

AN ORDINANCE TO VACATE A DRAINAGE EASEMENT LOCATED WITHIN LOT 3B OF FIRST COMMERCIAL PARK, PHASE 2 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 **GH&G Madison, LLC**, requesting the vacation of a portion of a drainage easement located within Lot 3B of First Commercial Park Subdivision, Phase 2, and further described as follows:

BEING A TRACT OF LAND SITUATED IN A PORTION OF LOT 3B, ACCORDING TO THE CERTIFIED PLAT OF FIRST COMMERCIAL PARK, PHASE 2, AS RECORDED AS FILE NUMBER 2021-00082339, IN THE OFFICE OF JUDGE OF PROBATE OF MADISON COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 3B, BEING A ½ INCH CAPPED “HSM CA “1031” REBAR AND ALSO BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE RUN NORTH 16 DEGREES 46 MINUTES 15 SECONDS WEST ALONG THE WESTERLY LINE OF SAID LOT 3B A DISTANCE OF 4.23 FEET TO THE 641.6 FOOT FEMA CONTOUR; THENCE (LEAVE SAID WESTERLY LINE OF LOT 3B) ALONG SAID 641.6 FOOT FEMA CONTOUR THE FOLLOWING COURSES AND DISTANCES: NORTH 36 DEGREES 35 MINUTES 14 SECONDS EAST A DISTANCE OF 5.81 FEET; NORTH 08 DEGREES 29 MINUTES 49 SECONDS EAST A DISTANCE OF 10.41 FEET; NORTH 04 DEGREES 53 MINUTES 06 SECONDS EAST A DISTANCE OF 8.57 FEET; NORTH 04 DEGREES 04 MINUTES 09 SECONDS WEST A DISTANCE OF 7.96 FEET; NORTH 11 DEGREES 18 MINUTES 49 SECONDS WEST A DISTANCE OF 23.88 FEET; NORTH 14 DEGREES 06 MINUTES 52 SECONDS WEST A DISTANCE OF 26.89 FEET; NORTH 11 DEGREES 36 MINUTES 44 SECONDS WEST A DISTANCE OF 34.25 FEET; NORTH 45 DEGREES 25 MINUTES 14 SECONDS EAST A DISTANCE OF 20.87 FEET; NORTH 87 DEGREES 12 MINUTES 02 SECONDS EAST A DISTANCE OF 74.17 FEET; SOUTH 88 DEGREES 12 MINUTES 50 SECONDS EAST A DISTANCE OF 35.92 FEET; SOUTH 83 DEGREES 04 MINUTES 02 SECONDS EAST A DISTANCE OF 48.26 FEET; NORTH 89 DEGREES 47 MINUTES 48 SECONDS EAST A DISTANCE OF 66.14 FEET; SOUTH 88 DEGREES 23 MINUTES 40 SECONDS EAST A DISTANCE OF 20.79 FEET; SOUTH 81 DEGREES 53 MINUTES 51 SECONDS EAST A DISTANCE OF 18.29 FEET; SOUTH 52 DEGREES 25 MINUTES 31 SECONDS EAST A DISTANCE OF 10.83 FEET; SOUTH 08 DEGREES 49 MINUTES 13 SECONDS EAST A DISTANCE OF 15.37 FEET; SOUTH 07 DEGREES 15 MINUTES 57 SECONDS EAST A DISTANCE OF 43.50 FEET; THENCE SOUTH 31 DEGREES 05 MINUTES 32 SECONDS WEST A DISTANCE OF 15.92 FEET TO THE SOUTHERLY LINE OF SAID LOT 3B; THENCE SOUTH 79 DEGREES 54 MINUTES 45 SECONDS WEST (LEAVING SAID 641.6 FOOT FEMA CONTOUR) ALONG SAID SOUTHERLY LINE OF LOT 3B A DISTANCE OF 276.07 FEET TO THE POINT OF BEGINNING. CONTAINING 30,143 SQUARE FEET OF 0.691 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 drainage easement in favor of **GH&G Madison, LLC** and that the City Clerk-Treasurer is hereby authorized to appropriately attest the same.

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

Paul Finley, Mayor
City of Madison, Alabama