

ORDINANCE NO. 2026-255

**AN ORDINANCE FOR THE VACATION OF A UTILITY & DRAINAGE EASEMENT
LOCATED WITHIN LOTS 4 & 5 OF ROYAL DRIVE WAREHOUSES AT 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 **CTK Property Group, LLC**, for the vacation of a portion of utility & drainage easement located within Lots 4 & 5 of Royal Drive Warehouses at Arlington Park Subdivision and further described as follows:

COMMENCING AT A 5/8 INCH REBAR LOCATED AT THE NORTHWEST CORNER OF LOT 5 OF THE FINAL PLAT OF ROYAL DRIVE WAREHOUSES AT ARLINGTON PARK AS RECORDED IN PLAT BOOK 2022, PAGES 115-116 IN THE OFFICE OF THE JUDGE OF PROBATE, MADISON COUNTY, ALABAMA, RUN NORTH 89 DEGREES 35 MINUTES 42 SECONDS EAST FOR A DISTANCE OF 404.02 FEET TO A POINT; THENCE RUN SOUTH 00 DEGREES 13 MINUTES 48 SECONDS WEST FOR A DISTANCE OF 10.00 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT:

THENCE RUN NORTH 89 DEGREES 35 MINUTES 42 SECONDS EAST FOR A DISTANCE OF 10.00 FEET TO A POINT; THENCE RUN SOUTH 00 DEGREES 13 MINUTES 48 SECONDS WEST FOR A DISTANCE OF 977.40 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 46 MINUTES 12 SECONDS WEST FOR A DISTANCE OF 10.00 FEET TO A POINT; THENCE RUN NORTH 00 DEGREES 13 MINUTES 48 SECONDS EAST FOR A DISTANCE OF 977.29 FEET TO A POINT AND BACK TO THE POINT OF BEGINNING.

SAID EASEMENT CONTAINS 0.22 ACRES +/-

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 **CTK Property Group, LLC** and that the City Clerk-Treasurer is hereby authorized to appropriately attest the same.

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

Maura Wroblewski, Council President
City of Madison, Alabama

ATTEST:

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

APPROVED this ____ day of July 2026.

Ranae Bartlett, Mayor
City of Madison, Alabama