

**ORDINANCE NO. 2024-011**

**AN ORDINANCE FOR THE VACATION OF UTILITY AND DRAINAGE EASEMENT  
LOCATED WITHIN TRACT N-3 OF THE FINAL PLAT OF TOWN MADISON SUBDIVISION  
– PHASE 13**

**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 Old Town Investments, LLC, requesting the vacation of utility and drainage easement located within Tract N-3 of Town Madison Subdivision – Phase 13 and further described as follows:

STATE OF ALABAMA  
COUNTY OF MADISON

**EASEMENT TO BE VACATED**

ALL THAT PART OF TRACT N-3 OF TOWN MADISON PHASE 13, A RESUBDIVISION OF TRACTS N-1 AND N-3, TOWN MADISON PHASE 12, A RESUBDIVISION OF TRACT N-1, TOWN MADISON PHASE 9, A RESUBDIVISION OF TRACT N, TOWN MADISON PHASE 4, A RESUBDIVISION OF TRACT I, TOWN MADISON PHASE 3, A RESUBDIVISION OF TRACT C, TOWN MADISON PHASE 2, A RESUBDIVISION OF TRACT C, TOWN MADISON PHASE 1, AS SHOWN BY THE MAP OR PLAT OF SAID SUBDIVISION, RECORDED IN PLAT BOOK 2023, PAGES 12-13 IN THE OFFICE OF THE JUDGE OF PROBATE, MADISON COUNTY, ALABAMA, BEING 5.00 FEET TAKEN EVENLY OFF THE WEST BOUNDARY OF AN EXISTING 10 FOOT WIDE UTILITY AND DRAINAGE EASEMENT LYING WEST OF AND ADJACENT TO THE WEST RIGHT-OF-WAY MARGIN OF OUTFIELD DRIVE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT N-3, SAID POINT BEING LOCATED ON THE WEST RIGHT-OF-WAY OF OUTFIELD DRIVE, THENCE NORTH 89 DEGREES 20 MINUTES 24 SECONDS WEST AND ALONG THE SOUTH BOUNDARY OF SAID TRACT N-3, 5.00 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE FROM THE POINT OF BEGINNING, CONTINUE NORTH 89 DEGREES 20 MINUTES 24 SECONDS WEST AND ALONG THE SAID SOUTH BOUNDARY, 5.00 FEET TO A POINT ON THE WEST BOUNDARY OF SAID EXISTING 10 FOOT WIDE UTILITY AND DRAINAGE EASEMENT; THENCE NORTH 00 DEGREES 39 MINUTES 36 SECONDS EAST AND ALONG THE SAID WEST BOUNDARY OF AN EXISTING 10 FOOT WIDE UTILITY AND DRAINAGE EASEMENT, 326.45 FEET TO A POINT ON THE NORTH BOUNDARY OF SAID TRACT N-3; THENCE ALONG THE SAID NORTH BOUNDARY, SOUTH 89 DEGREES 20 MINUTES 24 SECONDS EAST, 5.00 FEET TO A POINT; THENCE SOUTH 00 DEGREES 39 MINUTES 36 SECONDS WEST, 326.45 FEET TO THE POINT OF BEGINNING AND CONTAINING 1632 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 and drainage easement in favor of **Old Town Investments, LLC**, and that the City Clerk-Treasurer is hereby authorized to appropriately attest the same.

**READ, PASSED, AND ADOPTED** this \_\_\_\_ day of January 2024.

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*Ranae Bartlett, Council President*  
City of Madison, Alabama

**ATTEST:**

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

**APPROVED** this \_\_\_\_ day of January 2024.

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*Paul Finley, Mayor*  
City of Madison, Alabama