

ORDINANCE NO. 2025-289

**AN ORDINANCE FOR THE VACATION OF UTILITY & DRAINAGE EASEMENT
LOCATED WITHIN TRACT 1 OF TALL OAKS 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 the **Church of Jesus Christ of Latter-Day Saints** requesting the vacation of a portion of utility & drainage easement located within Tract 1 of Tall Oaks Subdivision and further described as follows:

BEING A PORTION OF TRACT 1 ACCORDING TO THE CERTIFIED PLAT OF TALL OAKS SUBDIVISION AS PER PLAT RECORDED IN PLAT BOOK 19, PAGE 22 IN THE OFFICE OF THE JUDGE OF PROBATE OF MADISON COUNTY, ALABAMA AND SITUATED IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 2 WEST OF THE HUNTSVILLE MERIDIAN, MADISON COUNTY, ALABAMA AND ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8 INCH CAPPED REBAR "GILBERT 0319" LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF GILLESPIE ROAD AND BEING THE NORTHEAST CORNER OF SAID TRACT 1; THENCE SOUTH 0 DEGREES 54 MINUTES 40 SECONDS WEST (LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE) ALONG THE EASTERLY LINE OF SAID TRACT 1 A DISTANCE OF 439.37 FEET TO A 5/8 INCH REBAR; THENCE NORTH 88 DEGREES 20 MINUTES 38 SECONDS WEST (LEAVING SAID EASTERLY LINE) A DISTANCE OF 1347.40 FEET TO A 1/2 INCH REBAR CAPPED "HSM CA#1031"; THENCE SOUTH 2 DEGREES 36 MINUTES 24 SECONDS WEST A DISTANCE OF 543.46 FEET TO A 1/2 INCH REBAR LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF BROWNS FERRY ROAD; THENCE NORTH 45 DEGREES 54 MINUTES 39 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 52.45 FEET; THENCE NORTH 2 DEGREES 36 MINUTES 24 SECONDS EAST (LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE) A DISTANCE OF 26.70 FEET TO THE POINT OF BEGINNING OF A TRACT OF LAND LYING 10 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE AND TERMINATING ON THE NORTH BY THE SOUTHERLY RIGHT-OF-WAY LINE OF GILLESPIE ROAD AND TERMINATING ON THE SOUTH BY THE NORTHERLY LIMITS OF A 20-FOOT UTILITY AND DRAINAGE EASEMENT AS DEPICTED ON SAID TALLS OAKS SUBDIVISION ; THENCE RUN NORTH 2 DEGREES 36 MINUTES 24 SECONDS EAST A DISTANCE OF 835.46 FEET TO THE POINT OF ENDING. CONTAINING 16,711 SQUARE FEET OR 0.38 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 utility and drainage easement in favor of the **Church of Jesus Christ of Latter-Day Saints** 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