

ORDINANCE NO. 2025-100

**AN ORDINANCE FOR THE VACATION OF A UTILITY & DRAINAGE EASEMENT
LOCATED WITHIN 129 CARRIE DRIVE
LOT 15 OF WINDERMERE SUBDIVISION PHASE 2**

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 **Kevin J. Horn & Christy A. Horn** requesting the vacation of a portion of a utility & drainage easement located within Lot 15 of Windermere Subdivision Phase 2 and further described as follows:

COMMENCING AT A CAPPED ½-INCH REBAR STAMPED "MORELL ENG CA-742-LS" LOCATED AT THE NORTHWEST CORNER OF LOT 15 OF WINDERMERE SUBDIVISION PHASE 2, AS RECORDED IN PLAT BOOK 2023, PAGES 171-173 IN THE OFFICE OF THE JUDGE OF PROBATE, MADISON COUNTY SERVICE CENTER, HUNTSVILLE, ALABAMA, THENCE RUN SOUTH 01 DEGREE 53 MINUTES 32 SECONDS WEST ALONG THE WESTERN BOUNDARY OF SAID LOT 15 A DISTANCE OF 7.50 FEET TO A POINT; THENCE RUN SOUTH 87 DEGREES 59 MINUTES 50 SECONDS EAST AT A DISTANCE OF 5.00 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT THAT IS PROPOSED TO BE VACATED; THENCE FROM THE POINT OF BEGINNING RUN SOUTH 87 DEGREES 59 MINUTES 50 SECONDS EAST AT A DISTANCE OF 62 FEET TO A POINT; THENCE RUN SOUTH 01 DEGREE 53 MINUTES 32 SECONDS WEST AT A DISTANCE OF 7.50 FEET TO A POINT; THENCE RUN NORTH 87 DEGREES 59 MINUTES 50 SECONDS WEST AT A DISTANCE OF 62.00 FEET TO A POINT; THENCE RUN NORTH 01 DEGREE 53

MINUTES 32 SECONDS EAST AT A DISTANCE OF 7.50 FEET AND BACK TO THE POINT OF BEGINNING. SAID EASEMENT CONTAINING 0.01 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 & drainage easement in favor of **Kevin J. Horn & Christy A. Horn** and that the City Clerk-Treasurer is hereby authorized to appropriately attest the same.

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

Paul Finley, Mayor
City of Madison, Alabama