

ORDINANCE NO. 2025-278

**AN ORDINANCE FOR THE VACATION OF UTILITY & DRAINAGE EASEMENTS
LOCATED WITHIN LOTS 178 AND 179 OF BELLAWOODS PHASE 4 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 **Diltina Development Corporation** requesting the vacation of portions of two utility and drainage easements located within Lots 178 and 179 of Phase 4 of Bellawoods Subdivision and further described as follows:

Easement “A” (within Bellawoods Phase 4 Lot 178)

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 3 WEST OF THE HUNTSVILLE MERIDIAN, CITY OF MADISON, LIMESTONE COUNTY, ALABAMA, {BEARINGS AND DISTANCES REFERENCED TO THE ALABAMA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83(2011)} AND BEING A PORTION OF A PUBLIC UTILITY AND DRAINAGE EASEMENT ESTABLISHED BY THE FINAL PLAT OF BELLAWOODS – PHASE 2 AS RECORDED IN PLAT BOOK L, PAGES 23-25 IN THE OFFICE OF THE JUDGE OF PROBATE, LIMESTONE COUNTY, ALABAMA, AND BEING FURTHER DESCRIBED AS LYING WITHIN TRACT 3C OF THE FINAL PLAT OF BELLAWOODS – PHASE 2B AS RECORDED IN PLAT BOOK L, PAGES 130-131 IN SAID PROBATE OFFICE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 61 OF THE FINAL PLAT OF SAID BELLAWOODS – PHASE 2; THENCE RUN NORTH 86 DEGREES 34 MINUTES 58 SECONDS WEST, 934.47 FEET TO THE POINT OF BEGINNING; THENCE, FROM THE POINT OF BEGINNING, RUN SOUTH 61 DEGREES 07 MINUTES 48 SECONDS WEST, 43.92 FEET TO A POINT; THENCE RUN NORTH 15 DEGREES 45 MINUTES 21 SECONDS WEST, 4.13 FEET TO A POINT; THENCE RUN NORTH 30 DEGREES 07 MINUTES 21 SECONDS EAST, 55.35 FEET TO A POINT; THENCE RUN SOUTH 80 DEGREES 07 MINUTES 39 SECONDS EAST, 6.62 FEET TO A POINT; THENCE RUN SOUTH 10 DEGREES 08 MINUTES 41 SECONDS EAST, 29.99 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.020 ACRES (890 SQUARE FEET) MORE OR LESS.

And

Easement “B” (within Bellawoods Phase 4 Lot 179)

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 3 WEST OF THE HUNTSVILLE MERIDIAN, CITY OF MADISON, LIMESTONE COUNTY, ALABAMA, {BEARINGS AND DISTANCES REFERENCED TO THE ALABAMA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83(2011)} AND BEING A PORTION OF A PUBLIC UTILITY AND DRAINAGE EASEMENT ESTABLISHED BY THE FINAL PLAT OF BELLAWOODS – PHASE 2 AS RECORDED IN PLAT BOOK L, PAGES 23-25 IN THE OFFICE OF THE

JUDGE OF PROBATE, LIMESTONE COUNTY, ALABAMA, AND BEING FURTHER DESCRIBED AS LYING WITHIN TRACT 3C OF THE FINAL PLAT OF BELLAWOODS – PHASE 2B AS RECORDED IN PLAT BOOK L, PAGES 130-131 IN SAID PROBATE OFFICE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 61 OF THE FINAL PLAT OF SAID BELLAWOODS – PHASE 2; THENCE RUN NORTH 85 DEGREES 28 MINUTES 17 SECONDS WEST, 867.43 FEET TO THE POINT OF BEGINNING; THENCE, FROM THE POINT OF BEGINNING, RUN SOUTH 81 DEGREES 08 MINUTES 34 SECONDS WEST, 54.28 FEET TO A POINT; THENCE RUN NORTH 10 DEGREES 08 MINUTES 41 SECONDS WEST, 22.70 FEET TO A POINT; THENCE RUN SOUTH 80 DEGREES 07 MINUTES 39 SECONDS EAST, 55.17 FEET TO A POINT; THENCE RUN SOUTH 35 DEGREES 55 MINUTES 36 SECONDS EAST, 5.60 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.017 ACRES (724 SQUARE FEET) MORE OR LESS.

SECTION 2. That the easements requested for vacation are not used by the City, and they are 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 easements.

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 easements in favor of **Diltina Development Corporation** and that the City Clerk-Treasurer is hereby authorized to appropriately attest the same.

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

Paul Finley, Mayor
City of Madison, Alabama