

ORDINANCE NO. 2025-276

**AN ORDINANCE FOR THE VACATION OF A UTILITY & DRAINAGE EASEMENT
LOCATED WITHIN 143 INWOOD TRAIL, LOT 3 OF WOODLAND HILLS SUBDIVISION,
THIRD ADDITION**

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 **Hardik V. Patel** requesting the vacation of a portion of a utility & drainage easement located within Lot 3 of Woodland Hills Subdivision, Third Addition, and further described as follows:

COMMENCING AT NE CORNER OF LOT 3 OF WOODLAND HILLS THIRD ADDITION, A RESUBDIVISION OF TRACT A IN WOODLAND HILLS SECOND ADDITION AS RECORDED IN PB 28, P 69, AS RECORDED IN PLAT BOOK 32, PAGE 48, IN THE PROBATE RECORDS OFFICE OF MADISON COUNTY, ALABAMA; THENCE NORTH 88 DEGREES 45 MINUTES 38 SECONDS WEST, 10.00 FEET TO THE POINT OF BEGINNING; THENCE FROM THE POINT OF BEGINNING, NORTH 88 DEGREES 45 MINUTES 38 SECONDS WEST A DISTANCE OF 74.90 FEET TO A POINT; THENCE SOUTH 01 DEGREES 14 MINUTES 22 SECONDS WEST A DISTANCE OF 5.00 FEET TO A POINT; THENCE SOUTH 88 DEGREES 45 MINUTES 38 SECONDS EAST, A DISTANCE OF 74.89 FEET TO A POINT; THENCE NORTH 01 DEGREES 19 MINUTES 58 SECONDS EAST, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING, SAID DESCRIBING TRACT CONTAINING 374.50 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 & drainage easement in favor of **Hardik V. Patel** 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