

ORDINANCE NO. 2025-236

**AN ORDINANCE FOR THE VACATION OF A DRAINAGE EASEMENT LOCATED
WITHIN TRACT 3C OF BELLAWOODS PHASE 2B 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 a portion of a drainage easement located within Tract 3C of Phase 2B of Bellawoods Subdivision and further described as follows:

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 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 SOUTH 88 DEGREES 48 MINUTES 56 SECONDS WEST, 173.77 FEET ALONG THE NORTH BOUNDARY OF LOTS 61 AND 62 OF THE FINAL PLAT OF SAID BELLAWOODS PHASE 2 TO A POINT; THENCE, LEAVING THE NORTH BOUNDARY OF SAID LOT 62, RUN NORTH 52 DEGREES 42 MINUTES 31 SECONDS WEST, 39.96 FEET TO THE POINT OF BEGINNING;

THENCE, FROM THE POINT OF BEGINNING, RUN ALONG THE BOUNDARY OF SAID DRAINAGE EASEMENT FOR THE FOLLOWING COURSES: NORTH 74 DEGREES 30 MINUTES 54 SECONDS WEST, 368.48 FEET TO A POINT; THENCE RUN NORTH 60 DEGREES 13 MINUTES 43 SECONDS WEST, 310.45 FEET TO A POINT; THENCE RUN SOUTH 66 DEGREES 44 MINUTES 50 SECONDS WEST, 517.74 FEET TO A POINT; THENCE RUN SOUTH 00 DEGREES 39 MINUTES 56 SECONDS WEST, 270.47 FEET TO A POINT; THENCE, LEAVING THE BOUNDARY OF SAID DRAINAGE EASEMENT, RUN NORTH 88 DEGREES 18 MINUTES 58 SECONDS WEST, 102.65 FEET TO A POINT; THENCE RUN NORTH 66 DEGREES 34 MINUTES 06 SECONDS WEST, 117.95 FEET TO A POINT; THENCE RUN NORTH 28 DEGREES 46 MINUTES 34 SECONDS EAST, 139.89 FEET TO A POINT; THENCE RUN NORTH 61 DEGREES 13 MINUTES 26 SECONDS WEST, 37.06 FEET TO A POINT; THENCE RUN SOUTH 28 DEGREES 46 DEGREES 34 SECONDS WEST, 135.00 FEET TO A POINT; THENCE RUN NORTH 61 DEGREES 13

MINUTES 26 SECONDS WEST, 87.31 FEET TO A POINT; THENCE RUN SOUTH 00 DEGREES 40 MINUTES 04 SECONDS WEST, 156.16 FEET TO A POINT; THENCE RUN SOUTH 11 DEGREES 35 MINUTES 01 SECOND WEST, 142.58 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 19 MINUTES 56 SECONDS WEST, 123.00 FEET TO A POINT; THENCE RUN SOUTH 00 DEGREES 40 MINUTES 04 SECONDS WEST, 77.19 FEET TO A POINT; THENCE RUN 58.69 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 225.00 FEET, A DELTA ANGLE OF 14 DEGREES 56 MINUTES 47 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 06 DEGREES 48 MINUTES 20 SECONDS EAST, 58.53 FEET TO A POINT; THENCE RUN SOUTH 14 DEGREES 16 MINUTES 43 SECONDS EAST, 34.49 FEET TO A POINT; THENCE RUN 71.73 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 275.00 FEET, A DELTA ANGLE OF 14 DEGREES 56 MINUTES 38 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 06 DEGREES 48 MINUTES 24 SECONDS EAST, 71.52 FEET TO A POINT; THENCE RUN SOUTH 00 DEGREES 39 MINUTES 56 SECONDS WEST, 1.25 FEET TO A POINT LYING ON THE SOUTH BOUNDARY OF TRACT 3C OF SAID FINAL PLAT OF BELLAWOODS – PHASE 2B; THENCE RUN NORTH 89 DEGREES 20 MINUTES 04 SECONDS WEST, 50.00 FEET ALONG THE SOUTH BOUNDARY OF SAID TRACT 3C TO A POINT; THENCE, LEAVING THE SOUTH BOUNDARY OF SAID TRACT 3C, RUN NORTH 00 DEGREES 39 MINUTES 56 SECONDS EAST, 1.25 FEET TO A POINT; THENCE RUN 58.69 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 225.00 FEET, A DELTA ANGLE OF 14 DEGREES 56 MINUTES 38 SECONDS, AND A CHORD BEARING AND DISTANCE OF NORTH 06 DEGREES 48 MINUTES 24 SECONDS WEST, 58.52 FEET TO A POINT; THENCE RUN NORTH 14 DEGREES 16 MINUTES 43 SECONDS WEST, 17.23 FEET TO A POINT; THENCE RUN SOUTH 75 DEGREES 43 MINUTES 17 SECONDS WEST, 169.49 FEET TO A POINT LYING ON THE WEST BOUNDARY OF SAID TRACT 3C; THENCE RUN NORTH 00 DEGREES 40 MINUTES 04 SECONDS EAST, 619.23 FEET ALONG THE WEST BOUNDARY OF SAID TRACT 3C TO A POINT; THENCE, LEAVING THE WEST BOUNDARY OF SAID TRACT 3C, RUN NORTH 28 DEGREES 46 MINUTES 34 SECONDS EAST, 21.82 FEET TO A POINT; THENCE RUN SOUTH 40 DEGREES 39 MINUTES 07 SECONDS EAST, 53.20 FEET TO A POINT; THENCE RUN NORTH 80 DEGREES 42 MINUTES 19 SECONDS EAST, 52.94 FEET TO A POINT; THENCE RUN SOUTH 43 DEGREES 57 MINUTES 26 SECONDS EAST, 53.68 FEET TO A POINT; THENCE RUN NORTH 76 DEGREES 57 MINUTES 18 SECONDS EAST, 64.69 FEET TO A POINT; THENCE RUN NORTH 05 DEGREES 46 MINUTES 02 SECONDS EAST, 28.51 FEET TO A POINT; THENCE RUN NORTH 44 DEGREES 47 MINUTES 46 SECONDS WEST, 79.13 FEET TO A POINT; THENCE RUN NORTH 26 DEGREES 36 MINUTES 43 SECONDS WEST, 97.45 FEET TO A POINT; THENCE RUN NORTH 53 DEGREES 41 MINUTES 07 SECONDS WEST, 23.91 FEET TO A POINT; THENCE RUN NORTH 28 DEGREES 46 MINUTES 34 SECONDS EAST, 222.56 FEET TO A POINT; THENCE RUN SOUTH 61 DEGREES 13 MINUTES 26 SECONDS EAST, 32.26 FEET TO A POINT LYING ON THE BOUNDARY OF SAID DRAINAGE EASEMENT; THENCE RUN ALONG THE BOUNDARY OF SAID DRAINAGE EASEMENT FOR THE FOLLOWING COURSES: SOUTH 32 DEGREES 54 MINUTES 34 SECONDS WEST, 171.94 FEET TO A POINT; THENCE RUN SOUTH 56 DEGREES 58 MINUTES 54 SECONDS EAST, 204.01 FEET TO A

POINT; THENCE RUN NORTH 54 DEGREES 21 MINUTES 03 SECONDS EAST, 219.28 FEET TO A POINT; THENCE, LEAVING THE BOUNDARY OF SAID DRAINAGE EASEMENT, RUN SOUTH 61 DEGREES 13 MINUTES 26 SECONDS EAST, 32.02 FEET TO A POINT; THENCE RUN SOUTH 28 DEGREES 46 MINUTES 34 SECONDS WEST, 30.00 FEET TO A POINT; THENCE RUN SOUTH 61 DEGREES 13 MINUTES 26 SECONDS EAST, 100.00 FEET TO A POINT; THENCE RUN SOUTH 28 DEGREES 46 MINUTES 34 SECONDS WEST, 135.00 FEET TO A POINT; THENCE RUN SOUTH 61 DEGREES 13 MINUTES 26 SECONDS EAST, 30.22 FEET TO A POINT; THENCE RUN NORTH 27 DEGREES 41 MINUTES 20 SECONDS EAST, 80.09 FEET TO A POINT; THENCE RUN NORTH 34 DEGREES 49 MINUTES 16 SECONDS EAST, 80.53 FEET TO A POINT; THENCE RUN NORTH 50 DEGREES 51 MINUTES 44 SECONDS EAST, 119.55 FEET TO A POINT; THENCE RUN NORTH 48 DEGREES 33 MINUTES 30 SECONDS EAST, 100.05 FEET TO A POINT; THENCE RUN NORTH 57 DEGREES 18 MINUTES 10 SECONDS EAST, 135.90 FEET TO A POINT; THENCE RUN NORTH 80 DEGREES 27 MINUTES 20 SECONDS EAST, 144.78 FEET TO A POINT; THENCE RUN NORTH 86 DEGREES 57 MINUTES 53 SECONDS EAST, 125.57 FEET TO A POINT; THENCE RUN NORTH 87 DEGREES 30 MINUTES 11 SECONDS EAST, 26.85 FEET TO A POINT; THENCE RUN SOUTH 80 DEGREES 13 MINUTES 47 SECONDS EAST, 63.37 FEET TO A POINT; THENCE RUN SOUTH 65 DEGREES 04 MINUTES 10 SECONDS EAST, 178.38 FEET TO A POINT; THENCE RUN 3.83 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 330.00 FEET, A DELTA ANGLE OF 0 DEGREES 39 MINUTES 53 SECONDS, AND A CHORD BEARING AND DISTANCE OF NORTH 55 DEGREES 20 MINUTES 10 SECONDS EAST, 3.83 FEET TO A POINT; THENCE RUN NORTH 55 DEGREES 00 MINUTES 13 SECONDS EAST, 63.07 FEET TO A POINT; THENCE RUN NORTH 20 DEGREES 17 MINUTES 52 SECONDS WEST, 163.78 FEET TO A POINT; THENCE RUN NORTH 69 DEGREES 42 MINUTES 08 SECONDS EAST, 200.00 FEET TO A POINT; THENCE RUN SOUTH 20 DEGREES 17 MINUTES 52 SECONDS EAST, 150.00 FEET TO A POINT; THENCE RUN NORTH 69 DEGREES 42 MINUTES 08 SECONDS EAST, 47.44 FEET TO A POINT; THENCE RUN 50.43 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 155.00 FEET, A DELTA ANGLE OF 18 DEGREES 38 MINUTES 24 SECONDS, AND A CHORD BEARING AND DISTANCE OF NORTH 60 DEGREES 22 MINUTES 55 SECONDS EAST, 50.20 FEET TO A POINT; THENCE RUN SOUTH 38 DEGREES 56 MINUTES 17 SECONDS EAST, 40.00 FEET TO A POINT; THENCE RUN 31.14 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 71 DEGREES 21 MINUTES 35 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 15 DEGREES 22 MINUTES 55 SECONDS WEST, 29.16 FEET TO A POINT; THENCE RUN SOUTH 20 DEGREES 17 MINUTES 52 SECONDS EAST, 141.96 FEET TO A POINT; THENCE RUN SOUTH 69 DEGREES 49 MINUTES 41 SECONDS WEST, 193.08 FEET TO A POINT; THENCE RUN SOUTH 30 DEGREES 03 MINUTES 18 SECONDS EAST, 174.45 FEET TO A POINT; THENCE RUN SOUTH 52 DEGREES 42 MINUTES 31 SECONDS EAST, 63.61 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 12.87 ACRES (560,677 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 drainage easement 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 August 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 August 2025.

Paul Finley, Mayor
City of Madison, Alabama