

ORDINANCE NO. 2025-198

**AN ORDINANCE FOR THE VACATION OF UTILITY & DRAINAGE EASEMENT
LOCATED WITHIN 126 PARKLAND HILL TRACE, LOT 27
OF 3 PARK PRESERVE 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 **Sean Flood & Jennifer Karp** requesting the vacation of a portion of a utility & drainage easement located within Lot 27 of 3 Park Preserve Phase 2 Subdivision and further described as follows:

ALL THAT PART OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 3 WEST, LIMESTONE COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A ½" CAPPED REBAR FOUND PURPORTED AS BEING THE SOUTHWEST CORNER OF LOT 27 OF 3 PARK PRESERVE PHASE 2 AS RECORDED IN PLAT BOOK K, PAGES 248-249 IN THE PROBATE RECORDS OF LIMESTONE COUNTY, ALABAMA, THENCE SOUTH 89 DEGREES 50 MINUTES 13 SECONDS EAST 5.00 FEET TO A POINT; THENCE NORTH 00 DEGREES 07 MINUTES 34 SECONDS EAST 5.00 FEET TO THE POINT OF BEGINNING. THENCE FROM THE POINT OF BEGINNING, NORTH 00 DEGREES 07 MINUTES 34 SECONDS EAST 70.82 FEET TO A POINT; THENCE SOUTH 89 DEGREES 50 MINUTES 25 SECONDS EAST 5.00 FEET TO A POINT; THENCE SOUTH 00 DEGREES 07 MINUTES 34 SECONDS WEST 70.82 FEET TO A POINT; THENCE NORTH 89 DEGREES 50 MINUTES 13 SECONDS WEST 5.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.01 ACRES (354.1 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 **Sean Flood & Jennifer Karp** and that the City Clerk-Treasurer is hereby authorized to appropriately attest the same.

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

Paul Finley, Mayor
City of Madison, Alabama