

**ORDINANCE NO. 2025-199**

**AN ORDINANCE FOR THE VACATION OF A UTILITY & DRAINAGE EASEMENT  
LOCATED WITHIN LOT 2 OF DUBLIN ACRES PHASE 3 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 **D&D Investment Group, LLC**, requesting the vacation of a portion of a utility and drainage easement located within Lot 2 of Dublin Acres Phase 3 Subdivision and further described as follows:

ALL THAT PART OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 2 WEST, OF THE HUNTSVILLE MERIDIAN AND ALL THAT PART OF LOT 2, DUBLIN ACRES PHASE 3, RECORDED IN DOCUMENT #20170103000003420, IN THE OFFICE OF JUDGE OF PROBATE, MADISON COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS BEGINNING AT A POINT THAT IS SOUTH 00 DEGREES 30 MINUTES 00 SECONDS WEST 37.97 FEET AND SOUTH 89 DEGREES 55 MINUTES 46 SECONDS EAST 15.00 FEET FROM THE NORTHWEST CORNER OF LOT 2, DUBLIN ACRES PHASE 3. THENCE FROM THE TRUE POINT OF BEGINNING SOUTH 89 DEGREES 55 MINUTES 46 SECONDS EAST 388.56 FEET TO A POINT; THENCE SOUTH 00 DEGREES 32 MINUTES 13 SECONDS WEST 10.00 FEET TO A POINT; THENCE NORTH 89 DEGREES 55 MINUTES 46 WEST 388.55 FEET TO A POINT; THENCE NORTH 00 DEGREES 30 MINUTES 00 SECONDS EAST 10.00 FEET TO THE POINT OF BEGINNING.

**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 **D&D Investment Group, LLC**, and that the City Clerk-Treasurer is hereby authorized to appropriately attest the same.

**READ, PASSED, AND ADOPTED** this \_\_\_\_ day of July 2025.

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**John D. Seifert II, Council President**  
**City of Madison, Alabama**

**ATTEST:**

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***Lisa Thomas, City Clerk-Treasurer***  
**City of Madison, Alabama**

**APPROVED** this \_\_\_\_\_ day of July 2025.

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***Paul Finley, Mayor***  
**City of Madison, Alabama**