

ORDINANCE NO. 2025-088

AN ORDINANCE VACATING A UTILITY & DRAINAGE EASEMENT LOCATED WITHIN LOT 2 OF NORTH AIRPORT BUSINESS 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 **The Spencer Companies, Inc.**, requesting the vacation of a portion of a utility and drainage easement located within Lot 2 of North Airport Business Subdivision and further described as follows:

A PORTION OF A UTILITY AND DRAINAGE EASEMENT AS SHOWN ON CERTIFIED PLAT OF NORTH AIRPORT BUSINESS SUBDIVISION AS RECORDED IN PLAT BOOK 30 AT PAGE 75 IN THE OFFICE OF THE JUDGE OF PROBATE, MADISON COUNTY, ALABAMA, DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF LOT 1 ACCORDING TO THE CERTIFIED PLAT OF NORTH AIRPORT BUSINESS SUBDIVISION PHASE 2 AS RECORDED IN PLAT BOOK 2022 AT PAGE 137 IN THE OFFICE OF THE JUDGE OF PROBATE, MADISON COUNTY, ALABAMA, THENCE SOUTH 67 DEGREES 44 MINUTES 46 SECONDS WEST (ALABAMA STATE PLANE GRID, EAST ZONE [NAD83]) ALONG THE NORTH RIGHT-OF-WAY OF MADISON BOULEVARD A DISTANCE OF 64.70 FEET TO A POINT; THENCE NORTH 25 DEGREES 22 MINUTES 52 SECONDS WEST A DISTANCE OF 15.02 FEET TO A POINT ON THE EASTERLY MARGIN OF SAID EASEMENT, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE FROM SAID TRUE POINT OF BEGINNING SOUTH 67 DEGREES 44 MINUTES 46 SECONDS WEST A DISTANCE OF 15.02 FEET TO A POINT; THENCE NORTH 25 DEGREES 22 MINUTES 52 SECONDS WEST A DISTANCE OF 180.96 FEET TO A POINT; THENCE SOUTH 64 DEGREES 37 MINUTES 08 SECONDS WEST A DISTANCE OF 139.71 FEET TO A POINT; THENCE NORTH 02 DEGREES 16 MINUTES 24 SECONDS EAST A DISTANCE OF 16.93 FEET TO A POINT; THENCE NORTH 64 DEGREES 37 MINUTES 08 SECONDS EAST A DISTANCE OF 146.85 FEET TO A POINT; THENCE SOUTH 25 DEGREES 22 MINUTES 52 SECONDS EAST A DISTANCE OF 196.78 FEET TO THE TRUE POINT OF BEGINNING AND CONTAINING 0.114 ACRES 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 and drainage easement in favor of **The Spencer Companies, Inc.**, and that the City Clerk-Treasurer is hereby authorized to appropriately attest the same.

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

Paul Finley, Mayor
City of Madison, Alabama