

ORDINANCE NO. 2023-246

**AN ORDINANCE FOR THE VACATION OF UTILITY AND DRAINAGE EASEMENT
LOCATED WITHIN LOT 3 OF HERITAGE HILLS – PHASE 1 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 Steve K. Chapman & Lacia R. Chapman, requesting the vacation of utility and drainage easement located within Lot 3 of Heritage Hills Subdivision Phase 1 and further described as follows:

STATE OF ALABAMA
COUNTY OF LIMESTONE

EASEMENT TO BE VACATED

A PARCEL OF LAND BEING A PORTION OF LOT 3 OF THE FINAL PLAT OF “HERITAGE HILLS – PHASE 1” AS RECORDED IN PLAT BOOK J PAGE 417, IN THE OFFICE OF THE JUDGE OF PROBATE OF LIMESTONE COUNTY, ALABAMA AND ALSO BEIGN LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER SECTION 11, TOWNSHIP 4 SOUTH, RANGE 3 WEST OF MADISON COUNTY, ALABAMA AND BEIGN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8 INCH IRON PIN MARKING THE NORTHWEST OF LOT 3 OF HERITAGE HILLS – PHASE 1 AS RECORDED IN PLAT BOOK J PAGE 417, IN THE OFFICE OF THE JUDGE PROBATE OF LIMESTONE COUNTY, ALABAMA, THENCE, SOUTH 37 DEGREES 25 MINUTES 47 SECONDS EAST, 8.18 FEET TO THE POINT OF BEGINNING;

THENCE, FROM THE POINT OF BEGINNING, SOUTH 75 DEGREES 07 MINUTES 36 SECONDS EAST, 18.76 FEET TO A POINT; THENCE SOUTH 03 DEGREES 48 MINUTES 09 SECONDS EAST, 52.55 FEET TO A POINT; THENCE SOUTH 04 DEGREES 05 MINUTES 49 SECONDS EAST, 49.46 FEET TO A POINT; THENCE SOUTH 04 DEGREES 15 MINUTES 40 SECONDS EAST, 40.91 FEET TO A POINT; THENCE SOUTH 02 DEGREES 39 MINUTES 15 SECONDS EAST, 5.00 FEET TO A POINT THENCE SOUTH 49 DEGREES 15 MINUTES 25 SECONDS WEST, 38.61 FEET TO A POINT; THENCE NORTH 00 DEGREES 16 MINUTES 01 SECONDS EAST, 177.57 FEET TO THE POINT OF BEGINNING. CONTAINING 0.09 ACRES (3,890 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 and drainage easement in favor of **Steve K. Chapman and Lacia R. Chapman**, and that the City Clerk-Treasurer is hereby authorized to appropriately attest the same.

READ, PASSED, AND ADOPTED this ____ day of August 2023.

Ranae Bartlett, Council President
City of Madison, Alabama

ATTEST:

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

APPROVED this ____ day of August 2023.

Paul Finley, Mayor
City of Madison, Alabama