

ORDINANCE NO. 2025-312

**AN ORDINANCE FOR THE VACATION OF UTILITY & DRAINAGE EASEMENT
LOCATED WITHIN 241 CONCORD DRIVE, LOT 12 BLOCK 2
OF STONERIDGE III 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 **Keith A. and Margaret S. Lenhard** requesting the vacation of a portion of a utility & drainage easement located within Lot 12 Block 2 of Stoneridge III Subdivision and further described as follows:

ALL THAT PART OF LOT 12, BLOCK 2 OF STONERIDGE III SUBDIVISION, RECORDED IN PLAT BOOK 12, PAGE 31, IN THE OFFICE OF JUDGE OF PROBATE, MADISON COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS BEGINNING AT A POINT ON THE EAST BOUNDARY LINE OF SAID LOT 12 AND ON THE EAST LINE OF A 5' U & D EASEMENT THAT IS NORTH 37 DEGREES 22 MINUTES 56 SECONDS WEST 158.00 FEET FROM THE SOUTHEAST CORNER OF LOT 12, BLOCK 2 OF STONERIDGE III SUBDIVISION; THENCE FROM THE TRUE POINT OF BEGINNING AND NORTH 89 DEGREES 42 MINUTES 43 SECONDS WEST 6.32 FEET TO A POINT ON THE WEST LINE OF A 15' U & D EASEMENT; THENCE ALONG SAID WEST LINE OF SAID 5' U & D EASEMENT NORTH 37 DEGREES 22 MINUTES 56 SECONDS WEST 12.63 FEET TO A POINT ON THE SOUTH LINE OF A 15' U & D EASEMENT; THENCE ALONG SAID 15' U & D EASEMENT NORTH 89 DEGREES 42 MINUTES 43 SECONDS WEST 138.25 FEET TO A POINT ON THE EAST LINE OF A 5' U & D EASEMENT; THENCE ALONG SAID EAST LINE OF SAID EASEMENT SOUTH 00 DEGREES 27 MINUTES 09 SECONDS WEST 10.00 FEET TO A POINT; THENCE NORTH 89 DEGREES 34 MINUTES 56 SECONDS WEST 5.00 FEET TO THE WEST BOUNDARY LINE OF SAID LOT 12; THENCE ALONG SAID WEST BOUNDARY LINE NORTH 00 DEGREES 27 MINUTES 09 SECONDS EAST 25.00 FEET TO THE NORTHWEST CORNER OF LOT 12; THENCE ALONG THE NORTH BOUNDARY LINE OF LOT 12 SOUTH 89 DEGREES 42 MINUTES 43 SECONDS EAST 137.94 FEET TO THE NORTHEAST CORNER OF LOT 12; THENCE ALONG THE EAST BOUNDARY LINE OF LOT 12, SOUTH 37 DEGREES 22 MINUTES 56 SECONDS EAST 31.58 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 **Keith A. and Margaret S. Lenhard** and that the City Clerk-Treasurer is hereby authorized to appropriately attest the same.

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

Paul Finley, Mayor
City of Madison, Alabama