

**ORDINANCE NO. 2024-312**

**AN ORDINANCE FOR THE VACATION OF A UTILITY AND DRAINAGE EASEMENT  
LOCATED WITHIN 244 YANCY ROAD, LOT 4 BLOCK 3 OF CHICKASAW ESTATES  
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 **Kathleen Rawlins** requesting the vacation of a portion of a utility & drainage easement located within Lot 4 Block 3 of Chickasaw Estates Subdivision and further described as follows:

ALL THAT PART OF LOT 4, BLOCK 3 OF CHICKASAW ESTATES SUBDIVISION AS RECORDED IN PLAT BOOK 4 ON PAGE 79 IN THE PROBATE RECORDS OF MADISON COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS COMMENCING AT A 1-1/2" IRON PIPE FOUND AT THE WESTERNMOST CORNER OF SAID LOT, SAID CORNER BEING THE SOUTHERNMOST CORNER OF LOT 5, BLOCK 4 OF SAID SUBDIVISION; THENCE SOUTH 84 DEGREES 37 MINUTES 11 SECONDS EAST 9.68 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE, FROM THE POINT OF BEGINNING, NORTH 44 DEGREES 35 MINUTES 40 SECONDS EAST 7.66 FEET TO THE INTERSECTION OF THE SOUTHEASTERLY MARGIN OF AN EXISTING 7.5-FOOT UTILITY AND DRAINAGE EASEMENT ALONG THE SIDE LOT LINE OF SAID LOT 4 AND THE NORTHEASTERLY MARGIN OF AN EXISTING 15-FOOT UTILITY AND DRAINAGE EASEMENT ALONG THE REAR OF SAID LOT 4; THENCE, ALONG THE NORTHEASTERLY MARGIN OF SAID 15-FOOT EASEMENT, SOUTH 33 DEGREES 50 MINUTES 02 SECONDS EAST 159.85 FEET TO THE INTERSECTION OF SAID MARGIN WITH THE NORTH MARGIN OF AN EXISTING 15-FOOT UTILITY AND DRAINAGE EASEMENT WHICH LIES ALONG THE SOUTH BOUNDARY OF SAID LOT 4; THENCE, ALONG THE NORTH MARGIN OF SAID EASEMENT, SOUTH 88 DEGREES 42 MINUTES 06 SECONDS EAST 42.06 FEET TO THE WESTERLY MARGIN OF AN EXISTING 7.5-FOOT UTILITY AND DRAINAGE EASEMENT WHICH LIES ALONG THE EASTERLY BOUNDARY OF SAID LOT 4; THENCE SOUTH 22 DEGREES 59 MINUTES 42 SECONDS WEST 8.07 FEET; THENCE NORTH 88 DEGREES 42 MINUTES 06 SECONDS WEST 42.97 FEET; THENCE NORTH 33 DEGREES 50 MINUTES 02 SECONDS WEST 162.20 FEET TO THE POINT OF BEGINNING, CONTAINING 1526.5 SQUARE FEET OR 0.035 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY HILL LAND SURVEYING, INC., WITH A FIELD DATE OF MARCH 21, 2024. THIS TRACT BEING 7.5 FEET OF THE EXISTING 15-FOOT EASEMENT WHICH LIES ALONG THE SOUTH AND SOUTHWESTERLY BOUNDARIES OF SAID LOT 4, BLOCK 3 OF SAID CHICKASAW ESTATES SUBDIVISION.

**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 **Kathleen Rawlins** and that the City Clerk-Treasurer is hereby authorized to appropriately attest the same.

**READ, PASSED, AND ADOPTED** this 14th day of October 2024.

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***Ranae Bartlett, Council President***  
**City of Madison, Alabama**

**ATTEST:**

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

**APPROVED** this \_\_\_\_\_ day of October 2024.

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