



Huntsville, Alabama

305 Fountain Circle
Huntsville, AL 35801

Cover Memo

Meeting Type: City Council Regular Meeting **Meeting Date:** 6/12/2025

File ID: TMP-5607

Department: Legal

Subject:

Type of Action: Approval/Action

Ordinance authorizing the vacation of a Utility and Drainage Easement, Tract 2, Ashley Park Phase 2 Subdivision. (CITI Capital Holding)

Ordinance No.

Finance Information:

Account Number: NA

City Cost Amount: NA

Total Cost: NA

Special Circumstances:

Grant Funded: NA

Grant Title - CFDA or granting Agency: NA

Resolution #: NA

Location: (list below)

Address: Tract 2, Ashley Park Phase 2 Subdivision

District: District 1 ☐ District 2 ☐ District 3 ☐ District 4 ☐ District 5 ☐

Additional Comments:

ORDINANCE NO. 25-_____

BE IT ORDAINED by the City Council of the City of Huntsville, Alabama, as follows:

Section 1. The City Council of the City of Huntsville, Alabama, finds that an application has been presented to the City of Huntsville requesting the vacation of a utility and drainage easement; that the applicant has represented to the City of Huntsville that **CITI CAPITAL HOLDING, LLC**, is the owner of the property across which said easement lies; that said easement, or the portion being vacated, is not presently used and is no longer needed for a public or municipal purpose.

Section 2. Pursuant to the findings in Section 1 hereinabove, the Mayor of the City of Huntsville, Alabama, is hereby authorized, requested and directed to execute a quitclaim deed vacating the easement hereinafter described, said deed being substantially in words and figures as follows, to-wit:

STATE OF ALABAMA

COUNTY OF MADISON

QUITCLAIM DEED

THIS INDENTURE MADE AND ENTERED into on this the 12th day of June, 2025, by and between **CITY OF HUNTSVILLE, a municipal corporation within the State of Alabama**, hereinafter referred to as "Party of the First Part" and **CITI CAPITAL HOLDING, LLC, a Nevada limited liability company**, hereinafter referred to as "Party of the Second Part".

WITNESSETH

THAT FOR AND IN CONSIDERATION of the sum of Ten and no/100 (\$10.00) Dollars and other good and valuable considerations to the Party of the First Part in hand paid by the Party of the Second Part, the receipt of which is hereby acknowledged, the Party of the First Part does hereby remise, release, quitclaim and convey unto the said Party of the Second Part, all of its right, title, interest, claim and demand which it may have in and to the following described property in the City of Huntsville, County of Madison, State of Alabama, to-wit:

SEE ATTACHED EXHIBITS "A" AND "B" AND BY REFERENCE MADE A PART HEREOF.

TO HAVE AND TO HOLD unto the Party of the Second Part, its successors and assigns forever.

IN WITNESS WHEREOF, the Party of the First Part has hereunto caused this quitclaim deed to be signed in its behalf by Tommy Battle, as Mayor of the City of Huntsville, a municipal corporation within the State of Alabama, and attested by its City Clerk, Shaundrika Edwards, on the day and year hereinabove first written.

CITY OF HUNTSVILLE, ALABAMA,
a municipal corporation

By: Tommy Battle
Its: Mayor

ATTEST:

By: Shaundrika Edwards
Its: City Clerk

STATE OF ALABAMA

COUNTY OF MADISON

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that TOMMY BATTLE and SHAUNDRIKA EDWARDS, whose names as Mayor and City Clerk, respectively, of the CITY OF HUNTSVILLE, ALABAMA, a municipal corporation are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that being informed of the contents of said conveyance, they, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

GIVEN under my hand and seal this the 12th day of June, 2025.

Notary Public

My Commission Expires: _____

Pursuant to and in accordance with Section 40-22-1 of the *Code of Alabama (1975)*, the following information is offered in lieu of submitting Form RT-1:

Date of Transfer: _____, 2025
Grantor's Address: 308 Fountain Circle, Huntsville, AL 35801
Grantee's Address: 4730 S Fort Apache Road, Ste 300, Las Vegas, NV 89147
Property Address: Vacation of easement at 0 Stringfield Road NW, Huntsville AL 35806
(Section 17, Township 33 South, Range 1 West)
Purchase Price: \$0 – Nominal value for vacation of easement

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE GRANTEE. NO TITLE EXAMINATION HAS BEEN PERFORMED BY THE PREPARER OF THIS DEED AND NO OPINION HAS BEEN EXPRESSED OR RENDERED WITH RESPECT TO THE TITLE OR LEGAL DESCRIPTION OF THE ABOVE-DESCRIBED REAL PROPERTY.

This Instrument prepared by:
Michael E. Brodowski
Brodowski, McCurry, Miller & Hoekenschnieder
415A Church Street NW, Suite 200
Huntsville, AL 35801
(256) 534-4571

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STATE OF ALABAMA)
MADISON COUNTY)


10' PUBLIC UTILITY AND DRAINAGE EASEMENT VACATION

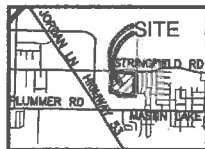
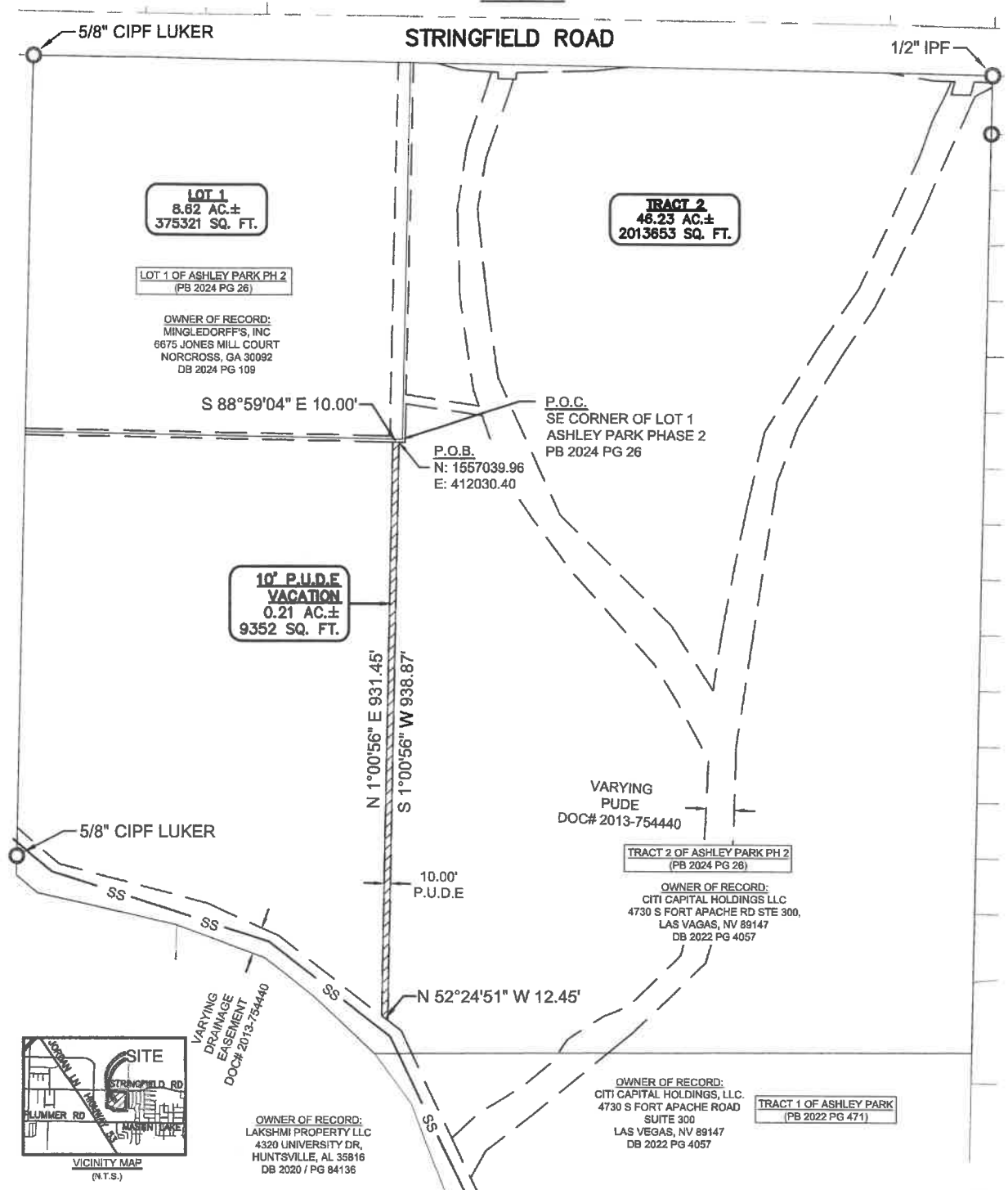
A PARCEL OF LAND LOCATED IN THE WEST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 1 WEST OF MADISON COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" CAPPED IRON PIN (2TP) MARKING THE SOUTHEAST CORNER OF LOT 1 OF THE MINOR PLAT OF ASHLEY PARK PHASE 2 AS RECORDED IN PLAT BOOK PLAT BOOK 2024 PAGE 26, IN THE OFFICE OF THE JUDGE OF PROBATE OF MADISON COUNTY, ALABAMA; THENCE NORTH 88 DEGREES 57 MINUTES 27 SECONDS WEST, 5.32 FEET TO A POINT; THENCE SOUTH 01 DEGREE 00 MINUTES 56 SECONDS WEST, 5.00 FEET TO THE POINT OF BEGINNING AND HAVING STATE PLANE COORDINATES (EAST ZONE, NAD '83) OF NORTH: 1,557,039.96', EAST: 412,030.40';

THENCE, FROM THE POINT OF BEGINNING, SOUTH 01 DEGREE 00 MINUTES 56 SECONDS WEST, 938.87 FEET TO A POINT; THENCE NORTH 52 DEGREES 24 MINUTES 51 SECONDS WEST, 12.45 FEET TO A POINT; THENCE NORTH 01 DEGREE 00 MINUTES 56 SECONDS EAST, 931.45 FEET TO A POINT; THENCE SOUTH 88 DEGREES 59 MINUTES 04 SECONDS EAST FOR 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.21 ACRES (9,352 SQUARE FEET), MORE OR LESS.

DRAWN BY: NVS & JCB	EASEMENT VACATION	
FIELD CREW: BJ	ASHLEY PARK PHASE 2	
FIELD DATE: 12.07.23	(PB 2024 PG 26)	
OFFICE DATE: 04.03.25	CITY OF HUNTSVILLE, ALABAMA	
CHECKED BY: ASM	SECTION 17, TOWNSHIP 3 SOUTH, RANGE 1 WEST	
SHEET: 1 OF 2		
JOB NO: 22-034		



VICINITY MAP
(N.T.S.)

LEGEND

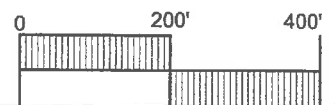
- PROPERTY CORNER FOUND
- PROPERTY CORNER SET (PLS 35345)
- SUBJECT PROPERTY LINE
- ADJOINER PROPERTY LINE

GENERAL NOTES:

1. NORTH ARROW AND COORDINATES AS SHOWN HEREON ARE BASED ON ALABAMA STATE PLANE COORDINATE SYSTEM EAST ZONE, NAD '83.
2. ALL MEASUREMENTS SHOWN ARE TO U.S. STANDARDS.
3. SOURCES OF INFORMATION: DB 2022 PG 4075 VESTING DEED
PB 2025 PG 38 ASHLEY PARK
PB 2024 PG 26 ASHLEY PARK PHASE 2

ABBREVIATIONS

- CIPF CAPPED IRON PIN FOUND
- ESMNT EASEMENT
- IPF IRON PIN FOUND
- PUDE PUBLIC UTILITY & DRAINAGE EASEMENT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT



DRAWN BY: NVS & JCB
FIELD CREW: BJ
FIELD DATE: 12.07.23
OFFICE DATE: 04.03.25
CHECKED BY: ASM
SHEET: 2 OF 2
JOB NO: 22-034

EASEMENT VACATION

ASHLEY PARK PHASE 2 (PB 2024 PG 26)

CITY OF HUNTSVILLE, ALABAMA

SECTION 17, TOWNSHIP 3 SOUTH, RANGE 1 WEST



ADOPTED this the 12th day of June, 2025.

President of the City Council
of the City of Huntsville, Alabama

APPROVED this the 12th day of June, 2025.

Mayor of the City of
Huntsville, Alabama