



Huntsville, Alabama

305 Fountain Circle
Huntsville, AL 35801

Cover Memo

Meeting Type: City Council Regular Meeting **Meeting Date:** 10/9/2025

File ID: TMP-6072

Department: Legal

Subject:

Type of Action: Approval/Action

Ordinance authorizing the vacation of an ingress-egress easement, Tract 1, The Lakes at the Meadows Phase 2 Subdivision. (Tennessee Valley Communities, LLC)

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:

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 an ingress-egress easement; that the applicant has represented to the City of Huntsville that **Tennessee Valley Communities, 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

KNOW ALL MEN BY THESE PRESENTS, that the undersigned **CITY OF HUNTSVILLE**, an Alabama municipal corporation, hereinafter referred to as Grantor, in consideration of the sum of Ten Dollars (\$10.00) in hand paid by **TENNESSEE VALLEY COMMUNITIES, LLC, an Alabama Limited Liability Company** hereinafter referred to as Grantee, and other good and valuable considerations, the receipt and sufficiency whereof is hereby acknowledged, does hereby remise, release, quitclaim, and convey unto the Grantee, all of the Grantor's right, title, interest and claim in and to the following described real estate situated in the City of Huntsville, County of Madison, State of Alabama, to-wit:

SEE EXHIBITS A and B ATTACHED HERETO.

TO HAVE AND TO HOLD unto the said grantee, its successors and assigns forever.

IN WITNESS WHEREOF, Grantor has caused this quitclaim to be signed in its behalf by its Mayor and attested by its City Clerk, this the 9th day of October, 2025.

CITY OF HUNTSVILLE, ALABAMA,
a municipal corporation

By: _____
Tommy Battle, Mayor

ATTEST:

By: _____
Shaundrika Edwards
City Clerk

STATE OF ALABAMA)
COUNTY OF MADISON)

I, the undersigned, a notary public in and said County, in said 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 document, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, as such officers and with full authority, executed the same and as the act of said corporation on the day the same bears day.

GIVEN under my hand and official seal this the 9th day of October, 2025.

Notary Public

THIS INSTRUMENT PREPARED BY:
Anthony Manary
2 The Point, Inc.
8624 Memorial Parkway SW
Huntsville, AL 35802
256.539.9426

EXHIBIT A

A 20' PUBLIC EMERGENCY INGRESS-EGRESS EASEMENT

TRACT 1 OF THE LAKES AT THE MEADOWS PHASE 2

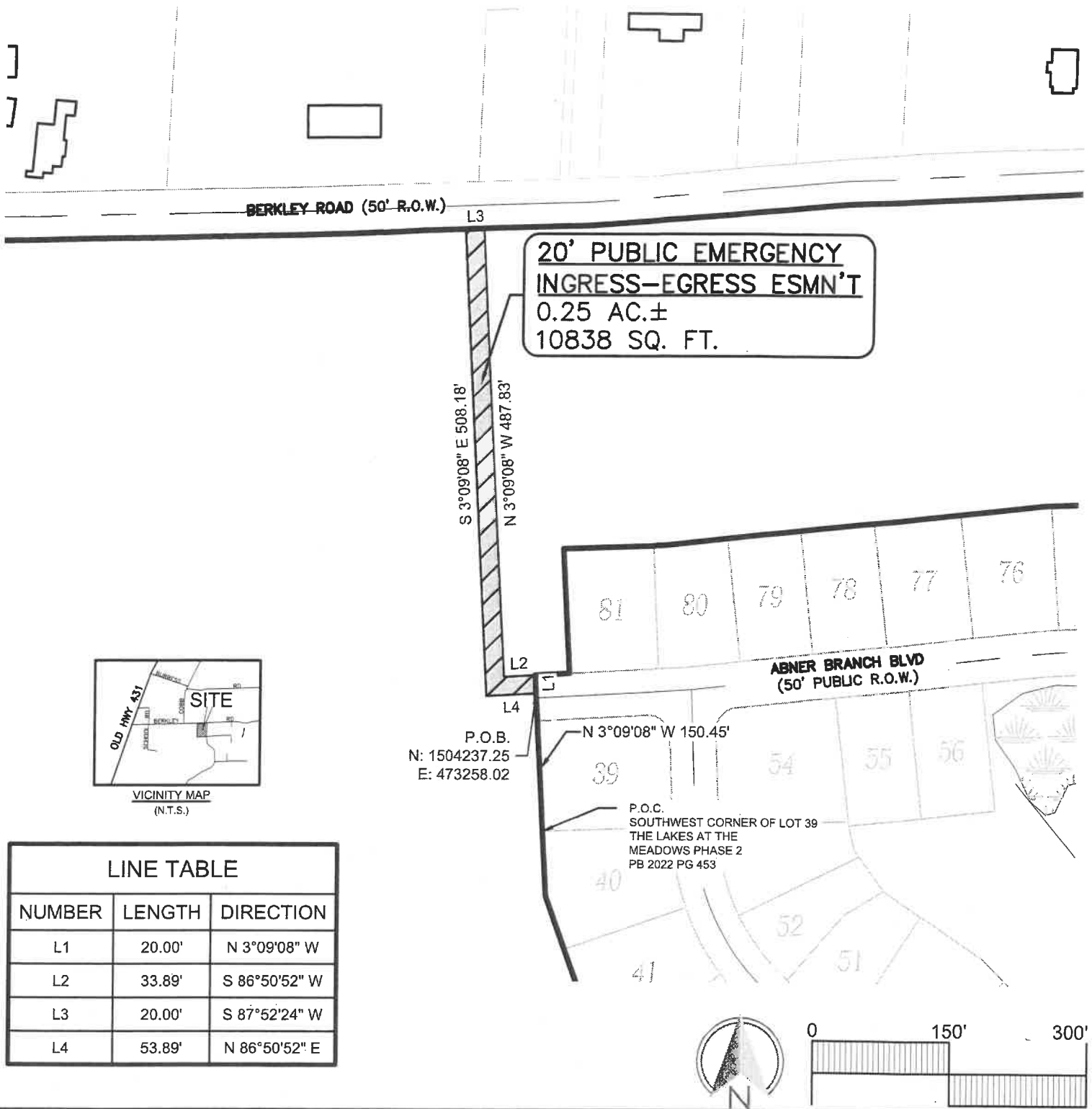
STATE OF ALABAMA)
MADISON COUNTY)

A 20' PUBLIC EMERGENCY INGRESS-EGRESS EASEMENT BEING A PORTION OF TRACT 1 OF THE FINAL PLAT OF THE LAKES AT THE MEADOWS PHASE 2 AS RECORDED IN PLAT BOOK 2022 PAGE 453 IN THE OFFICE OF THE JUDGE OF PROBATE OF MADISON COUNTY, ALABAMA AND LOCATED IN SECTION 5, TOWNSHIP 5 SOUTH, RANGE 2 EAST OF MADISON COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT 1, THENCE NORTH 01 DEGREES 32 MINUTES 37 SECONDS EAST FOR A DISTANCE OF 525.00 FEET TO A POINT; THENCE, NORTH 01 DEGREES 41 MINUTES 09 SECONDS EAST FOR A DISTANCE OF 962.32 FEET TO A POINT; THENCE, SOUTH 88 DEGREES 54 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 192.03 FEET TO A POINT; THENCE, SOUTH 01 DEGREES 05 MINUTES 54 SECONDS WEST FOR A DISTANCE OF 21.08 FEET TO A POINT; THENCE, NORTH 88 DEGREES 52 MINUTES 38 SECONDS EAST FOR A DISTANCE OF 309.10 FEET TO A POINT; THENCE, NORTH 88 DEGREES 02 MINUTES 45 SECONDS EAST FOR A DISTANCE OF 267.01 FEET TO A POINT; THENCE, SOUTH 03 DEGREES 09 MINUTES 08 SECONDS EAST FOR A DISTANCE OF 136.43 FEET TO A POINT; THENCE, SOUTH 86 DEGREES 50 MINUTES 52 SECONDS WEST FOR A DISTANCE OF 37.22 FEET TO A POINT; THENCE, SOUTH 03 DEGREES 09 MINUTES 08 SECONDS EAST FOR A DISTANCE OF 240.75 FEET TO A POINT; THENCE, SOUTH 19 DEGREES 39 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 105.59 FEET TO A POINT; THENCE, SOUTH 32 DEGREES 53 MINUTES 41 SECONDS EAST FOR A DISTANCE OF 105.92 FEET TO A POINT; THENCE, SOUTH 48 DEGREES 09 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 111.97 FEET TO A POINT; THENCE, SOUTH 56 DEGREES 23 MINUTES 46 SECONDS EAST FOR A DISTANCE OF 81.40 FEET TO A POINT; THENCE, SOUTH 54 DEGREES 19 MINUTES 57 SECONDS EAST FOR A DISTANCE OF 70.25 FEET TO A POINT; THENCE, SOUTH 02 DEGREES 07 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 154.58 FEET TO A POINT; THENCE, NORTH 71 DEGREES 15 MINUTES 36 SECONDS EAST FOR A DISTANCE OF 146.10 FEET TO A POINT; THENCE, SOUTH 02 DEGREES 07 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 119.28 FEET TO A POINT; THENCE, SOUTH 87 DEGREES 52 MINUTES 30 SECONDS WEST FOR A DISTANCE OF 49.99 FEET TO A POINT; THENCE, SOUTH 71 DEGREES 15 MINUTES 36 SECONDS WEST FOR A DISTANCE OF 625.50 FEET TO A POINT; THENCE SOUTH 61 DEGREES 58 MINUTES 49 SECONDS WEST A DISTANCE OF 680.83 FEET TO THE POINT OF BEGINNING;

CONTAINING 25.81 ACRES (1124104 SQUARE FEET) MORE OR LESS.

EXHIBIT B



DRAWN BY: NVS

FIELD CREW:

FIELD DATE:

OFFICE DATE: 10.04.24

CHECKED BY: JCB

SHEET: 1 OF 1

JOB NO: 20-238

EASEMENT VACATION

THE LAKES AT THE MEADOWS PHASE 3 (PB 2022 PG 453)

CITY OF HUNTSVILLE, ALABAMA

SECTION 5, TOWNSHIP 5 SOUTH, RANGE 2 EAST

2 THE POINT SURVEYING

ADOPTED this the 9th day of October, 2025.

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

APPROVED this the 9th day of October, 2025.

Mayor of the City of
Huntsville, Alabama