



Huntsville, Alabama

305 Fountain Circle
Huntsville, AL 35801

Cover Memo

Meeting Type: City Council Regular Meeting **Meeting Date:** 12/18/2025

File ID: TMP-6359

Department: Engineering

Subject:

Type of Action: Approval/Action

Resolution authorizing the acceptance of a 0.08 acre tract of land from Corbett Huntsville Properties, LLC, for a Stormwater Drainage Easement located at Solstice Apartments, 5541 Promenade Pointe Parkway.

Resolution 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: 5541 Promenade Pointe Parkway

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

Additional Comments:

RESOLUTION NO. 25-_____

BE IT RESOLVED by the City Council of the City of Huntsville, Alabama, that the Mayor be, and he is hereby authorized to accept that certain Stormwater Drainage Easement Deed, by and between Corbett Huntsville Properties, LLC, an Alabama limited liability company, as the Grantor, and the City of Huntsville, an Alabama municipal corporation, as the Grantee, for donation by Grantor to the City of Huntsville for that certain 0.08 acre tract of land located in part Solstice Apartments located at 5541 Promenade Point Parkway, Madison County, Alabama (the "Property"); and

BE IT FURTHER RESOLVED THAT the City of Huntsville, Alabama, hereby accepts donation of the Property, attached hereto and identified as "Stormwater Drainage Easement," consisting of five (5) pages, including exhibits, and containing the date of November 20, 2025, appearing on the First Page, and the Mayor is hereby directed and authorized to have said Stormwater Drainage Easement recorded in the Probate Records of Madison County, an executed copy of said document being permanently kept on file in the Office of the City Clerk of the City of Huntsville, Alabama.

ADOPTED this the 18th day of December, 2025.

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

APPROVED this the 18th day of December, 2025.

Mayor of the City of Huntsville, Alabama

STATE OF ALABAMA)
COUNTY OF MADISON)

STORMWATER DRAINAGE EASEMENT

THIS CONVEYANCE made and entered into on this the 20th day of November, 2025, by and between **CORBETT HUNTSVILLE PROPERTIES, LLC, an Alabama limited liability company**, as Grantor, and the **CITY OF HUNTSVILLE, a municipal corporation within the State of Alabama**, as Grantee.

WITNESSETH: That the Grantor for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable considerations to the Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has this day given, granted, bargained, sold and conveyed and does by these presents give, grant, bargain, sell and convey unto the said Grantee, its successors and assigns, a perpetual stormwater drainage easement for the purpose of controlling, channeling and/or discharging stormwater and such other acts as the Grantee deems necessary for the purpose of stormwater management, including without limitation constructing, installing, operating, inspecting, maintaining, repairing, upgrading, changing the size of and/or relocating, at all or any time(s), stormwater drainage facilities including without limitation pipes, berms, swales and ditches together with the right of ingress and egress to and from said easement for the purposes above-stated in, over, upon, through and under the lands of the Grantor, situated in Madsion County, Alabama, particularly described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND
INCORPORATED HEREIN BY THIS REFERENCE

with all the rights and privileges necessary or convenient for the full enjoyment and use thereof, for all the purposes above stated.

TO HAVE AND TO HOLD the above-described rights, privileges, and easement unto the City of Huntsville, a municipal corporation, and to its successors and assigns, forever.

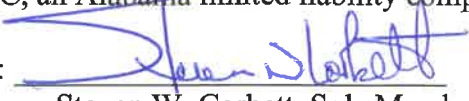
Grantor does hereby covenant with and represent unto Grantee, its successors and assigns, (a) that Grantor is lawfully seized in fee of the above-described tract(s) or parcel(s) of land which underlies the herein-conveyed easement, (b) that the herein-conveyed easement is free of encumbrances except for ad valorem taxes, easements, rights of way and restrictions of record, and (c) that Grantor will warrant and defend the title to the herein-conveyed easement unto Grantee, its successors and assigns forever.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the said Grantor, by its Sole Member, who is authorized to execute this conveyance, has hereunto set its hand and seal on the day and year first written.

GRANTOR:

CORBETT HUNTSVILLE PROPERTIES,
LLC, an Alabama limited liability company

By: 
Steven W. Corbett, Sole Member

STATE OF ALABAMA)
Russell COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that STEVEN W. CORBETT, whose name is signed to the foregoing conveyance, as SOLE MEMBER of CORBETT HUNTSVILLE PROPERTIES, LLC and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, as such SOLE MEMBER and with full authority, executed the same voluntarily for and as the act of said CORBETT HUNTSVILLE PROPERTIES, LLC on the day the same bears date.

Given under my hand and official seal on the 20th day of November,
2025.


NOTARY PUBLIC
My commission expires: 8-16-26

No title opinion requested and none rendered.

THIS INSTRUMENT PREPARED BY:
Page, Scramtom, Sprouse, Tucker & Ford, P.C.
Attn: Austin S. Gibson
P.O. Box 1199
Columbus, GA 31902

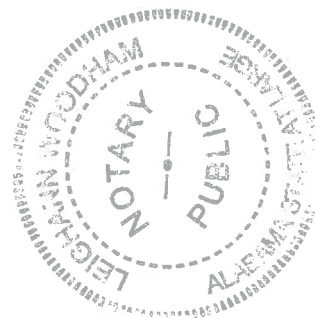


EXHIBIT "A"

A PARCEL OF LAND IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 2 WEST OF THE HUNTSVILLE MERIDIAN, MADISON COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF THE NORTH BOUNDARY OF SAID SECTION 30, THENCE SOUTH 01 DEGREES 21 MINUTES 10 SECONDS WEST A DISTANCE OF 2652.53 FEET; THENCE NORTH 88 DEGREES 45 MINUTES 55 SECONDS WEST A DISTANCE OF 437.98 FEET TO A POINT ON THE EASTERN MARGIN OF AN EXISTING 20' UTILITY AND DRAINAGE EASEMENT AS SHOWN ON THE BOUNDARY PLAT OF ROMINE LAKE APARTMENTS (PB 2024, PG 169); THENCE CONTINUING ALONG SAID EASTERN MARGIN NORTH 01 DEGREES 59 MINUTES 43 SECONDS EAST A DISTANCE OF 116.19 FEET TO A POINT; THENCE NORTH 30 DEGREES 57 MINUTES 45 SECONDS WEST A DISTANCE OF 37.94 FEET TO THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, LEAVING SAID EASTERN MARGIN OF THE EXISTING 20' UTILITY AND DRAINAGE EASEMENT, SOUTH 74 DEGREES 09 MINUTES 17 SECONDS WEST A DISTANCE OF 20.71 FEET TO A POINT ON THE WESTERN MARGIN OF SAID EXISITING 20' UTILITY AND DRAINAGE EASEMENT;

THENCE LEAVING SAID EASEMENT NORTH 15 DEGREES 06 MINUTES 02 SECONDS WEST A DISTANCE OF 179.10 FEET TO A POINT;

THENCE NORTH 74 DEGREES 09 MINUTES 17 SECONDS EAST A DISTANCE OF 20.71 FEET TO A POINT;

THENCE SOUTH 15 DEGREES 06 MINUTES 02 SECONDS EAST A DISTANCE OF 179.10 FEET TO THE POINT OF BEGINNING, CONTAINING 0.08 ACRES, MORE OR LESS;

The foregoing Easement Area is depicted on that certain map or plat attached hereto as Exhibit "B-1", to which map or plat reference is made for a more particular description of said Easement Area.

EXHIBIT “B-1”

EASEMENT AREA MAP

SPECIAL PURPOSE SURVEY

THIS DRAWING IS AN EXCERPT OF AN
RECORD/AS-BUILT SURVEY WHICH HAS
BEEN PREPARED IN ACCORDANCE WITH

REQUIREMENTS OF THE
PRACTICE FOR
THE STATE OF ALABAMA.

SURVEY WHICH IS ON
MAIN OFFICE OF JOHNSON
ASSOCIATES, INC., PROJECT NUMBER
2045-SR AND

ADDITIONAL INFORMATION
THE STANDARDS OF
PRACTICE AND IS HEREBY MADE A
PART OF THIS SURVEY.

SEE ATTACHED LEGAL
DESCRIPTION OF LAND TO BE
DEDICATED AS A UTILITY &
DRAINAGE EASEMENT.



SCALE IN FEET
1" = 60'
THE NORTH ARROW IS BASED ON GRID NORTH
AS DEFINED BY THE STATE PLANE COORDINATE
SYSTEM, ALABAMA EAST ZONE, 1983 EPOCH
2010 (DETERMINED BY GPS OBSERVATIONS) US
SURVEY FOOT WAS USED FOR ALL MEASUREMENTS
AND COORDINATES SHOWN HEREON.

J. W. Rowland

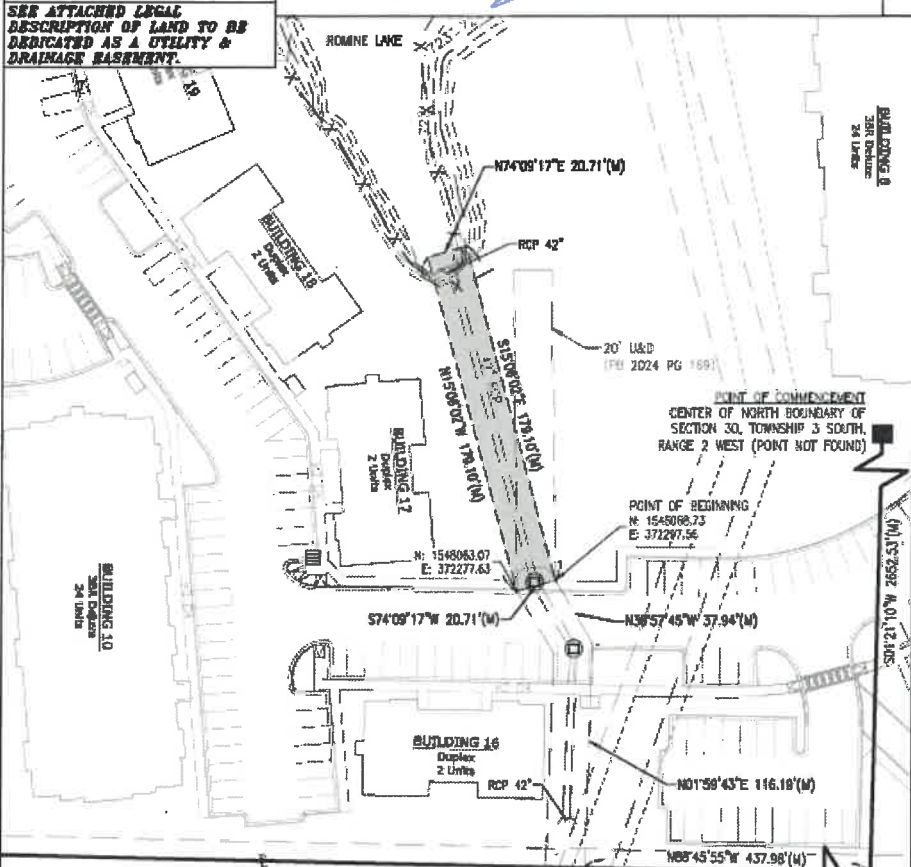


EXHIBIT "A-1"

20' UTILITY & DRAINAGE EASEMENT AT

SOLSTICE APARTMENTS

5541 PROMENADE POINT PKWY,

HUNTSVILLE, AL

OWNER: CORBETT HUNTSVILLE PROPERTIES, LLC

TOTAL ACRES: 0.08 ACRES

PROJECT #: 2045-SR

COUNTY: MADISON

CITY&STATE: HUNTSVILLE, ALABAMA

SCALE: 1 INCH = 60 FEET

DATE: OCTOBER 13, 2025

REVISIONS:



OVERALL BOUNDARY SKETCH (NOT TO SCALE)

GENERAL LEGEND

- (P) Plat Bearing or Distance
- (M) Measured in the Field
- P.O.B. Point Of Beginning
- P.O.C. Point Of Commencement
- R.O.W. Right-of-Way
- o Property Corner, Found
- Concrete Man, Set Stamped Johnson CA0193LS
- U&D Public Utility and Drainage Easement
- PVC Polyvinylchloride Pipe
- RCP Reinforce Concrete Pipe
- SS Sanitary Sewer Line
- (S) Sanitary Sewer Manhole
- (1) Lot Numbers

UTILITY & DRAINAGE ESMT

T:\SURVEY\2045-SR 500R SOLSTICE APARTMENTS\SURVEY\2045-SR SOLSTICE EASEMENT TRACT SKETCH.dwg