



Huntsville, Alabama

305 Fountain Circle
Huntsville, AL 35801

Cover Memo

Meeting Type: City Council Regular Meeting **Meeting Date:** 9/25/2025

File ID: TMP-6004

Department: Legal

Subject:

Type of Action: Approval/Action

Ordinance authorizing the vacation of Utility and Drainage Easements, Lots 15 through 21, Creekside Commons, Gallows Cove. (Meritage Homes)

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: Lots 15 through 21, Creekside Commons, Gallows Cove.

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 utility and drainage easements; that the applicant has represented to the City of Huntsville that **Meritage Homes of Alabama, Inc.**, is the owner of the property across which said easements lie; that said easements, or the portion being vacated, are not presently used and are 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 easements hereinafter described, said deed being substantially in words and figures as follows, to-wit:

STATE OF ALABAMA)
COUNTY OF LIMESTONE)

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 **MERITAGE HOMES OF ALABAMA, INC.**, an Arizona corporation, 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 Limestone, State of Alabama, to-wit:

SEE EXHIBITS A-1, A-2, A-3, A-4, A-5, A-6 & A-7 and B-1, B-2 & B-3 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 25th day of September, 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 for 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 for and as the act of said corporation on the day the same bears day.

GIVEN under my hand and official seal this the 25th day of September, 2025.

Notary Public

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

EXHIBIT A-1

(Lot 15 Easement Vacation Description)

STATE OF ALABAMA)
LIMESTONE COUNTY)

PUBLIC UTILITY AND DRAINAGE EASEMENT VACATION #1 (VARYING WIDTH)

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 3 WEST OF THE HUNTSVILLE MERIDIAN, LIMESTONE COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" CIPF (2TP) MARKING THE SOUTHEAST CORNER OF LOT 15 OF THE FINAL PLAT OF CREEKSIDE COMMONS AS RECORDED IN PLAT BOOK L PAGE 243, IN THE OFFICE OF THE JUDGE OF PROBATE OF LIMESTONE COUNTY, ALABAMA; THENCE NORTH 02 DEGREES 15 MINUTES 46 SECONDS EAST, 110.42 FEET TO A POINT; THENCE NORTH 87 DEGREES 44 MINUTES 14 SECONDS WEST, 5.00 FEET TO THE POINT OF BEGINNING AND HAVING STATE PLANE COORDINATES (EAST ZONE, NAD '83) OF NORTH: 1,561,671.59', EAST: 368,139.11';

THENCE, FROM THE POINT OF BEGINNING, NORTH 69 DEGREES 53 MINUTES 08 SECONDS WEST, 55.60 FEET TO A POINT; THENCE NORTH 02 DEGREES 28 MINUTES 07 SECONDS EAST, 19.31 FEET TO A POINT; THENCE SOUTH 80 DEGREES 58 MINUTES 59 SECONDS EAST, 53.23 FEET TO A POINT; THENCE SOUTH 02 DEGREES 15 MINUTES 46 SECONDS WEST, 30.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.03 ACRES (1,307 SQUARE FEET), MORE OR LESS.

EXHIBIT A-2

(Lot 16 Easement Vacation Description)

STATE OF ALABAMA)
LIMESTONE COUNTY)

PUBLIC UTILITY AND DRAINAGE EASEMENT VACATION #2 (VARYING WIDTH)

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 3 WEST OF THE HUNTSVILLE MERIDIAN, LIMESTONE COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" CIPF (2TP) MARKING THE SOUTHWEST CORNER OF LOT 16 OF THE FINAL PLAT OF CREEKSIDE COMMONS AS RECORDED IN PLAT BOOK L PAGE 243, IN THE OFFICE OF THE JUDGE OF PROBATE OF LIMESTONE COUNTY, ALABAMA; THENCE NORTH 02 DEGREES 15 MINUTES 46 SECONDS EAST, 107.20 FEET TO A POINT; THENCE SOUTH 87 DEGREES 44 MINUTES 14 SECONDS EAST, 5.00 FEET TO THE POINT OF BEGINNING AND HAVING STATE PLANE COORDINATES (EAST ZONE, NAD '83) OF NORTH: 1,561,667.98', EAST: 368,148.97';

THENCE, FROM THE POINT OF BEGINNING, NORTH 02 DEGREES 15 MINUTES 46 SECONDS EAST, 32.13 FEET TO A POINT; THENCE SOUTH 80 DEGREES 58 MINUTES 59 SECONDS EAST, 48.00 FEET TO A POINT; THENCE SOUTH 02 DEGREES 15 MINUTES 46 SECONDS WEST, 41.84 FEET TO A POINT; THENCE NORTH 69 DEGREES 53 MINUTES 08 SECONDS WEST, 50.08 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.04 ACRES (1,763 SQUARE FEET), MORE OR LESS.

EXHIBIT A-3

(Lot 17 Easement Vacation Description)

STATE OF ALABAMA)
LIMESTONE COUNTY)

PUBLIC UTILITY AND DRAINAGE EASEMENT VACATION #3 (VARYING WIDTH)

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 3 WEST OF THE HUNTSVILLE MERIDIAN, LIMESTONE COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" CIPF (2TP) MARKING THE SOUTHEAST CORNER OF LOT 17 OF THE FINAL PLAT OF CREEKSIDE COMMONS AS RECORDED IN PLAT BOOK L PAGE 243, IN THE OFFICE OF THE JUDGE OF PROBATE OF LIMESTONE COUNTY, ALABAMA; THENCE NORTH 02 DEGREES 15 MINUTES 46 SECONDS EAST, 88.95 FEET TO A POINT; THENCE NORTH 87 DEGREES 44 MINUTES 14 SECONDS WEST, 5.00 FEET TO THE POINT OF BEGINNING AND HAVING STATE PLANE COORDINATES (EAST ZONE, NAD '83) OF NORTH: 1,561,645.59', EAST: 368,253.51';

THENCE, FROM THE POINT OF BEGINNING, NORTH 85 DEGREES 47 MINUTES 15 SECONDS WEST, 47.70 FEET TO A POINT; THENCE NORTH 02 DEGREES 15 MINUTES 46 SECONDS EAST, 42.01 FEET TO A POINT; THENCE SOUTH 81 DEGREES 45 MINUTES 35 SECONDS EAST, 47.93 FEET TO A POINT; THENCE SOUTH 02 DEGREES 15 MINUTES 46 SECONDS WEST, 38.64 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.04 ACRES (1,922 SQUARE FEET), MORE OR LESS.

EXHIBIT A-4

(Lot 18 Easement Vacation Description)

STATE OF ALABAMA)
LIMESTONE COUNTY)

PUBLIC UTILITY AND DRAINAGE EASEMENT VACATION #4 (VARYING WIDTH)

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 3 WEST OF THE HUNTSVILLE MERIDIAN, LIMESTONE COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" CIPF (2TP) MARKING THE SOUTHWEST CORNER OF LOT 18 OF THE FINAL PLAT OF CREEKSIDE COMMONS AS RECORDED IN PLAT BOOK L PAGE 243, IN THE OFFICE OF THE JUDGE OF PROBATE OF LIMESTONE COUNTY, ALABAMA; THENCE NORTH 02 DEGREES 15 MINUTES 46 SECONDS EAST, 88.61 FEET TO A POINT; THENCE SOUTH 87 DEGREES 44 MINUTES 14 SECONDS EAST, 5.00 FEET TO THE POINT OF BEGINNING AND HAVING STATE PLANE COORDINATES (EAST ZONE, NAD '83) OF NORTH: 1,561,644.85', EAST: 368,263.49';

THENCE, FROM THE POINT OF BEGINNING, NORTH 02 DEGREES 15 MINUTES 46 SECONDS EAST, 37.93 FEET TO A POINT; THENCE SOUTH 81 DEGREES 45 MINUTES 35 SECONDS EAST, 47.93 FEET TO A POINT; THENCE SOUTH 02 DEGREES 15 MINUTES 46 SECONDS WEST, 34.56 FEET TO A POINT; THENCE NORTH 85 DEGREES 47 MINUTES 15 SECONDS WEST, 47.70 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.04 ACRES (1,728 SQUARE FEET); MORE OR LESS.

EXHIBIT A-5

(Lot 19 Easement Vacation Description)

STATE OF ALABAMA)
LIMESTONE COUNTY)

PUBLIC UTILITY AND DRAINAGE EASEMENT VACATION #5 (VARYING WIDTH)

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 3 WEST OF THE HUNTSVILLE MERIDIAN, LIMESTONE COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" CIPF (2TP) MARKING THE SOUTHEAST CORNER OF LOT 19 OF THE FINAL PLAT OF CREEKSIDE COMMONS AS RECORDED IN PLAT BOOK L PAGE 243, IN THE OFFICE OF THE JUDGE OF PROBATE OF LIMESTONE COUNTY, ALABAMA; THENCE NORTH 02 DEGREES 15 MINUTES 46 SECONDS EAST, 85.02 FEET TO A POINT; THENCE NORTH 87 DEGREES 44 MINUTES 14 SECONDS WEST, 5.00 FEET TO THE POINT OF BEGINNING AND HAVING STATE PLANE COORDINATES (EAST ZONE, NAD '83) OF NORTH: 1,561,637.11', EAST: 368,368.61';

THENCE, FROM THE POINT OF BEGINNING, NORTH 85 DEGREES 47 MINUTES 15 SECONDS WEST, 47.70 FEET TO A POINT; THENCE NORTH 02 DEGREES 15 MINUTES 46 SECONDS EAST, 33.86 FEET TO A POINT; THENCE SOUTH 81 DEGREES 45 MINUTES 35 SECONDS EAST, 47.93 FEET TO A POINT; THENCE SOUTH 02 DEGREES 15 MINUTES 46 SECONDS WEST, 30.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.04 ACRES (1,534 SQUARE FEET), MORE OR LESS.

EXHIBIT A-6

(Lot 20 Easement Vacation Description)

STATE OF ALABAMA)
LIMESTONE COUNTY)

PUBLIC UTILITY AND DRAINAGE EASEMENT VACATION #6 (VARYING WIDTH)

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 3 WEST OF THE HUNTSVILLE MERIDIAN, LIMESTONE COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" CIPF (2TP) MARKING THE SOUTHWEST CORNER OF LOT 20 OF THE FINAL PLAT OF CREEKSIDE COMMONS AS RECORDED IN PLAT BOOK L PAGE 243, IN THE OFFICE OF THE JUDGE OF PROBATE OF LIMESTONE COUNTY, ALABAMA; THENCE NORTH 02 DEGREES 15 MINUTES 46 SECONDS EAST, 84.68 FEET TO A POINT; THENCE SOUTH 87 DEGREES 44 MINUTES 14 SECONDS EAST, 5.00 FEET TO THE POINT OF BEGINNING AND HAVING STATE PLANE COORDINATES (EAST ZONE, NAD '83) OF NORTH: 1,561,636.38', EAST: 368,378.59';

THENCE, FROM THE POINT OF BEGINNING, NORTH 02 DEGREES 15 MINUTES 46 SECONDS EAST, 29.78 FEET TO A POINT; THENCE SOUTH 81 DEGREES 45 MINUTES 35 SECONDS EAST, 50.96 FEET TO A POINT; THENCE SOUTH 04 DEGREES 10 MINUTES 38 SECONDS WEST, 26.19 FEET TO A POINT; THENCE NORTH 85 DEGREES 47 MINUTES 15 SECONDS WEST, 49.83 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.03 ACRES (1,407 SQUARE FEET), MORE OR LESS.

EXHIBIT A-7

(Lot 21 Easement Vacation Description)

STATE OF ALABAMA)
LIMESTONE COUNTY)

PUBLIC UTILITY AND DRAINAGE EASEMENT VACATION #7 (VARYING WIDTH)

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 3 WEST OF THE HUNTSVILLE MERIDIAN, LIMESTONE COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" CIPF (2TP) MARKING THE SOUTHEAST CORNER OF LOT 21 OF THE FINAL PLAT OF CREEKSIDE COMMONS AS RECORDED IN PLAT BOOK L PAGE 243, IN THE OFFICE OF THE JUDGE OF PROBATE OF LIMESTONE COUNTY, ALABAMA; THENCE NORTH 04 DEGREES 13 MINUTES 29 SECONDS EAST, 83.75 FEET TO A POINT; THENCE NORTH 85 DEGREES 46 MINUTES 31 SECONDS WEST, 5.00 FEET TO THE POINT OF BEGINNING AND HAVING STATE PLANE COORDINATES (EAST ZONE, NAD '83) OF NORTH: 1,561,627.76', EAST: 368,485.88';

THENCE, FROM THE POINT OF BEGINNING, NORTH 83 DEGREES 07 MINUTES 50 SECONDS WEST, 15.30 FEET TO A POINT; THENCE NORTH 85 DEGREES 47 MINUTES 15 SECONDS WEST, 32.53 FEET TO A POINT; THENCE NORTH 04 DEGREES 10 MINUTES 38 SECONDS EAST, 25.48 FEET TO A POINT; THENCE SOUTH 81 DEGREES 45 MINUTES 35 SECONDS EAST, 47.94 FEET TO A POINT; THENCE SOUTH 04 DEGREES 13 MINUTES 29 SECONDS WEST, 22.82 FEET TO THE POINT OF BEGINNING.

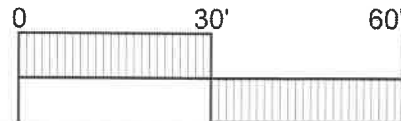
CONTAINING 0.03 ACRES (1,143 SQUARE FEET), MORE OR LESS.

A map showing the location of the site. A vertical line on the left is labeled "SANDERSON RD". To the right of the road, a rectangular area is outlined and labeled "SITE". The map shows a network of streets and a river or canal to the right of the site.

VICINITY MAP
(N.T.S.)

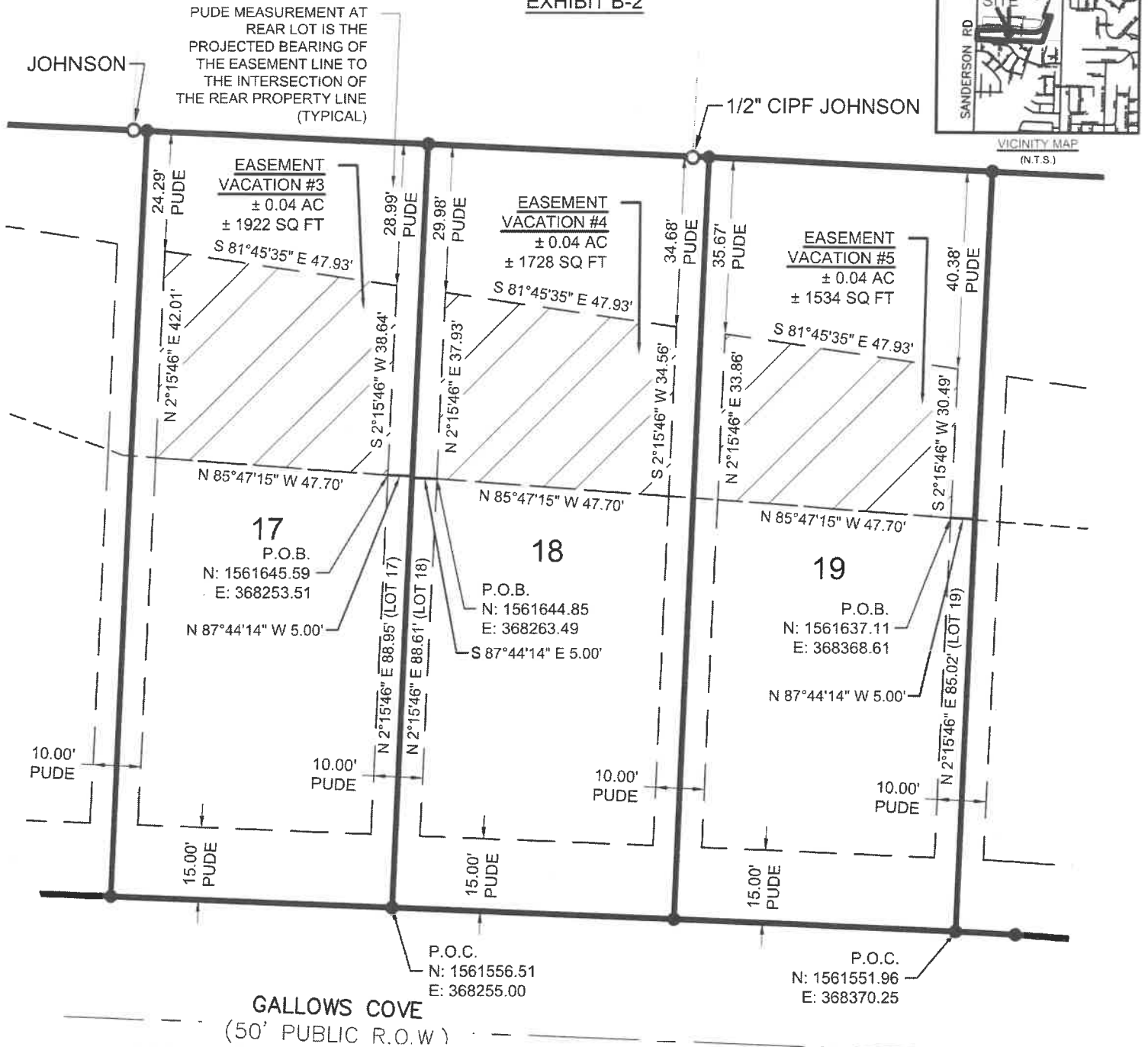


1. NORTH ARROW AND COORDINATES AS SHOWN HEREON ARE BASED ON ALABAMA STATE PLANE COORDINATE SYSTEM EAST ZONE, NAD '83.
2. ALL MEASUREMENTS SHOWN ARE TO U.S. STANDARDS.
3. SOURCES OF INFORMATION:
PB G PG 156 CREEKSIDE PLANTATION SUBDIVISION
PB H PG 6 HERITAGE COMMONS
PB L PG 198 CREEKSIDE COMMONS



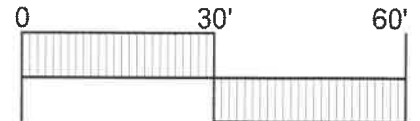
2^{THE}
POINT
INCORPORATED

EXHIBIT B-2



GENERAL NOTES:

- NORTH ARROW AND COORDINATES AS SHOWN HEREON ARE BASED ON ALABAMA STATE PLANE COORDINATE SYSTEM EAST ZONE, NAD '83.
- ALL MEASUREMENTS SHOWN ARE TO U.S. STANDARDS.
- SOURCES OF INFORMATION:
PB G PG 156 CREEKSIDE PLANTATION SUBDIVISION
PB H PG 6 HERITAGE COMMONS
PB L PG 198 CREEKSIDE COMMONS



DRAWN BY: JCB

FIELD CREW: BJ

FIELD DATE: 07.14.25

OFFICE DATE: 08.28.25

CHECKED BY: ASM

SHEET: 2 OF 3

JOB NO: 24-016

EASEMENT VACATION EXHIBIT B-2

CREEKSIDE COMMONS (PB L PG 243)

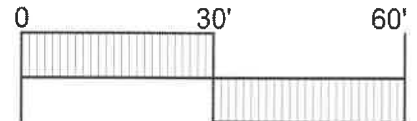
CITY OF HUNTSVILLE, LIMESTONE COUNTY, ALABAMA
SECTION 12, TOWNSHIP 3 SOUTH, RANGE 3 WEST



A vicinity map showing the location of the site. The map is oriented with Sanderson Rd running vertically on the left side. A horizontal road intersects Sanderson Rd, and the site is located just east of this intersection. The map shows a network of streets, including Sanderson Rd, and various building footprints and lot lines. The word "SITE" is written in capital letters above the site location. Below the map, the text "VICINITY MAP" is underlined, and "(N.T.S.)" is written in parentheses.



-



2^{THE}
POINT
INCORPORATED

ADOPTED this the 25th day of September, 2025.

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

APPROVED this the 25th day of September, 2025.

Mayor of the City of
Huntsville, Alabama