



# Huntsville, Alabama

305 Fountain Circle  
Huntsville, AL 35801

## Cover Memo

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**Meeting Type:** City Council Regular Meeting **Meeting Date:** 12/19/2024

**File ID:** TMP-4953

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**Department:** Legal

**Subject:**

**Type of Action:** Approval/Action

Ordinance authorizing the vacation of Utility and Drainage Easements, Lots 3A and 3B, Hawks Ridge Estates Sixth Addition. (Townsend)

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 3A and 3B, Hawks Ridge Estates Sixth Addition.

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

**Additional Comments:**

**ORDINANCE NO. 24-\_\_\_\_\_**

**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 applicants have represented to the City of Huntsville that **Gabrielle Hawkins and Blake Townsend**, are the owners of the property across which said easements lie; that said easements, or the portions 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 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 **GABRIELLE HAWKINS AND BLAKE TOWNSEND**, 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 19th day of December, 2024.

**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 19th day of December, 2024.

\_\_\_\_\_  
Notary Public

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

**EXHIBIT A**

STATE OF ALABAMA       )  
MADISON COUNTY        )

10' UTILITY AND DRAINAGE EASEMENT VACATION #1

A PARCEL OF LAND BEING LOCATED IN THE NORTHWEST QUARTER SECTION 20, TOWNSHIP 3 SOUTH, RANGE 1 EAST, OF THE HUNTSVILLE MERIDIAN, MADISON COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHERNMOST CORNER OF LOT 11 OF THE FINAL PLAT OF "PARKER RIDGE ESTATES SECOND ADDITION A RESUBDIVISION OF A PART OF TRACT 2 OF CHAPMAN COVE AND A RESUBDIVISION OF LOT A OF SADDLETREE PLAT BOOK 17, PAGE 100 AND OTHER LANDS." AS RECORDED IN DOCUMENT NUMBER 20041222000581730; THENCE NORTH 66 DEGREES 56 MINUTES 24 SECONDS WEST, 10.90 FEET TO THE POINT OF BEGINNING AND HAVING STATE PLANE COORDINATES (EAST ZONE, NAD '83) OF NORTH: 1,552,934.43', EAST: 440,920.27';

THENCE, FROM THE POINT OF BEGINNING, SOUTH 46 DEGREES 30 MINUTES 45 SECONDS WEST, 10.90 FEET TO A POINT; THENCE NORTH 66 DEGREES 56 MINUTES 24 SECONDS WEST, 81.00 FEET TO A POINT; THENCE NORTH 46 DEGREES 36 MINUTES 36 SECONDS EAST, 10.91 FEET TO A POINT; THENCE SOUTH 66 DEGREES 56 MINUTES 24 SECONDS EAST, 80.98 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.02 ACRES (810 SQUARE FEET), MORE OR LESS.

**EXHIBIT A**

STATE OF ALABAMA       )  
MADISON COUNTY        )

10' UTILITY AND DRAINAGE EASEMENT VACATION #2

A PARCEL OF LAND BEING LOCATED IN THE NORTHWEST QUARTER SECTION 20, TOWNSHIP 3 SOUTH, RANGE 1 EAST, OF THE HUNTSVILLE MERIDIAN, MADISON COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHERNMOST CORNER OF LOT 11 OF THE FINAL PLAT OF "PARKER RIDGE ESTATES SECOND ADDITION A RESUBDIVISION OF A PART OF TRACT 2 OF CHAPMAN COVE AND A RESUBDIVISION OF LOT A OF SADDLETREE PLAT BOOK 17, PAGE 100 AND OTHER LANDS." AS RECORDED IN DOCUMENT NUMBER 20041222000581730; THENCE NORTH 66 DEGREES 56 MINUTES 24 SECONDS WEST, 102.79 FEET TO THE POINT OF BEGINNING AND HAVING STATE PLANE COORDINATES (EAST ZONE, NAD '83) OF NORTH: 1,552,970.42', EAST: 440,835.72';

THENCE, FROM THE POINT OF BEGINNING, SOUTH 46 DEGREES 36 MINUTES 36 SECONDS WEST, 10.91 FEET TO A POINT; THENCE NORTH 66 DEGREES 56 MINUTES 24 SECONDS WEST, 32.61 FEET TO A POINT; THENCE SOUTH 00 DEGREES 34 MINUTES 10 SECONDS EAST, 40.76 FEET TO A POINT; THENCE SOUTH 46 DEGREES 36 MINUTES 36 SECONDS WEST 13.63 FEET TO A POINT; THENCE NORTH 00 DEGREES 34 MINUTES 10 SECONDS WEST, 65.31 FEET TO A POINT; THENCE SOUTH 66 DEGREES 56 MINUTES 24 SECONDS EAST, 52.26 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.02 ACRES (955 SQUARE FEET), MORE OR LESS.

**EXHIBIT A**

STATE OF ALABAMA       )  
MADISON COUNTY       )

10' UTILITY AND DRAINAGE EASEMENT VACATION #3

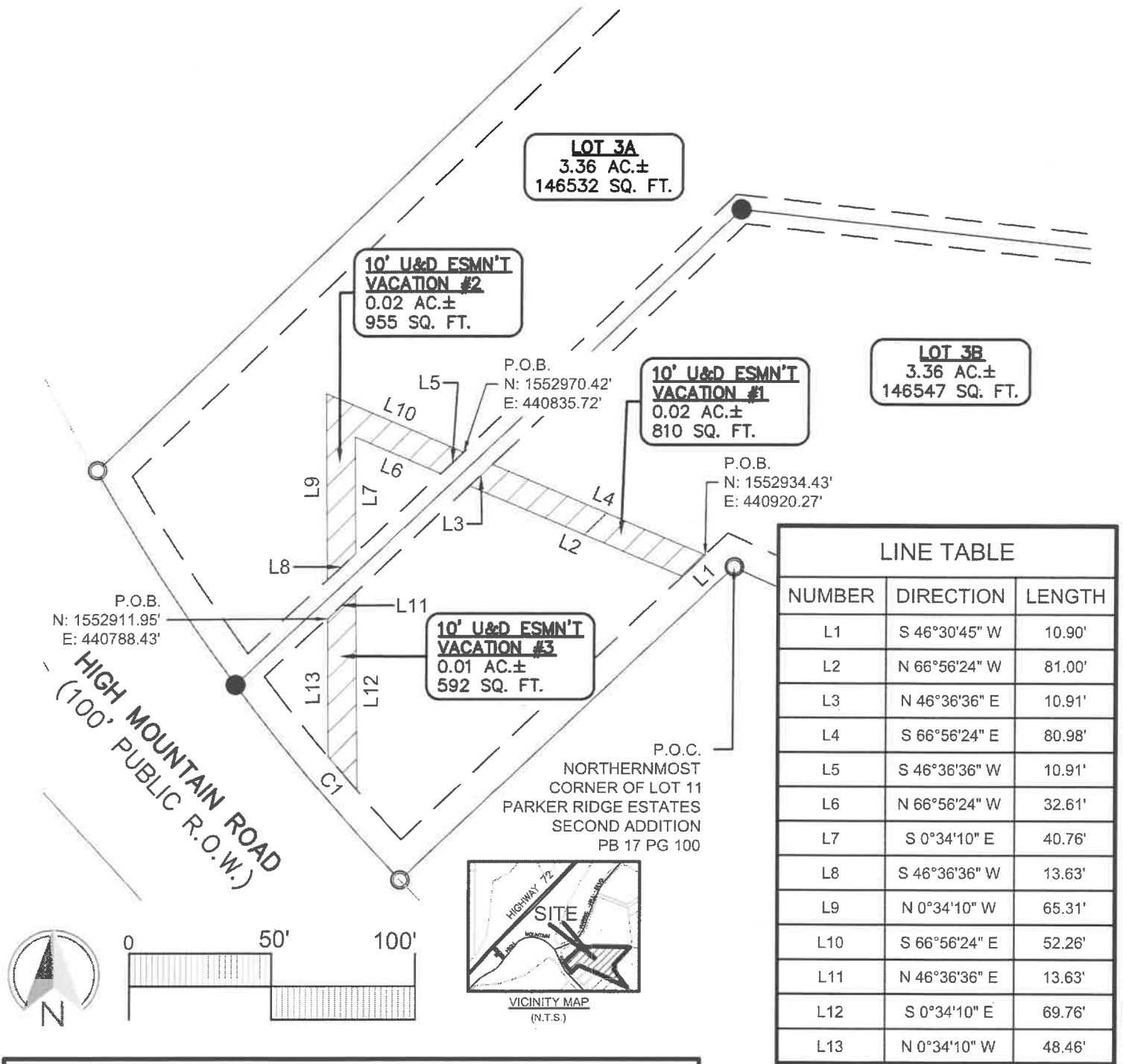
A PARCEL OF LAND BEING LOCATED IN THE NORTHWEST QUARTER SECTION 20, TOWNSHIP 3 SOUTH, RANGE 1 EAST, OF THE HUNTSVILLE MERIDIAN, MADISON COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHERNMOST CORNER OF LOT 11 OF THE FINAL PLAT OF "PARKER RIDGE ESTATES SECOND ADDITION A RESUBDIVISION OF A PART OF TRACT 2 OF CHAPMAN COVE AND A RESUBDIVISION OF LOT A OF SADDLETREE PLAT BOOK 17, PAGE 100 AND OTHER LANDS." AS RECORDED IN DOCUMENT NUMBER 20041222000581730; THENCE NORTH 66 DEGREES 56 MINUTES 24 SECONDS WEST, 155.05 FEET TO A POINT; THENCE SOUTH 00 DEGREES 34 MINUTES 10 SECONDS EAST, 78.95 FEET TO THE POINT OF BEGINNING AND HAVING STATE PLANE COORDINATES (EAST ZONE, NAD '83) OF NORTH: 1,552,911.95', EAST: 440,788.43;

THENCE, FROM THE POINT OF BEGINNING, NORTH 46 DEGREES 36 MINUTES 36 SECONDS EAST, 13.63 FEET TO A POINT; THENCE SOUTH 00 DEGREES 34 MINUTES 10 SECONDS EAST, 69.76 TO A POINT; THENCE, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 735.00 FEET, AN ARC LENGTH OF 15.65 FEET, A CHORD BEARING AND DISTANCE OF NORTH 40 DEGREES 16 MINUTES 46 SECONDS WEST, 15.65 FEET TO A POINT; THENCE NORTH 00 DEGREES 34 MINUTES 10 SECONDS WEST, 48.46 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.01 ACRES (592 SQUARE FEET), MORE OR LESS.

# EXHIBIT B



DRAWN BY: NVS

FIELD CREW: N/A

FIELD DATE: N/A

OFFICE DATE: 08.20.24

CHECKED BY: ASM

SHEET: 2 OF 2

JOB NO: 24-016

EASEMENT VACATION

HAWKS RIDGE ESTATES

SIXTH ADDITION (PB 2024 PG 156)

CITY OF HUNTSVILLE, ALABAMA

SECTION 20, TOWNSHIP 3 SOUTH, RANGE 1 EAST



**Ordinance No. 24-**\_\_\_\_\_ (Cont.)

**ADOPTED** this the 19th day of December, 2024.

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

**APPROVED** this the 19th day of December, 2024.

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Mayor of the City of  
Huntsville, Alabama