



Huntsville, Alabama

305 Fountain Circle
Huntsville, AL 35801

Cover Memo

Meeting Type: City Council Regular Meeting **Meeting Date:** 3/27/2025

File ID: TMP-5319

Department: Legal

Subject:

Type of Action: Approval/Action

Ordinance authorizing the vacation of a Utility and Drainage Easement for Watson Grande Preserve Phase 6 Subdivision on Watson Grande Way. (JWE Properties)

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: Watson Grande Preserve Phase 6 Subdivision, on Watson Grande Way

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 **JWE Properties, 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 **JWE PROPERTIES, 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-1, A-2 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 27th day of March, 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 27th day of March, 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 58

STATE OF ALABAMA)
MADISON COUNTY)

10' PUBLIC UTILITY AND DRAINAGE EASEMENT VACATION #1

A PARCEL OF LAND LOCATED IN THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 2 EAST AND IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 2 EAST OF THE HUNTSVILLE MERIDIAN, MADISON COUNTY, ALABAMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" CIPF (PLS 35345) MARKING THE SOUTHWEST CORNER OF LOT 59 OF THE FINAL PLAT OF "WATSON GRANDE PRESERVE PHASE 6 AT McMULLEN COVE" AS RECORDED IN PLAT BOOK 2023 PAGE 263, IN THE OFFICE OF THE JUDGE OF PROBATE OF MADISON COUNTY, ALABAMA AND MARKING THE SOUTHEAST CORNER OF LOT 58 OF THE MINOR PLAT OF "WATSON GRANDE PRESERVE PHASE 8 AT McMULLEN COVE" AS RECORDED IN PLAT BOOK 2025 PAGE 38, IN SAID OFFICE OF PROBATE AND ALSO LYING ON THE NORTH RIGHT-OF-WAY MARGIN OF WATSON GRANDE WAY (40' PRIVATE ROW); THENCE, ALONG SAID MARGIN, NORTH 73 DEGREES 52 MINUTES 48 SECONDS WEST, 84.75 FEET TO A POINT; THENCE, ALONG AND SUBSEQUENTLY LEAVING SAID MARGIN, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 156.50 FEET, AN ARC LENGTH OF 26.27 FEET, A CHORD BEARING OF NORTH 69 DEGREES 04 MINUTES 13 SECONDS WEST, 26.24 FEET TO A POINT; THENCE NORTH 64 DEGREES 15 MINUTES 38 SECONDS WEST, 15.95 FEET TO A POINT; THENCE NORTH 16 DEGREES 07 MINUTES 12 SECONDS EAST, 24.94 FEET TO A POINT; THENCE SOUTH 36 DEGREES 49 MINUTES 40 SECONDS EAST, 6.26 FEET TO THE POINT OF BEGINNING AND HAVING STATE PLANE COORDINATES (EAST ZONE, NAD '83) OF NORTH: 1,531,920.14', EAST: 466,622.57';

THENCE, FROM THE POINT OF BEGINNING, NORTH 36 DEGREES 49 MINUTES 40 SECONDS WEST, 12.53 FEET TO A POINT; THENCE NORTH 16 DEGREES 07 MINUTES 12 SECONDS EAST, 2008.36 FEET TO A POINT; THENCE SOUTH 65 DEGREES 53 MINUTES 55 SECONDS EAST, 10.10 FEET TO A POINT; THENCE SOUTH 16 DEGREES 07 MINUTES 12 SECONDS WEST, 2014.51 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.46 ACRES (20,114 SQUARE FEET), MORE OR LESS.

EXHIBIT A-2
TRACT 1A

STATE OF ALABAMA)
MADISON COUNTY)

10' PUBLIC UTILITY AND DRAINAGE EASEMENT VACATION #2

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 2 EAST OF THE HUNTSVILLE MERIDIAN, MADISON COUNTY, ALABAMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" CIPF (PLS 35345) MARKING THE SOUTHWEST CORNER OF LOT 59 OF THE FINAL PLAT OF "WATSON GRANDE PRESERVE PHASE 6 AT McMULLEN COVE" AS RECORDED IN PLAT BOOK 2023 PAGE 263, IN THE OFFICE OF THE JUDGE OF PROBATE OF MADISON COUNTY, ALABAMA AND MARKING THE SOUTHEAST CORNER OF LOT 58 OF THE MINOR PLAT OF "WATSON GRANDE PRESERVE PHASE 8 AT McMULLEN COVE" AS RECORDED IN PLAT BOOK 2025 PAGE 38, IN SAID OFFICE OF PROBATE AND ALSO LYING ON THE NORTH RIGHT-OF-WAY MARGIN OF WATSON GRANDE WAY (40' PRIVATE ROW); THENCE, ALONG SAID MARGIN, NORTH 73 DEGREES 52 MINUTES 48 SECONDS WEST, 84.75 FEET TO A POINT; THENCE, ALONG AND SUBSEQUENTLY LEAVING SAID MARGIN, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 156.50 FEET, AN ARC LENGTH OF 21.25 FEET, A CHORD BEARING OF NORTH 69 DEGREES 59 MINUTES 24 SECONDS WEST, 21.23 FEET TO A POINT; THENCE NORTH 20 DEGREES 14 MINUTES 12 SECONDS EAST, 0.20 FEET TO THE POINT OF BEGINNING AND HAVING STATE PLANE COORDINATES (EAST ZONE, NAD '83) OF NORTH: 1,531,892.36', EAST: 466,630.89';

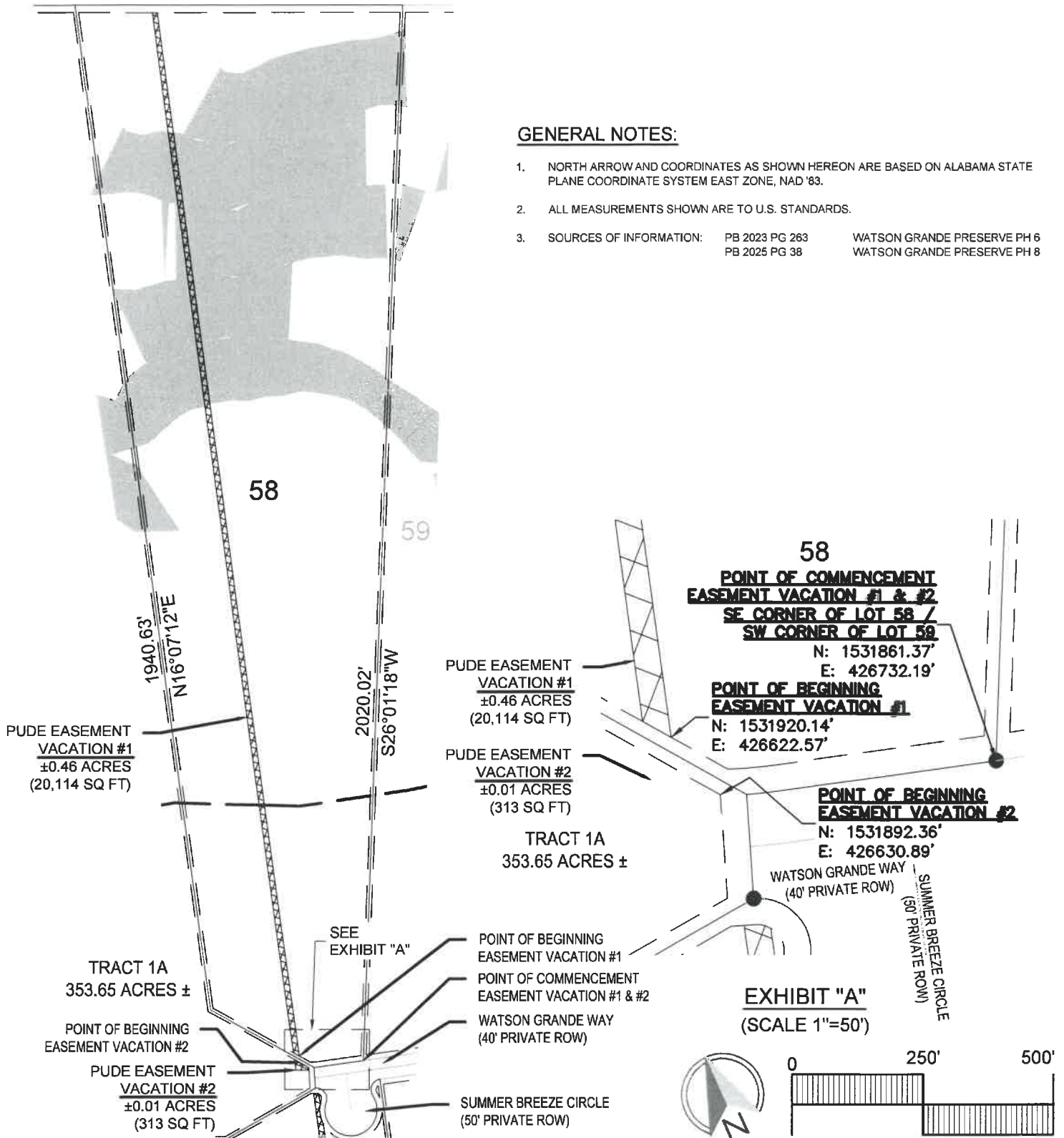
THENCE, FROM THE POINT OF BEGINNING, SOUTH 20 DEGREES 14 MINUTES 12 SECONDS WEST, 5.21 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 161.50 FEET, AN ARC LENGTH OF 5.50 FEET, A CHORD BEARING OF NORTH 65 DEGREES 14 MINUTES 13 SECONDS WEST, 5.50 FEET TO A POINT; THENCE NORTH 64 DEGREES 15 MINUTES 38 SECONDS WEST, 20.17 FEET TO A POINT; THENCE NORTH 16 DEGREES 07 MINUTES 12 SECONDS EAST, 20.41 FEET TO A POINT; THENCE SOUTH 36 DEGREES 49 MINUTES 40 SECONDS EAST, 12.53 FEET TO A POINT; THENCE SOUTH 16 DEGREES 07 MINUTES 12 SECONDS WEST, 4.41 FEET TO A POINT; THENCE SOUTH 64 DEGREES 15 MINUTES 38 SECONDS EAST, 7.64 FEET TO A POINT; THENCE SOUTH 36 DEGREES 49 MINUTES 40 SECONDS EAST, 10.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.01 ACRES (313 SQUARE FEET), MORE OR LESS.

EXHIBIT B

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: PB 2023 PG 263 WATSON GRANDE PRESERVE PH 6
PB 2025 PG 38 WATSON GRANDE PRESERVE PH 8



DRAWN BY: JCB
FIELD CREW: BJ
FIELD DATE: 01.27.25
OFFICE DATE: 02.27.25
CHECKED BY: ASM
SHEET: 1 OF 1
JOB NO: 21-093

LOT 58 & TRACT 1A EASEMENT VACATION EXHIBIT B

WATSON GRANDE PRESERVE PH 8

AT MCMULLEN COVE

PLAT BOOK 2025 PAGE 38

CITY OF HUNTSVILLE, ALABAMA

SECTIONS 6 & 7, TOWNSHIP 4 SOUTH, RANGE 2 EAST



ADOPTED this the 27th day of March, 2025.

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

APPROVED this the 27th day of March, 2025.

Mayor of the City of
Huntsville, Alabama