



Huntsville, Alabama

305 Fountain Circle
Huntsville, AL 35801

Cover Memo

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

File ID: TMP-4944

Department: Urban Development

Subject:

Type of Action: Approval/Action

Resolution authorizing the acceptance of a 0.459 acre tract of land for Electrical and Telecommunications Easements, from Parkway Vesta, LLC, and Green Mountain Properties, LLC, for Stadium Commons.

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: Stadium Commons Land Condominium

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

Additional Comments:

Electrical and Telecommunications Easement to serve Units A, B, C and H of Stadium Commons

RESOLUTION NO. 24-_____

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 Electrical and Telecommunications Easement Deed, by and between Parkway Vesta, LLC, and Green Mountain Properties, LLC, Alabama limited liability companies, as the Grantors, and the City of Huntsville, an Alabama municipal corporation, as the Grantee, for donation by Grantors to the City of Huntsville for that certain 0.459 acre (20,010 sq.ft.) tract of land located in Stadium Commons Land Condominium, as recorded in Plat Book 2024, Page 84, in the Probate Records of 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 "Easement Deed," consisting of five (5) pages, including exhibit A, and the Mayor is hereby directed and authorized to have said Easement Deed 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 19th day of December, 2024.

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

APPROVED this the 19th day of December, 2024.

Mayor of the City of Huntsville, Alabama

THIS INSTRUMENT PREPARED BY:

Allison Cain, Esq.
Butler Snow LLP
200 West Side Square, Suite 100
Huntsville, Alabama 35801
(256) 936-5650

EASEMENT DEED

STATE OF ALABAMA)

COUNTY OF MADISON)

KNOW ALL MEN BY THESE PRESENTS

That for and in consideration of the mutual promises and covenants contained herein, and other good and valuable consideration to the undersigned **GRANTOR** in hand paid by the **GRANTEE** herein, the receipt of which is acknowledged **PARKWAY VESTA, LLC**, an Alabama limited liability company, and **GREEN MOUNTAIN PROPERTIES, LLC**, an Alabama limited liability company (herein referred to collectively as **GRANTOR**) do grant, bargain, sell and convey unto **CITY OF HUNTSVILLE**, a municipal corporation situated in the State of Alabama (herein referred to as **GRANTEE**), and dedicate for public use as an electrical and telecommunications easement the following described portion of real property located in Madison County, Alabama, together with all and singular the rights, privileges, tenements, hereditaments and appurtenances, pertaining thereto (the "**Property**"), to wit:

SEE **EXHIBIT A** ATTACHED HERETO

SUBJECT TO ad valorem taxes for the current tax year and future years, not yet due and payable, those matters that would be reflected by a survey of the Property, and all easements, encumbrances and restrictions of record in the Office of the Judge of Probate as of the date hereof.

Pursuant to and in accordance with Section 40-22-1 of the Code of Alabama (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Address:	
Grantee's Address:	320 Fountain Circle Huntsville, AL 35801
Property Address:	None – public easement
Tax Parcel ID Nos.:	N/A
Purchase Price:	N/A

****NO TITLE SEARCH REQUESTED; NO TITLE SEARCH PERFORMED.***

TO HAVE AND TO HOLD unto the said **GRANTEE** its successors and assigns forever.

[signature page to follow]

[signature page to Easement Deed]

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 7 day of NOV, 2024.

GRANTOR:

PARKWAY VESTA, LLC, an Alabama limited liability company

By: MR Thotakura
Name: Nagendra Rao Thotakura
Its: Management Committee Member

GREEN MOUNTAIN PROPERTIES, LLC, an Alabama limited liability company

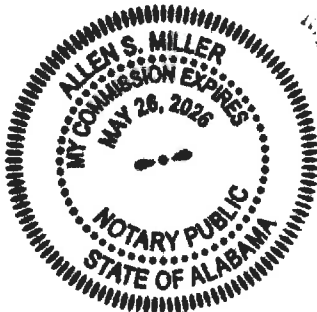
By: MR Thotakura
Nagendra Rao Thotakura
Its: Manager

STATE OF ALABAMA)
 :
COUNTY OF MADISON)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Nagendra Rao Thotakura**, whose name as Management Committee Member of **PARKWAY VESTA, LLC**, an Alabama limited liability company, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed of the contents of such conveyance, he, as such Management Committee Member and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 7th day of Nov., 2024.

[Notarial Seal]



Allen S. Miller
Notary Public

My Commission Expires: May 26, 2026

[Signature page to Easement Deed]

STATE OF ALABAMA)
 :
COUNTY OF MADISON)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Nagendra Rao Thotakura**, whose name as Manager of **GREEN MOUNTAIN PROPERTIES, LLC**, an Alabama limited liability company, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed of the contents of such conveyance, he, as such Manager and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 7th day of Nov., 2024.

[Notarial Seal]



Allen S. Miller
Notary Public
My Commission Expires: May 26, 2026

EXHIBIT A

A 20-foot electrical and telecommunications easement situated in Units A, B, C and H of Stadium Commons Land Condominium 1st Amendment (Plat Book 2024 Page 84) and in Sections 12 and 13, Township 4 South, Range 1 West, of the Huntsville Meridian, Madison County, Alabama, {BEARINGS AND DISTANCES referenced to the Alabama State Plane Coordinate System, East Zone, NAD83(2011)} and being more particularly described as follows:

Beginning at the northeast corner of said Unit A on the west right-of-way of South Memorial Parkway; thence run South 24 degrees 21 minutes 28 seconds East 306.81 feet along the west right-of-way of said South Memorial Parkway; thence run South 23 degrees 17 minutes 31 seconds East 345.60 feet along the west right-of-way of said South Memorial Parkway; thence run South 23 degrees 27 minutes 43 seconds East 343.91 feet along the west right-of-way of said South Memorial Parkway; thence run South 66 degrees 32 minutes 17 seconds West 20.00 feet; thence run North 23 degrees 27 minutes 43 seconds West 343.94 feet; thence run North 23 degrees 17 minutes 31 seconds West 345.44 feet; thence run North 24 degrees 21 minutes 28 seconds West 315.35 feet to the north line of said Unit A; thence run North 89 degrees 13 minutes 00 seconds East 21.82 feet along the north line of said Unit A back to the Point of Beginning.

Said easement contains 0.459 acres (20,010 square feet) more or less.

EXHIBIT A

Owner: City of
Huntsville
(DB 778 PG 926)

P.O.B. EASEMENT
NE CORNER OF UNIT A
PB 2024, PG 7

N89°13'00"E 21.82'

S24°21'28"E 308.81'
N24°21'28"W 315.35'

UNIT A

STADIUM COMMONS LAND CONDOMINIUM
1ST AMENDMENT
(PLAT BOOK 2024, PAGE 84)

S. MEMORIAL PKWY/U.S. HWY. 231
(200' PUBLIC R.O.W./ADDT. PROJ. F-286(6))

S23°17'31"E 345.80'
N23°17'31"W 345.44'

UNIT H

UNIT G

UNIT F

UNIT B

UNIT E

S66°32'17"W 20.00'

UNIT C

NOTES:

1. North arrow and bearings are based on NAD83, Alabama State Plane Coordinate System, East Zone.
2. Owner of Record: PARKWAY VESTA LLC & GREEN MOUNTAIN PROPERTIES LLC
1518 PETERSBURG DR SE,
HUNTSVILLE, AL 35802
(PB 2024 PG 84)

STADIUM COMMONS EASEMENT DEDICATION - EXHIBIT -

DATE: OCTOBER 11, 2024
DRAWN BY: JMM
PROJ. NO.: 22358.H0

SEC. 12 & 13, T-4-S, R-1-W
CITY OF HUNTSVILLE
MADISON CO., AL



BIRMINGHAM
1515 22nd Street, SE
Birmingham, Alabama 35202
205.933.0100

HUNTSVILLE
1515 22nd Street, SE
Huntsville, Alabama 35892
256.410.7021

TUSCALOOSA
3000 Main Street, SE
Huntsville, Alabama 35892
256.410.7021

SCHÖEL.COM

Scale: 1" = 100'
Graphic Scale

