



Huntsville, Alabama

305 Fountain Circle
Huntsville, AL 35801

Cover Memo

Meeting Type: City Council Regular Meeting **Meeting Date:** 9/11/2025

File ID: TMP-5956

Department: Legal

Subject:

Type of Action: Approval/Action

Ordinance authorizing the vacation of a Utility and Drainage Easement across Lot 20A, Green Mountain Auction Property, 5302 Riverview Drive. (Levinson)

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: 5302 Riverview Drive

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 easement; that the applicants have represented to the City of Huntsville that **Clint Levinson and wife, Melanie N. Levinson**, are the owners 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

KNOW ALL MEN BY THESE PRESENTS, that the CITY OF HUNTSVILLE, a municipal corporation, hereinafter referred to as Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid, the receipt whereof is hereby acknowledged, as well as other good and valuable consideration, by CLINT LEVINSON and wife, MELANIE N. LEVINSON, hereinafter referred to as Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, does hereby remise, release, quitclaim and convey unto the said Grantees, all of its right, title, interest, and claim in and to the easements located upon the following described real estate situated in the County of Madison, State of Alabama, to-wit:

See attached EXHIBIT "A," which is hereby incorporated herein.

TO HAVE AND TO HOLD the same unto the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever.

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed on its behalf by its Mayor and attested by its City Clerk, this 11th day of September, 2025.

**CITY OF HUNTSVILLE, ALABAMA,
an Alabama municipal corporation**

By: _____
Tommy Battle, Mayor

ATTEST:

By: _____
Shaundrika Edwards
City Clerk

THIS INSTRUMENT PREPARED BY:
Samuel H. Givhan
Lanier Ford Shaver & Payne, P.C.
2101 Clinton Avenue West
Huntsville, Alabama 35805
Telephone: 256.535.1100

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, an Alabama municipal corporation, are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they, as such officers and with full authority, executed the same for and as the act of said City of Huntsville, an Alabama municipal corporation, as of the day the same bears date.

Given under my hand and official seal this the 11th day of September, 2025.

NOTARY PUBLIC

My commissioner expires: _____

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:	Post Office Box 308, Huntsville, Alabama 35804
Grantee's Address:	5302 Riverview Dr SE, Huntsville, Alabama 35803
Property Address:	.12 acres +/- part of 5302 Riverview Dr SE, HSV, AL 35803
Value:	NO VALUE

EXHIBIT "A"

All that part of Lot 20-A of the "RESUBDIVISION OF TRACT 20 GREEN MOUNTAIN AUCTION PROPERTY (P.B. 33, PG. 1-26) as recorded in the Office of the Judge of Probate of Madison County, Alabama in document number 2020-00013580. Said lot also being located in the Northeast Quarter of Section 16, Township 5 South, Range 1 East of the Huntsville Meridian, Madison County, Alabama. Particularly described as commencing at the Northeast corner of said Lot 20-A, being on the West right of way margin of Riverview Drive; Thence leaving said road and along the North boundary of said Lot 20-A, North 88 degrees 58 minutes 28 seconds West 10.45 feet to the Point of Beginning of the herein described tract.

Thence from the Point of Beginning and leaving said North boundary, around a curve to the left having a radius of 2,463.28 feet and an arc distance of 10.46 feet with a chord bearing and distance of South 15 degrees 57 minutes 09 seconds East 10.46 feet; Thence North 88 degrees 58 minutes 28 seconds West 527.88 feet; Thence North 07 degrees 23 minutes 03 seconds East 10.06 feet to a point on the North boundary of said Lot 20-A; Said point being located South 88 degrees 58 minutes 28 seconds East 5.03 feet from the Northwest corner of said Lot 20-A; Thence along the North boundary of said Lot 20-A, South 88 degrees 58 minutes 28 seconds East 523.71 feet to the Point of Beginning and containing 5,258 square feet, more or less.

ADOPTED this the 11th day of September, 2025.

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

APPROVED this the 11th day of September, 2025.

Mayor of the City of
Huntsville, Alabama