

**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 certain utility and drainage easements and right-of-way; that the applicant has represented to the City of Huntsville that **Habitat for Humanity of Madison County**, is the owner of the property across which said easements and right-of-way lie; that said easements and right-of-way, or the portions 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 easements and right-of-way hereinafter described, said deed being substantially in words and figures as follows, to-wit:

QUITCLAIM DEED

STATE OF ALABAMA  
COUNTY OF MADISON

NO TITLE EXAMINATION HAS BEEN  
PERFORMED IN CONNECTION WITH  
THIS TRANSACTION

KNOW ALL MEN BY THESE PRESENTS, that the CITY OF HUNTSVILLE, an Alabama municipal corporation, hereinafter referred to as the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by HABITAT FOR HUMANITY OF MADISON COUNTY, an Alabama Non-Profit Corporation hereinafter referred to as the Grantee, the receipt whereof is hereby acknowledged, and other good and valuable consideration, does hereby remise, release, quitclaim and convey unto the said Grantee all of its right, title, interest, and claim in and to the following described real estate situated in the County of Madison, State of Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO.

TO HAVE AND TO HOLD the same unto the said Grantee, and to its heirs, successors and assigns, forever.

IN WITNESS WHEREOF, the City of Huntsville, has caused this instrument to be duly executed by its Mayor and City Clerk, pursuant to Resolution No: \_\_\_\_\_, as of this the \_\_\_\_\_ day of \_\_\_\_\_, 202\_.

CITY OF HUNTSVILLE, an Alabama municipal  
corporation

By: \_\_\_\_\_  
Tommy Battle, Mayor

ATTEST:

By: \_\_\_\_\_  
Shaundrika Edwards, City Clerk

I, the undersigned, a Notary Public in and for said County and 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 conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they, as such officers and with full authority, executed the same voluntarily for and as the act of the City of Huntsville.

Given under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 202\_.

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_

**THIS INSTRUMENT PREPARED BY:**

Alysabeth Brown  
2 The Point Incorporated  
8624 Memorial Parkway SW  
Huntsville, Alabama 35802  
Ph: 256-539-9426

**EXHIBIT "A"**  
**(Easement and R.O.W. to be Vacated)**

**EASEMENT 1 DESCRIPTION**

STATE OF ALABAMA  
MADISON COUNTY

5 FEET OF A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT LOCATED ON LOT 1 OF THE FINAL PLAT OF MUNDY MEADOWS - PHASE 1 AS RECORDED IN INSTRUMENT 2020-14530 IN THE OFFICE OF THE JUDGE OF PROBATE OF MADISON COUNTY, ALABAMA THAT IS LOCATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 1 WEST OF THE HUNTSVILLE MERIDIAN, MADISON COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 1 OF SAID PLAT, THENCE NORTH 35 DEGREES 01 MINUTES 52 SECONDS EAST 9.00 FEET TO THE POINT OF BEGINNING;

THENCE, FROM THE POINT OF BEGINNING, NORTH 01 DEGREES 17 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 33.22 FEET TO A POINT; THENCE, NORTH 01 DEGREES 16 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 103.01 FEET TO A POINT; THENCE, SOUTH 88 DEGREES 48 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 5.00 FEET TO A POINT; THENCE, SOUTH 01 DEGREES 16 MINUTES 03 SECONDS WEST FOR A DISTANCE OF 103.02 FEET TO A POINT; THENCE, SOUTH 01 DEGREES 17 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 33.24 FEET TO A POINT; THENCE NORTH 88 DEGREES 31 MINUTES 46 SECONDS WEST A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING;

CONTAINING 0.02 ACRES (681 SQUARE FEET) MORE OR LESS.

**EASEMENT 2 DESCRIPTION**

STATE OF ALABAMA  
MADISON COUNTY

5 FEET OF A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT LOCATED ON LOT 22 OF THE FINAL PLAT OF MUNDY MEADOWS - PHASE 2 AS RECORDED IN PLAT BOOK 2023 PAGE 218 IN THE OFFICE OF THE JUDGE OF PROBATE OF MADISON COUNTY, ALABAMA THAT IS LOCATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 1 WEST OF THE HUNTSVILLE MERIDIAN, MADISON COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 22 OF SAID PLAT, THENCE

SOUTH 32 DEGREES 20 MINUTES 57 SECONDS EAST 9.03 FEET TO THE POINT OF BEGINNING;

THENCE, FROM THE POINT OF BEGINNING, SOUTH 88 DEGREES 31 MINUTES 46 SECONDS EAST FOR A DISTANCE OF 5.00 FEET TO A POINT; THENCE, SOUTH 01 DEGREES 17 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 136.83 FEET TO A POINT; THENCE, NORTH 88 DEGREES 15 MINUTES 31 SECONDS WEST FOR A DISTANCE OF 5.00 FEET TO A POINT; THENCE NORTH 01 DEGREES 17 MINUTES 01 SECONDS EAST A DISTANCE OF 136.81 FEET TO THE POINT OF BEGINNING;

CONTAINING 0.02 ACRES (684 SQUARE FEET) MORE OR LESS.

#### EASEMENT 3 DESCRIPTION

STATE OF ALABAMA  
MADISON COUNTY

5 FEET OF A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT LOCATED ON LOT 31 OF THE FINAL PLAT OF MUNDY MEADOWS - PHASE 2 AS RECORDED IN PLAT BOOK 2023 PAGE 218 IN THE OFFICE OF THE JUDGE OF PROBATE OF MADISON COUNTY, ALABAMA THAT IS LOCATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 1 WEST OF THE HUNTSVILLE MERIDIAN, MADISON COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 31 OF SAID PLAT, THENCE NORTH 43 DEGREES 10 MINUTES 45 SECONDS WEST 7.18 FEET TO THE POINT OF BEGINNING;

THENCE, FROM THE POINT OF BEGINNING, NORTH 89 DEGREES 00 MINUTES 55 SECONDS WEST FOR A DISTANCE OF 5.00 FEET TO A POINT; THENCE, NORTH 00 DEGREES 59 MINUTES 05 SECONDS EAST FOR A DISTANCE OF 104.97 FEET TO A POINT; THENCE, SOUTH 89 DEGREES 00 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 5.00 FEET TO A POINT; THENCE SOUTH 00 DEGREES 59 MINUTES 05 SECONDS WEST A DISTANCE OF 104.97 FEET TO THE POINT OF BEGINNING;

CONTAINING 0.01 ACRES (525 SQUARE FEET) MORE OR LESS.

#### EASEMENT 4 DESCRIPTION

STATE OF ALABAMA  
MADISON COUNTY

5 FEET OF A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT LOCATED ON TRACT 1& 2 OF THE FINAL PLAT OF MUNDY MEADOWS - PHASE 2 AS RECORDED IN PLAT BOOK 2023

PAGE 218 IN THE OFFICE OF THE JUDGE OF PROBATE OF MADISON COUNTY, ALABAMA THAT IS LOCATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 1 WEST OF THE HUNTSVILLE MERIDIAN, MADISON COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF TRACT 2 OF SAID PLAT, THENCE NORTH 04 DEGREES 52 MINUTES 24 SECONDS WEST 50.64 FEET TO THE POINT OF BEGINNING;

THENCE, FROM THE POINT OF BEGINNING AND ALONG A CURVE TO THE LEFT, HAVING A DELTA ANGLE OF 88 DEGREES 31 MINUTES 29 SECONDS, HAVING A RADIUS OF 20.00 FEET, AND HAVING A CHORD BEARING NORTH 43 DEGREES 44 MINUTES 40 SECONDS WEST FOR A DISTANCE OF 27.92 FEET TO A POINT; THENCE, NORTH 88 DEGREES 15 MINUTES 21 SECONDS WEST FOR A DISTANCE OF 60.50 FEET TO A POINT; THENCE, ALONG A CURVE TO THE LEFT, HAVING A DELTA ANGLE OF 95 DEGREES 12 MINUTES 45 SECONDS, HAVING A RADIUS OF 55.00 FEET, AND HAVING A CHORD BEARING NORTH 40 DEGREES 39 MINUTES 08 SECONDS WEST FOR A DISTANCE OF 81.24 FEET TO A POINT; THENCE, SOUTH 88 DEGREES 15 MINUTES 31 SECONDS EAST FOR A DISTANCE OF 113.84 FEET TO A POINT; THENCE, ALONG A CURVE TO THE LEFT, HAVING A DELTA ANGLE OF 90 DEGREES 46 MINUTES 12 SECONDS, HAVING A RADIUS OF 20.00 FEET, AND HAVING A CHORD BEARING NORTH 46 DEGREES 21 MINUTES 23 SECONDS EAST FOR A DISTANCE OF 28.47 FEET TO A POINT; THENCE SOUTH 00 DEGREES 58 MINUTES 17 SECONDS WEST A DISTANCE OF 99.85 FEET TO THE POINT OF BEGINNING;

CONTAINING 0.13 ACRES (5592 SQUARE FEET) MORE OR LESS.

#### R.O.W. DESCRIPTION

STATE OF ALABAMA  
MADISON COUNTY

RIGHT OF WAY LOCATED BETWEEN TRACT 1 & 2 OF THE FINAL PLAT OF MUNDY MEADOWS - PHASE 2 AS RECORDED IN PLAT BOOK 2023 PAGE 218 IN THE OFFICE OF THE JUDGE OF PROBATE OF MADISON COUNTY, ALABAMA THAT IS LOCATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 1 WEST OF THE HUNTSVILLE MERIDIAN, MADISON COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF TRACT 2 OF SAID PLAT, THENCE NORTH 00 DEGREES 58 MINUTES 17 SECONDS WEST 50.40 FEET TO THE POINT OF BEGINNING;

THENCE, FROM THE POINT OF BEGINNING AND ALONG A CURVE TO THE LEFT, HAVING A DELTA ANGLE OF 88 DEGREES 34 MINUTES 49 SECONDS, HAVING A RADIUS OF 25.00 FEET, AND HAVING A CHORD BEARING NORTH 43 DEGREES 44 MINUTES 35 SECONDS WEST FOR A DISTANCE OF 34.91 FEET TO A POINT; THENCE, NORTH 88 DEGREES 15 MINUTES 31 SECONDS WEST FOR A DISTANCE OF 65.28 FEET TO A POINT; THENCE, ALONG A CURVE TO THE LEFT, HAVING A DELTA ANGLE OF

90 DEGREES 00 MINUTES 00 SECONDS, HAVING A RADIUS OF 50.00 FEET, AND HAVING A CHORD BEARING NORTH 43 DEGREES 15 MINUTES 31 SECONDS WEST FOR A DISTANCE OF 70.71 FEET TO A POINT; THENCE, SOUTH 88 DEGREES 15 MINUTES 31 SECONDS EAST FOR A DISTANCE OF 113.84 FEET TO A POINT; THENCE, ALONG A CURVE TO THE LEFT, HAVING A DELTA ANGLE OF 90 DEGREES 46 MINUTES 12 SECONDS, HAVING A RADIUS OF 25.00 FEET, AND HAVING A CHORD BEARING NORTH 46 DEGREES 21 MINUTES 23 SECONDS EAST FOR A DISTANCE OF 35.59 FEET TO A POINT; THENCE SOUTH 00 DEGREES 58 MINUTES 17 SECONDS WEST A DISTANCE OF 99.82 FEET TO THE POINT OF BEGINNING;

CONTAINING 0.12 ACRES (5280 SQUARE FEET) MORE OR LESS.

**MCDONNELL AVE**

S 88°48'00" E 5.00'

EASEMENT 1

1

2

N 1°16'03" E 103.01'

S 1°16'03" W 103.02'

EX 10.0' PUDE  
PB 32 PG 81

N 1°17'00" E 33.22'

S 1°17'00" W 33.24'

N 35°01'52" E 9.00'

N 88°31'46" W 5.00'

P.O.C.

SW CORNER OF LOT 1 OF  
MUNDY MEADOWS - PH 1

INSTR# 2020-14530

N: 1554156.29

E: 433361.56

P.O.B.

S 88°31'46" E 5.00'

15.0' PUDE  
2020-14530

S 32°20'57" E 9.03'

EASEMENT 2

15.0' PU&D  
EASEMENT

N 1°17'01" E 136.81'

S 1°17'00" W 136.83'

22

21

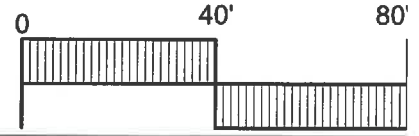
EX 10.0' PUDE  
PB 32 PG 81

N 88°15'31" W 5.00'

**LAKE DR (50' R.O.W.)**

## LOT TABLE

NUMBER	AREA (SQ FT)	AREA (ACRE)
EASEMENT 1	681	0.02
EASEMENT 2	684	0.02
EASEMENT 3	525	0.01
EASEMENT 4	5588	0.13
R.O.W. TO BE VACATED	5280	0.12



DRAWN BY: ANB

FIELD CREW:

FIELD DATE:

OFFICE DATE:

CHECKED BY: ASM

SHEET: 1 OF 5

JOB NO: 21-072

### EXHIBIT A

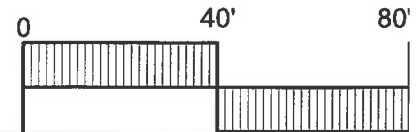
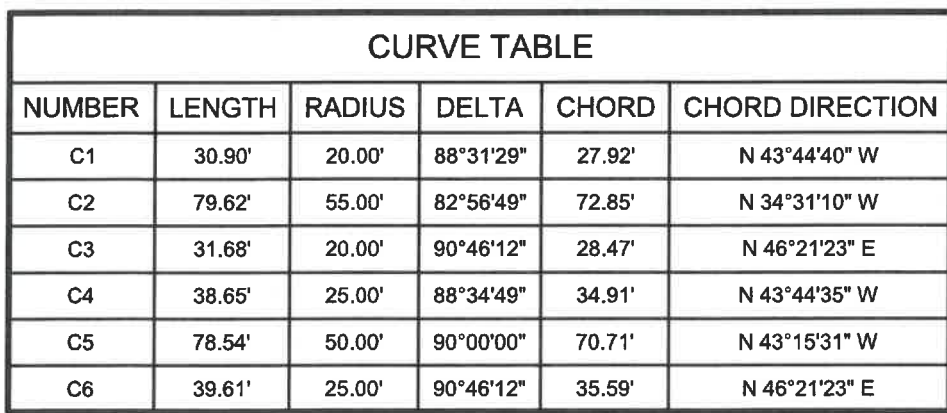
## MUNDY MEADOWS PHASE 1 & 2

CITY OF HUNTSVILLE, ALABAMA

SECTION 24, TOWNSHIP 3 SOUTH, RANGE 1 WEST







**EXHIBIT A**

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**MUNDY MEADOWS PHASE 1 & 2**  
CITY OF HUNTSVILLE, ALABAMA  
SECTION 24, TOWNSHIP 3 SOUTH, RANGE 1 WEST



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

**ADOPTED** this the 21st day of November, 2024.

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

**APPROVED** this the 21st day of November, 2024.

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Mayor of the City of  
Huntsville, Alabama