



Huntsville, Alabama

305 Fountain Circle
Huntsville, AL 35801

Cover Memo

Meeting Type: City Council Regular Meeting **Meeting Date:** 4/10/2025

File ID: TMP-5398

Department: Planning

Subject:

Type of Action: Introduction

Introduction of an ordinance annexing 1.14 acres of land lying on the west of Old Big Cove Rd and north of Knotty Walls Rd.

Ordinance No.

Does this item need to be published? Yes

If yes, please list preferred date(s) of publication: April 30, 2025

Finance Information:

Account Number: N/A

City Cost Amount: \$ 0

Total Cost: \$ 0

Special Circumstances:

Grant Funded: \$ 0

Grant Title - CFDA or granting Agency: N/A

Resolution #: N/A

Location:

Address: 137 & 145 Knotty Walls Rd., Owens Cross Roads, AL 35763

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

Additional Comments: none

ORDINANCE NO. 25-

WHEREAS, United Realty, LLC, an Alabama limited liability company, by Nicholas Johnson, as its Sole Member, being the owner, as the term is defined by Section 11-42-20, Code of Alabama 1975, of all the property or territory hereinafter particularly described (which property or territory is hereinafter referred to as “the Property”), filed with the City Clerk of the City of Huntsville, Alabama, a signed and written petition requesting that the Property be annexed to the City of Huntsville, Alabama, which petition is on file with the City Clerk of the City of Huntsville, Alabama; and

WHEREAS, said petition contained the signature of the owner of the Property, and filed together with said petition was a map showing the relationship of the Property to the corporate limits of the City of Huntsville, Alabama, which map is attached hereto and incorporated herein by reference; and

WHEREAS, the Property is contiguous to the present city limits of the City of Huntsville, Alabama, and the Property does not lie within the corporate limits or police jurisdiction of any other municipality; and

WHEREAS, the City Council of the City of Huntsville, Alabama, has determined that it is necessary and proper and in the public interest that the Property be brought within the corporate limits of the City of Huntsville, Alabama, and has further determined that all legal requirements for annexing the Property have been met pursuant to Sections 11-42-20 through 11-42-24, Code of Alabama 1975.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Huntsville, Alabama, as follows:

1. That the City Council of the City of Huntsville, Alabama hereby finds that it is necessary and proper and in the public interest that the Property be brought within the corporate limits of the City of Huntsville, Alabama, and assents to the annexation of the Property to the City of Huntsville, Alabama;

2. That the corporate limits of the City of Huntsville, Alabama, be, and the same are hereby extended and rearranged so as to embrace and include the Property, which is particularly described as follows:

All that part of Section 14, Township 5 South, Range 1 East of the Huntsville Meridian, Madison County, Alabama more particularly described as beginning at a point located at the Northeast corner of said Section 14; thence South 28 Degrees 9 Minutes 42 Seconds West 2,652.33 feet to a point; said point is further described as the Point of True Beginning; thence South 1 Degrees 0 Minutes 0 Seconds West 178.38 feet to a point; thence South 0 Degrees 19 Minutes 9 Seconds West 61.32 feet to a point; thence North 88 Degrees 30 Minutes 26 Seconds West 214.79 feet to a point; thence North 9 Degrees 26 Minutes 15 Seconds East 61.54 feet to a point; thence North 0 Degrees 5 Minutes 26 Seconds West 53.31 feet to a point; thence North 0 Degrees 5 Minutes 26 Seconds West 123.7 feet to a point; thence South 89 Degrees 0 Minutes 1 Seconds East 208.39 feet back to the Point of True Beginning and containing 1.14 acres more or less.

3. That this ordinance shall be published as provided by law, and become effective upon its publication as required by law.

4. That the Mayor and City Clerk of the City of Huntsville, Alabama, are hereby authorized, requested, and directed for and on behalf of the governing body of the City to file a description of the property or territory herein annexed in the Office of the Judge of Probate of Madison County, Alabama.

ADOPTED this the _____ day of _____, 2025.

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

APPROVED this the _____ day of _____, 2025.

Mayor of the City of Huntsville,
Alabama

STATE OF ALABAMA)
)
COUNTY OF MADISON)

**PETITION FOR ANNEXATION TO THE CITY OF
HUNTSVILLE, ALABAMA, PURSUANT TO SECTIONS 11-42-20 THROUGH
11-42-24 INCLUSIVE, CODE OF ALA. 1975 (AS AMENDED)**

TO: **The City Clerk of the City of Huntsville, Alabama, and the
City Council of the City of Huntsville, Alabama**

FROM: **United Realty, LLC, an Alabama limited liability company, by
Nicholas Johnson, as its Sole Member (hereinafter referred to as “the
petitioner”)**

A. The Petitioner do hereby sign and file with the City Clerk of the City of Huntsville, Alabama, this written petition requesting that the real property or territory hereinafter described, which real property or territory is hereinafter referred to as “the Property”, be annexed to the City of Huntsville, Alabama, under the authority of and pursuant to Sections 11-42-20 through 11-42-24 of the Code of Alabama 1975; and in support thereof do hereby certify as follows:

1. That the Petitioner is the owner of the Property, as the term “owner” is defined by Section 11-42-20, Code of Alabama 1975.
2. That the Property is situated in **Madison County, Alabama**, and is accurately described on the attached Exhibit “A”, which exhibit is incorporated herein by reference.
3. That the Petitioner has the right and authority to make and file this petition for annexation.
4. That the Property is contiguous to the existing corporate limits of the City of Huntsville, Alabama.
5. That the Property does not lie within the corporate limits or police jurisdiction of any other municipality.
6. That the Petitioner has attached hereto as Exhibit “B”, which exhibit is incorporated herein by reference, and filed herewith a map of the Property showing its relationship to the corporate limits of the City of Huntsville, Alabama, which said map is further identified as being entitled "Knotty Walls Property to be Annexed."

B. This petition may be signed in any number of counterparts, each of which shall be deemed an original, and all of which taken together shall constitute one and the same petition.

THE FOREGOING CONSIDERED, I, the Petitioner hereby petition and request that the City Council of the City of Huntsville, Alabama, adopt an ordinance assenting to the annexation of the Property to the City of Huntsville, Alabama, all in accordance with the statutes herein provided.

IN WITNESS WHEREOF, I, the undersigned Petitioner have hereunto subscribed my name as of the 4th day of April, 2025.

PETITIONER:

United Realty, LLC, an Alabama limited liability company

Signature: _____

Nicholas Johnson

As its: **Sole Member**

STATE OF Alabama)
)
COUNTY OF Madison)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Nicholas Johnson, whose name is signed to the foregoing annexation petition and who are known to me, acknowledged before me on this date that, being informed of the contents of said petition, he executed the same voluntarily as of the day the same bears date.

Given under my hand and official seal of office, this the 4th day of April, 2025.

Lady Kassama (SEAL)
NOTARY PUBLIC

Expires October 13, 2027

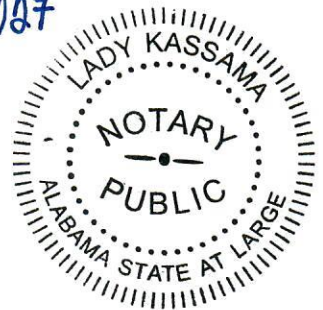


Exhibit "A"
(Legal Description of the Property)

All that part of Section 14, Township 5 South, Range 1 East of the Huntsville Meridian, Madison County, Alabama more particularly described as beginning at a point located at the Northeast corner of said Section 14; thence South 28 Degrees 9 Minutes 42 Seconds West 2,652.33 feet to a point; said point is further described as the Point of True Beginning; thence South 1 Degrees 0 Minutes 0 Seconds West 178.38 feet to a point; thence South 0 Degrees 19 Minutes 9 Seconds West 61.32 feet to a point; thence North 88 Degrees 30 Minutes 26 Seconds West 214.79 feet to a point; thence North 9 Degrees 26 Minutes 15 Seconds East 61.54 feet to a point; thence North 0 Degrees 5 Minutes 26 Seconds West 53.31 feet to a point; thence North 0 Degrees 5 Minutes 26 Seconds West 123.7 feet to a point; thence South 89 Degrees 0 Minutes 1 Seconds East 208.39 feet back to the Point of True Beginning and containing 1.14 acres more or less.

EXHIBIT B: KNOTTY WALLS PROPERTY TO BE ANNEXED

