



Huntsville, Alabama

305 Fountain Circle
Huntsville, AL 35801

Cover Memo

Meeting Type: City Council Regular Meeting **Meeting Date:** 9/12/2024

File ID: TMP-4587

Department: Legal

Subject:

Type of Action: Approval/Action

Ordinance authorizing the vacation of a portion of a Utility and Drainage Easement, Lot 1, North Huntsville Industrial Park Phase 14. (7413 Opportunity)

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: Lot 1, North Huntsville Industrial Park Phase 14

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

Additional Comments:

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 a portion of a utility and drainage easement; that the applicant has represented to the City of Huntsville that **7413 Opportunity, 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 for and in consideration of the sum of Ten Dollars (\$10), and other good and valuable considerations, cash to it in hand paid by 7413 OPPORTUNITY, LLC, an Alabama limited liability company, hereinafter referred to as grantee, the receipt of which is hereby acknowledged, the undersigned CITY OF HUNTSVILLE, a municipal corporation duly created organized and existing under and by virtue of the laws of the State of Alabama, hereinafter referred to as grantor, does hereby remise, release, quitclaim and convey unto said grantee, all of its rights, title and interest in and to the following described lot or parcel of land lying and being in the County of Madison, State of Alabama, to-wit:

COMMENCING AT A 5/8 INCH REBAR MARKING THE SOUTHEAST CORNER OF LOT 1 OF THE NORTH HUNTSVILLE INDUSTRIAL PARK PHASE 14 AND LOCATED ON THE WEST RIGHT OF WAY OF OPPORTUNITY BOULEVARD IN SECTION 28, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE HUNTSVILLE MERIDIAN, MADISON COUNTY, ALABAMA, THEN LEAVING SAID RIGHT OF WAY AND ALONG THE SOUTH LINE OF SAID LOT 1, NORTH 83 DEGREES 00 MINUTES 26 SECONDS WEST, 379.15 FEET; THEN LEAVING SAID SOUTH LINE, NORTH 18 DEGREES 14 MINUTES 39 SECONDS EAST, 20.39 FEET TO THE POINT OF BEGINNING,

THEN FROM THE POINT OF BEGINNING, NORTH 83 DEGREES 00 MINUTES 26 SECONDS WEST, 20.39 FEET TO A POINT; THEN NORTH 18 DEGREES 15 MINUTES 32 SECONDS EAST, 299.53 FEET TO A POINT; THEN SOUTH 73 DEGREES 12 MINUTES 16 SECONDS EAST, 40.01 FEET TO A POINT; THEN SOUTH 18 DEGREES 15 MINUTES 32 SECONDS WEST, 292.58 FEET TO A POINT; THEN NORTH 83 DEGREES 00 MINUTES 26 SECONDS WEST, 20.39 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.27 ACRES MORE OR LESS.

TO HAVE AND TO HOLD unto the said grantee, its successors and assigns in fee simple.

IN WITNESS WHEREOF, the said CITY OF HUNTSVILLE, a municipal corporation, has caused these presents to be executed by Thomas M. Battle, Jr. Its Mayor, and attested by _____, its Clerk-Treasurer, both being thereunto duly authorized, on this the _____ day of _____, 2024.

ATTEST:

CITY OF HUNTSVILLE,
a municipal corporation

By _____
Its City Clerk-Treasurer

By _____
Its Mayor

STATE OF ALABAMA

COUNTY OF MADISON

I, the undersigned Notary Public in and for said county and state, hereby certify that Thomas M. Battle, Jr. whose name as Mayor of the City of Huntsville, Alabama, and _____, whose name as Clerk-Treasurer of the City of Huntsville, Alabama, are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, they as such officers and with full authority, executed the same voluntarily for and as the act of said City of Huntsville, Alabama, a municipal corporation.

Given under my hand and official seal, this the _____ day of _____, 2024.

Notary Public

My commission expires: _____

Grantor's Name & Address:

City of Huntsville
308 Fountain Circle
Huntsville, AL 35801

Grantee's Name & Address:

7413 Opportunity, L.L.C.
311 Lincoln Street
Huntsville, AL 35801

Property Address: N/A

Assessed value \$500.00

Date of Sale: _____

This instrument prepared by:

James B. Schrimsher
PO Box 414
Huntsville, AL 35804

Ordinance No. 24-_____ (Cont.)

ADOPTED this the 12th day of September, 2024.

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

APPROVED this the 12th day of September, 2024.

Mayor of the City of
Huntsville, Alabama