



# Huntsville, Alabama

305 Fountain Circle  
Huntsville, AL 35801

## Cover Memo

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**Meeting Type:** City Council Regular Meeting **Meeting Date:** 4/24/2025

**File ID:** TMP-5455

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**Department:** Legal

**Subject:**

**Type of Action:** Approval/Action

Ordinance authorizing the vacation of a Utility and Drainage Easement for HudsonAlpha at Explorer Boulevard, Plat Book 22 Page 54. (HudsonAlpha)

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:** HudsonAlpha at Explorer Boulevard, Plat Book 22 Page 54.

**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 a utility and drainage easement; that the applicant has represented to the City of Huntsville that **HudsonAlpha Institute for Biotechnology**, 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:

THIS INSTRUMENT PREPARED BY:

Katherine Amos Beasley  
Lanier Ford Shaver & Payne, P.C.  
Attorney for Grantor  
2101 W. Clinton Ave., Ste. 102  
Huntsville, AL 35805  
256-535-1100

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(Space Above Line for Use by Recording Office)

STATE OF ALABAMA

COUNTY OF MADISON

QUITCLAIM DEED FOR VACATION OF UTILITY AND DRAINAGE EASEMENT

THIS INDENTURE made and entered into on this 24 day of April, 2025, by and between, CITY OF HUNTSVILLE, an Alabama municipal corporation ("Grantor") and HUDSONALPHA INSTITUTE FOR BIOTECHNOLOGY, an Alabama nonprofit corporation ("Grantee").

WITNESSETH: That the Grantor, for and in consideration of Ten Dollars (\$10.00) in hand paid by Grantee, and other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, does hereby remise, release, quitclaim, and convey unto the Grantee, all of the Grantor's right, title, interest and claim in and to the following described portions of that certain utility and drainage easement situated in the City of Huntsville, County of Madison, State of Alabama, to-wit (the "Easement"):

See Exhibit "A" attached hereto and incorporated herein, and said Easement being depicted in Exhibit "B" attached hereto.

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

IN WITNESS WHEREOF, Grantor has caused this instrument to be duly executed on its behalf by its Mayor and attested by its City Clerk, pursuant to Ordinance No. 25-, as of this the 24 day of April, 2025.

[SIGNATURE PAGE TO FOLLOW]

CITY OF HUNTSVILLE, an Alabama municipal  
corporation

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

ATTEST:

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

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 the instrument, they, as such officers and with full authority, executed the same for and as the act of said municipal corporation on the day the same bears date.

GIVEN under my hand and official seal this the 24 day of April, 2025.

\_\_\_\_\_  
NOTARY PUBLIC  
My commission expires: \_\_\_\_\_

**THIS INSTRUMENT WAS PREPARED SOLELY FROM INFORMATION PROVIDED TO THE DRAFTER. NO TITLE EXAMINATION HAS BEEN PERFORMED AND NO TITLE OPINION ISSUED IN CONNECTION WITH THIS TRANSACTION.**

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: 305 Fountain Circle, P.O. Box 308, Huntsville, Alabama 35801  
Grantee's Address: 601 Genome Way, Huntsville, Alabama 35805  
Property Address: +/- 0.59 acre and +/-0.16 acre portions of that U&D easement lying in  
S36, T3S, R2W and S1, T4S, R2W  
Purchase Price: N/A

**Exhibit "A"**  
**(Legal Description of Vacated Portions of Easement)**

Two tracts of land lying and being in Section 36, Township 3 South, Range 2 West and Section 1, Township 4 South, Range 2 West of the Huntsville Meridian, Madison County, Alabama.

Said tracts being a portion of the property conveyed to Hudson-Alpha Institute for Biotechnology in Document Number 2008-789060 as recorded in the Office of the Judge of Probate for Madison County, Alabama and being more particularly described as follows.

**TRACT 1 – HUDSON-ALPHA – EASEMENT VACATION –**

Commencing at a #4 rebar with a cap stamped "McELROY 15920" found marking the southwest corner of Lot 1 of a resubdivision of Lot 1 of a resubdivision of Lot 1 of a resubdivision of Lots 4 and 5, Block 4, and Lots 1 and 2, Block 5 of parts of Blocks 1, 4, 5 & 6 of Cummings Research Park West, Plat Book 22 Page 54 and other lands as recorded in Document number 20050812000534510 recorded in Document number 20060630000435510 and other lands as recorded in the Office of the Judge of Probate for Madison County Alabama in Document number 2008-000777320 said point marking the north right-of-way of Moquin Drive; thence leaving said right-of-way and along the west boundary of said Lot 1 North 1 Degrees 52 Minutes 55 Seconds East a distance of 25.13 feet to a #5 rebar with a cap Stamped "Garver LLC CA-445-LS" (typical) set, said point being the Point of Beginning of the herein described tract having established grid coordinates of (N) 1537763.66, (E) 397860.88 of the Alabama State Plane Coordinate System Zone East of the North American Datum of 1983 (NAD83),

Thence North 01 Degrees 52 Minutes 55 Seconds East a distance of 1033.61 feet to a #5 rebar set; thence leaving said west boundary North 89 Degrees 56 Minutes 21 Seconds East a distance of 25.01 feet to a #5 rebar set marking the east boundary of an existing 25 foot Utility and Drainage Easement; thence along the east boundary of said existing easement South 01 Degrees 52 Minutes 55 Seconds West a distance of 1031.82 feet to a #5 rebar set marking the north boundary of an existing 25 foot Public Utility and Drainage Easement, said point being on a curve to the right having a radius of 2672.48 feet, a chord of South 85 Degrees 51 minutes 56 Seconds West 25.14 feet; thence leaving said east boundary and along the north boundary of said existing easement an arc distance of 25.14 feet to the Point of Beginning and containing 0.59 acres, more or less.

The above-described tract contains 0.59 (25739.4444 sq. ft.) more or less and is subject to any existing easements and rights-of-way whether or not recorded in the public records.

**TRACT 2 – HUDSON-ALPHA – EASEMENT VACATION –**

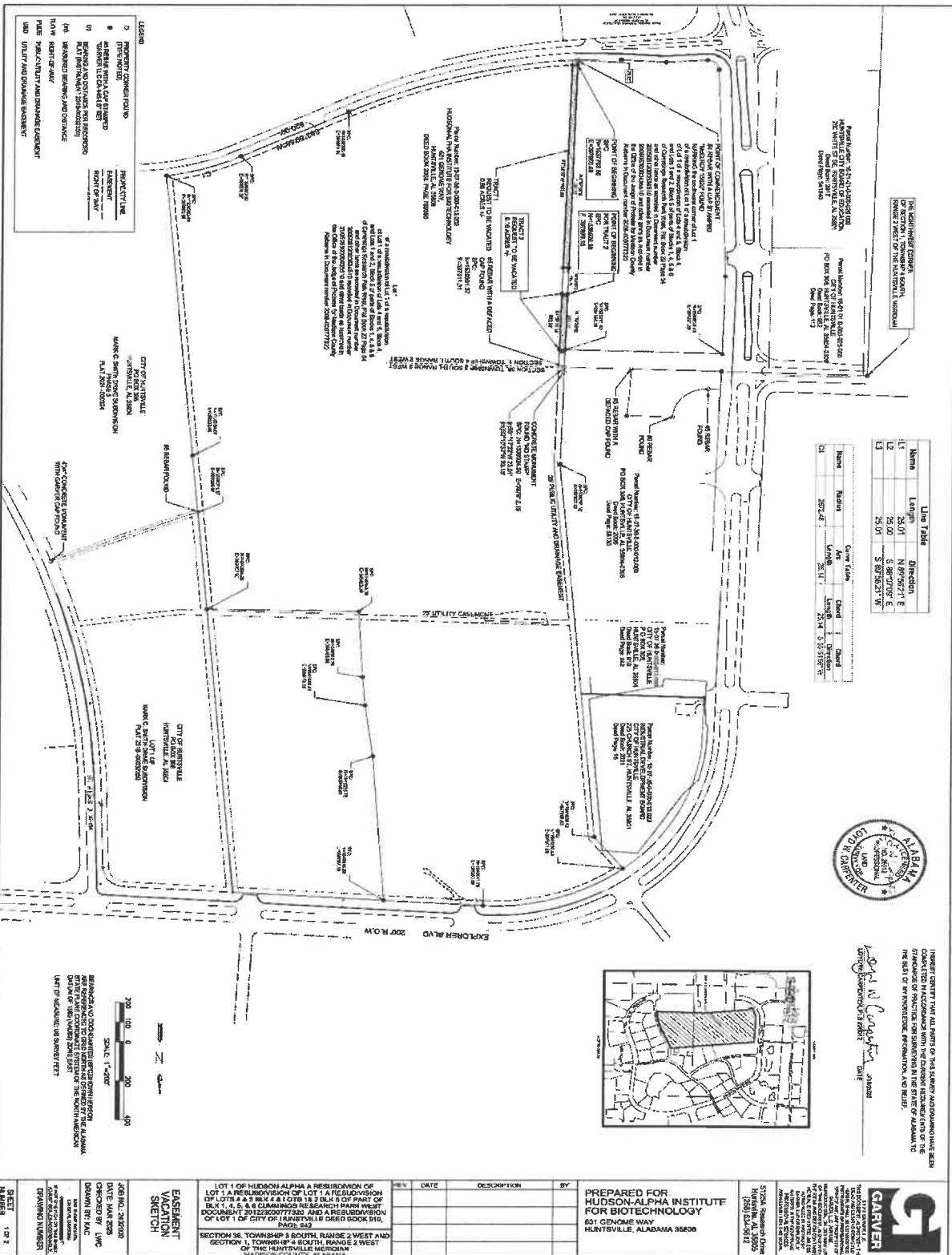
Commencing at a #4 rebar with a cap stamped "McELROY 15920" found marking the southwest corner of Lot 1 of a resubdivision of Lot 1 of a resubdivision of Lot 1 of a resubdivision of Lots 4 and 5, Block 4, and Lots 1 and 2, Block 5 of parts of Blocks 1, 4, 5 & 6 of Cummings Research Park West, Plat Book 22 Page 54 and other lands as recorded in Document number 20050812000534510 recorded in Document number 20060630000435510 and other lands as recorded in the Office of the Judge of Probate for Madison County Alabama in Document number 2008-000777320 said point marking the north right-of-way of Moquin Drive; thence leaving said right-of-way and along the west boundary of said Lot 1 North 1 Degrees 52 Minutes 55 Seconds East a distance of 1190.48 feet to a #5 rebar with a cap Stamped "Garver LLC CA-445-LS" (typical) set, said point being the Point of Beginning of the herein described

tract having established grid coordinates of (N) 1538928.38, (E) 397899.15 of the Alabama State Plane Coordinate System Zone East of the North American Datum of 1983 (NAD83),

Thence North 1 Degrees 52 Minutes 55 Seconds East a distance of 283.18 feet to a #5 rebar set; thence leaving said lot line South 88 Degrees 07 Minutes 09 Seconds East a distance of 25.00 feet to a point on the east boundary of an existing 25 foot Public Utility and Drainage Easement; thence along the east boundary of said existing easement South 1 Degrees 52 Minutes 55 Seconds West a distance of 282.33 feet to a #5 rebar set; thence leaving said easement line South 89 Degrees 56 Minutes 21 Seconds West a distance of 25.01 feet to the Point of Beginning and containing 0.16 acres, more or less.

The above-described tract contains 0.16 (7068.4833 sq. ft.) more or less and is subject to any existing easements and rights-of-way whether or not recorded in the public records.

LWCarpenter 3/16/2025 2:09:45 PM  
WORKSPACE\Glenve\_2912  
L3024716-3432000 | Unsubm On Call Professional Services\Survey\Research\Part 1\CMAR216\_Project Data\CDI | Results\25MAR25\_Comments Re\Audit\Audit Trail\_Judson Alpha\_Consent\Veratlon.dgn



**ADOPTED** this the 24th day of April, 2025.

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

**APPROVED** this the 24th day of April, 2025.

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Mayor of the City of  
Huntsville, Alabama