

**RESOLUTION NO. 24-\_\_\_\_\_**

**BE IT RESOLVED** by the City Council of the City of Huntsville, within the State of Alabama, as follows:

1. That **Habitat for Humanity of Madison County**, is the sole landowner abutting the property hereinafter described, submitted an application for the vacation of a Utility and Drainage Easements and Right-of-way being and lying in Madison County, and being more particularly described as follows (the “Right-of-way” or the “Property”):

**SEE EXHIBIT “A” - “PETITION FOR VACATION OF RIGHT-OF-WAY”**

**SEE EXHIBIT “B” - “DECLARATIONS OF VACATION OF RIGHT-OF-WAY”**

**SEE EXHIBIT “C” – “PUBLIC HEARING NOTICE”**

2. That a public hearing shall be held for purpose of allowing public comments on the proposed vacation of said Utility and Drainage Easements and Right-of-way at Huntsville City Hall in the Council Chamber, located at 305 Fountain Circle, Huntsville, Alabama 35801, at 5:30 p.m. on Thursday, November 21, 2024; and

3. That notice of the vacation of the Utility and Drainage Easements and Right-of-way has been or shall be provided to all adjacent landowners and any known entities with facilities or equipment lying in said Utility and Drainage Easements and Right-of-way in accordance with Section 23-4-1 *et seq.* of the Code of Alabama, 1975, as amended; and

4. That the City Clerk is hereby ordered to have public hearing notice contained in Exhibit “C” attached hereto (“Public Notice”), immediately published in *The Speakin’ Out News* for four consecutive weeks, with said notice to run beginning on October 30, November 6, November 13 and November 20, 2024.

5. It is hereby ordered that copies of the Public Notice shall be posted on bulletin boards located in the Madison County Courthouse and Huntsville City Hall.

**ADOPTED** this the 24th day of October, 2024.

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

**APPROVED** this the 24th day of October, 2024.

\_\_\_\_\_  
Mayor of the City of  
Huntsville, Alabama

STATE OF ALABAMA

EXHIBIT A

COUNTY OF MADISON

**PETITION FOR VACATION OF RIGHT-OF-WAY**

KNOW ALL PERSONS BY THESE PRESENTS:

That the undersigned, Jeremy Foulks, as Execute Director of Habitat for Humanity of Madison County, an Alabama Non-Profit Corporation, ("Owners"), being the Owner of all the lands abutting the portion of public right-of-way described in Exhibit "A" attached hereto and incorporated herein by reference (the "right-of-way"), pursuant to Section 23-4-20 of the Alabama Code of 1975, do hereby petition the City Council of the City of Huntsville, Alabama, to declare the right-of-way vacated and divested out of the public.

The said Owners do further represent and warrant that, after vacation of the right-of-way, convenient means of ingress and egress to and from its properties will be afforded to all other property owners by the remaining public ways dedicated to the public for right-of-way purposes.

Accordingly, the undersigned Owners respectfully petition and request that the City Council of the City of Huntsville, Alabama, give such notices, set and conduct such public hearings, adopt such resolutions and ordinances and take such other actions, all as are necessary to vacate the right-of-way as required by applicable law.

IN WITNESS WHEREOF, the parties hereunder have set their hands and seals as of the dates set forth below.

OWNER:

Habitat for Humanity of Madison County,  
an Alabama Non-Profit Corporation,

By: \_\_\_\_\_

  
Jeremy Foulks,  
As Its: Execute Director

**Exhibit "A"**  
**(Right-of-way to be Vacated)**

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 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 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.

STATE OF ALABAMA

COUNTY OF MADISON

I, the undersigned Notary Public in and for said County and State, hereby certify that Jeremy Foulks, as Executive Director of Habitat for Humanity of Madison County, an Alabama Non-Profit Corporation, is signed to the foregoing petition and who is known to me, acknowledged before me on this day that, being informed of the contents of the petition, he, as such manager and with full authority, executed the same voluntarily for and as the act of said company on the day the same bears date.

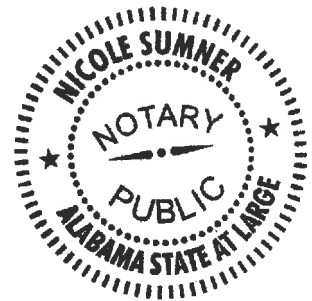
GIVEN under my hand and official seal this the 19 day of August, 2024.



Notary Public

My Commission Expires 07/18/2026

My commission expires: \_\_\_\_\_



## 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.

DRAWN BY: ANB	EXHIBIT A	
FIELD CREW:		
FIELD DATE:	MUNDY MEADOWS PHASE 1 & 2	
OFFICE DATE:	CITY OF HUNTSVILLE, ALABAMA	
CHECKED BY: ASM	SECTION 24, TOWNSHIP 3 SOUTH, RANGE 1 WEST	
SHEET: 3 OF 5		
JOB NO: 21-072		

### 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, 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 60.49 FEET TO A POINT; THENCE, ALONG A CURVE TO THE LEFT, HAVING A DELTA ANGLE OF 82 DEGREES 56 MINUTES 49 SECONDS, HAVING A RADIUS OF 55.00 FEET, AND HAVING A CHORD BEARING NORTH 34 DEGREES 31 MINUTES 10 SECONDS WEST FOR A DISTANCE OF 72.85 FEET TO A POINT; THENCE, NORTH 01 DEGREES 44 MINUTES 29 SECONDS EAST FOR A DISTANCE OF 1.27 FEET TO A POINT; THENCE, SOUTH 88 DEGREES 15 MINUTES 31 SECONDS EAST FOR A DISTANCE OF 102.15 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 (5588 SQUARE FEET) MORE OR LESS.

DRAWN BY: ANB

FIELD CREW:

FIELD DATE:

OFFICE DATE:

CHECKED BY: ASM

SHEET: 4 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



## 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.

DRAWN BY: ANB	EXHIBIT A	
FIELD CREW:		
FIELD DATE:	MUNDY MEADOWS PHASE 1 & 2	
OFFICE DATE:	CITY OF HUNTSVILLE, ALABAMA	
CHECKED BY: ASM	SECTION 24, TOWNSHIP 3 SOUTH, RANGE 1 WEST	
SHEET: 5 OF 5		
JOB NO: 21-072		

STATE OF ALABAMA     )

EXHIBIT B

COUNTY OF MADISON    )

**DECLARATION OF VACATION OF EASEMENT & RIGHT-OF-WAY**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, HABITAT FOR HUMANITY OF MADISON COUNTY, an Alabama Non-Profit Corporation, desire for the City of Huntsville, an Alabama municipal corporation, to vacate that certain utility and drainage easement and Right-of-way (the "Easement") hereinafter described, pursuant to Ala. Code 1975, Section 23-4-20, and says as follows:

1. That HABITAT FOR HUMANITY OF MADISON COUNTY, an Alabama Non-Profit Corporation, are the owners of all the land abutting the hereinafter described Easement; and

2. That the retention of said Easement will not benefit the City of Huntsville, Alabama, and the vacation of said Easement will not detrimentally affect the interest of the City of Huntsville or the public; and

3. That the said Easement hereinafter described is situated within the corporate limits of the City of Huntsville and was, upon information and belief, previously conveyed to the City of Huntsville; and

4. That the City of Huntsville will acquire a new easement upon future development and platting of such property, if necessary, such that a new and adequate easement will be available to the City of Huntsville in place of the hereinafter described Easement in compliance with the City's ordinances for private subdivisions; and

5. That said Easement is not needed for any purpose or to serve any other property owners of the City of Huntsville; and

6. That all persons, firms or corporations owning or claiming any interest in the property abutting said Easement have consented to such vacation; and

NOW THEREFORE, the undersigned, HABITAT FOR HUMANITY OF MADISON COUNTY, an Alabama Non-Profit Corporation, as the owners of all property abutting the said Easement hereinafter described, do hereby petition and urge that the Huntsville City Council adopt a resolution hereby declaring the Easement vacated and assenting to the vacation of the following described Easement, being described as follows:

**SEE ATTACHED EXHIBIT "A" ATTACHED HERETO.**

[SIGNATURES ON FOLLOWING PAGE.]



IN WITNESS WHEREOF, the undersigned owner of all property abutting said  
easement hereinabove described has caused this instrument to be executed on this day of  
August 19, 2024

HABITAT FOR HUMANITY OF  
MADISON COUNTY, an Alabama  
Non-Profit Corporation

By: [Signature]  
Jeremy Foulks  
As its: Execute Director

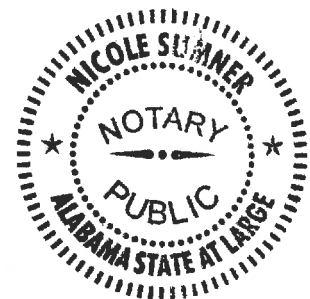
STATE OF ALABAMA

COUNTY OF MADISON

I, the undersigned Notary Public in and for said County and State, hereby certify  
that Landon D. McLain and Lindsey C. McLain, husband and wife, whose names are  
signed to the foregoing declaration and who are known to me, acknowledged before me on  
this day that, being informed of the contents of the declaration, they, executed the same  
voluntarily for and as the act of said company on the day the same bears date.

GIVEN under my hand and official seal this the 19 day of  
August, 2024.

[Signature]  
Notary Public  
My commission expires: My Commission Expires 07/18/2026



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 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 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.

STATE OF ALABAMA     )

COUNTY OF MADISON    )

**DECLARATION OF VACATION OF EASEMENT & RIGHT-OF-WAY**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, HABITAT FOR HUMANITY OF MADISON COUNTY, an Alabama Non-Profit Corporation, desire for the City of Huntsville, an Alabama municipal corporation, to vacate that certain utility and drainage easement and Right-of-way (the "Easement") hereinafter described, pursuant to Ala. Code 1975, Section 23-4-20, and says as follows:

1. That HABITAT FOR HUMANITY OF MADISON COUNTY, an Alabama Non-Profit Corporation, are the owners of all the land abutting the hereinafter described Easement; and

2. That the retention of said Easement will not benefit the City of Huntsville, Alabama, and the vacation of said Easement will not detrimentally affect the interest of the City of Huntsville or the public; and

3. That the said Easement hereinafter described is situated within the corporate limits of the City of Huntsville and was, upon information and belief, previously conveyed to the City of Huntsville; and

4. That the City of Huntsville will acquire a new easement upon future development and platting of such property, if necessary, such that a new and adequate easement will be available to the City of Huntsville in place of the hereinafter described Easement in compliance with the City's ordinances for private subdivisions; and

5. That said Easement is not needed for any purpose or to serve any other property owners of the City of Huntsville; and

6. That all persons, firms or corporations owning or claiming any interest in the property abutting said Easement have consented to such vacation; and

NOW THEREFORE, the undersigned, HABITAT FOR HUMANITY OF MADISON COUNTY, an Alabama Non-Profit Corporation, as the owners of all property abutting the said Easement hereinafter described, do hereby petition and urge that the Huntsville City Council adopt a resolution hereby declaring the Easement vacated and assenting to the vacation of the following described Easement, being described as follows:

**SEE ATTACHED EXHIBIT "A" ATTACHED HERETO.**

[SIGNATURES ON FOLLOWING PAGE.]

IN WITNESS WHEREOF, the undersigned owner of all property abutting said easement hereinabove described has caused this instrument to be executed on this day of August 19, 2024.

HABITAT FOR HUMANITY OF  
MADISON COUNTY, an Alabama  
Non-Profit Corporation

By: [Signature]  
Jeremy Foulks  
As its: Executive Director

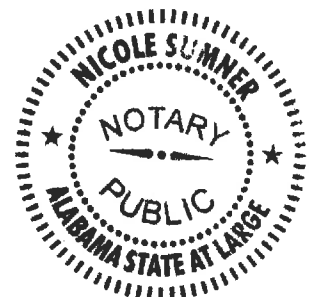
STATE OF ALABAMA

COUNTY OF MADISON

I, the undersigned Notary Public in and for said County and State, hereby certify that Landon D. McLain and Lindsey C. McLain, husband and wife, whose names are signed to the foregoing declaration and who are known to me, acknowledged before me on this day that, being informed of the contents of the declaration, they, executed the same voluntarily for and as the act of said company on the day the same bears date.

GIVEN under my hand and official seal this the 19 day of August, 2024.

[Signature]  
Notary Public  
My commission expires: My Commission Expires 07/18/2026



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 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 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.

STATE OF ALABAMA     )

COUNTY OF MADISON    )

**DECLARATION OF VACATION OF EASEMENT & RIGHT-OF-WAY**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, HABITAT FOR HUMANITY OF MADISON COUNTY, an Alabama Non-Profit Corporation, desire for the City of Huntsville, an Alabama municipal corporation, to vacate that certain utility and drainage easement and Right-of-way (the "Easement") hereinafter described, pursuant to Ala. Code 1975, Section 23-4-20, and says as follows:

1. That HABITAT FOR HUMANITY OF MADISON COUNTY, an Alabama Non-Profit Corporation, are the owners of all the land abutting the hereinafter described Easement; and

2. That the retention of said Easement will not benefit the City of Huntsville, Alabama, and the vacation of said Easement will not detrimentally affect the interest of the City of Huntsville or the public; and

3. That the said Easement hereinafter described is situated within the corporate limits of the City of Huntsville and was, upon information and belief, previously conveyed to the City of Huntsville; and

4. That the City of Huntsville will acquire a new easement upon future development and platting of such property, if necessary, such that a new and adequate easement will be available to the City of Huntsville in place of the hereinafter described Easement in compliance with the City's ordinances for private subdivisions; and

5. That said Easement is not needed for any purpose or to serve any other property owners of the City of Huntsville; and

6. That all persons, firms or corporations owning or claiming any interest in the property abutting said Easement have consented to such vacation; and

NOW THEREFORE, the undersigned, HABITAT FOR HUMANITY OF MADISON COUNTY, an Alabama Non-Profit Corporation, as the owners of all property abutting the said Easement hereinafter described, do hereby petition and urge that the Huntsville City Council adopt a resolution hereby declaring the Easement vacated and assenting to the vacation of the following described Easement, being described as follows:

**SEE ATTACHED EXHIBIT "A" ATTACHED HERETO.**

[SIGNATURES ON FOLLOWING PAGE.]

IN WITNESS WHEREOF, the undersigned owner of all property abutting said  
easement hereinabove described has caused this instrument to be executed on this day of  
August 19, 2024.

HABITAT FOR HUMANITY OF  
MADISON COUNTY, an Alabama  
Non-Profit Corporation

By: [Signature]  
Jeremy Foulks  
As its: Execute Director

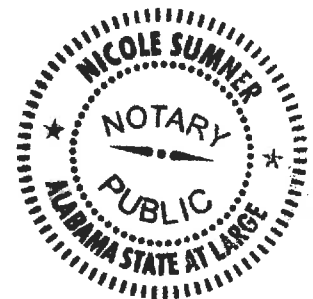
STATE OF ALABAMA  
COUNTY OF MADISON

I, the undersigned Notary Public in and for said County and State, hereby certify  
that Jeremy Foulks, as Execute Director of Habitat for Humanity of Madison County, an  
Alabama Non-Profit Corporation, whose names are signed to the foregoing declaration and  
who are known to me, acknowledged before me on this day that, being informed of the  
contents of the declaration, they, executed the same voluntarily for and as the act of said  
company on the day the same bears date.

GIVEN under my hand and official seal this the 19 day of  
August, 2024.

[Signature]  
Notary Public

My commission expires: My Commission Expires 07/18/2026



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 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 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.

**(Public Hearing Notice to be Published)**

In accordance with Section 23-4-1 et seq. of the Code of Alabama, 1975, as amended, you are hereby notified of a public hearing to be held at Huntsville City Hall in the Council Chamber, located at 305 Fountain Circle, Huntsville, Alabama 35801, at 5:30 p.m. on Thursday, November 21, 2024.

The purpose of the hearing is to receive public comments on an application submitted by the City of Huntsville for the vacation of a portion of a Right-of-way which is in Mundy Meadow Subdivision Phase 1 and 2, which is more particularly described as follows:

**Legal Description of Right-of-Way**

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 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 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.

This notice is being sent by United States mail at least 30 days prior to the scheduled hearing to all abutting owners, if any, and to all entities know to have facilities or equipment within the public Right-of-way or Utility and Drainage Easement of the street to be vacated, as their names and addresses appear on roll in the Madison County Revenue Commissioner's office or Madison County Tax Assessor's office, and shall be posted at the Madison County Courthouse and at Huntsville City Hall. Any citizen alleging to be affected by the proposed vacation may submit a written objection to the City Council or may request an opportunity to be heard at the public hearing held as required by law, any such objection or request may be directed to: Attn: Thomas Nunez, City Planning Department, 305 Fountain Circle, 4th Floor, Huntsville, Alabama 35801 or [thomas.nunez@huntsvilleal.gov](mailto:thomas.nunez@huntsvilleal.gov).

## RESOLUTION NO. 24-\_\_\_\_\_

**BE IT RESOLVED** by the City Council of the City of Huntsville, within the State of Alabama, as follows:

1. That HABITAT FOR HUMANITY OF MADISON COUNTY, is the sole landowner abutting the property hereinafter described, made application for the vacation of that certain Utility and Drainage Easements and Right-of-Way more particularly described as follows (the "Utility and Drainage Easements and Right-of-Way" or the "Property"):

See Exhibit "A" attached hereto and incorporated herein.

2. That notice of the vacation of the Utility and Drainage Easements and Right-of-Way has been given as required by Section 23-4-1 et seq. of the Code of Alabama, 1975, as amended, and a public hearing held for purposes of allowing public comments on the proposed vacation before the City Council.

3. That after vacation of the designated Utility and Drainage Easements and Right-of-Way and all public rights therein, convenient and reasonable means of ingress and egress to and from the respective property will be afforded to all property owners owning property in or near the Utility and Drainage Easements and Right-of-Way by the remaining streets, avenues, and highways.

4. That in the judgment and opinion of the City Council of the City of Huntsville that it is in the public interest and necessary and expedient that the City vacate the designated Utility and Drainage Easements and Right-of-Way and that the vacation of the designated Utility and Drainage Easements and Right-of-Way is in the best interests of the citizens of the City in that same will contribute to the health and general welfare of the citizens of the City of Huntsville, Alabama.

5. That the filing of the resolution with the Judge of Probate of Madison County, Alabama, shall operate as a declaration of the City's vacation of the Utility and Drainage Easements and Right-of-Way as described herein and shall divest all public rights and liabilities, including any rights which may have been acquired by prescription, in that part of the Utility and Drainage Easements and Right-of-Way. Title and all public rights shall vest in the abutting landowners, Habitat for Humanity of Madison County.

6. That notice of this resolution shall be published in The Speakin' Out News no later than fourteen (14) days from the date hereof.

**NOW THEREFORE**, be it resolved by the City Council of the City of Huntsville that they do hereby assent to the said vacation of the herein described Utility and Drainage Easements and Right-of-Way and the same is hereby vacated and annulled and all public rights therein divested of the Property.

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

---

President of the City Council  
City of Huntsville, Alabama

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

---

TOMMY BATTLE  
Mayor of the City of Huntsville, Alabama

**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

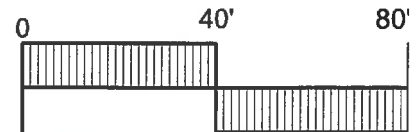
21

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





## 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.

DRAWN BY: ANB	EXHIBIT A	
FIELD CREW:		
FIELD DATE:	MUNDY MEADOWS PHASE 1 & 2	
OFFICE DATE:	CITY OF HUNTSVILLE, ALABAMA	
CHECKED BY: ASM	SECTION 24, TOWNSHIP 3 SOUTH, RANGE 1 WEST	
SHEET: 3 OF 5		
JOB NO: 21-072		

### 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, 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 60.49 FEET TO A POINT; THENCE, ALONG A CURVE TO THE LEFT, HAVING A DELTA ANGLE OF 82 DEGREES 56 MINUTES 49 SECONDS, HAVING A RADIUS OF 55.00 FEET, AND HAVING A CHORD BEARING NORTH 34 DEGREES 31 MINUTES 10 SECONDS WEST FOR A DISTANCE OF 72.85 FEET TO A POINT; THENCE, NORTH 01 DEGREES 44 MINUTES 29 SECONDS EAST FOR A DISTANCE OF 1.27 FEET TO A POINT; THENCE, SOUTH 88 DEGREES 15 MINUTES 31 SECONDS EAST FOR A DISTANCE OF 102.15 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 (5588 SQUARE FEET) MORE OR LESS.

DRAWN BY: ANB	EXHIBIT A	
FIELD CREW:		
FIELD DATE:	MUNDY MEADOWS PHASE 1 & 2	
OFFICE DATE:	CITY OF HUNTSVILLE, ALABAMA	
CHECKED BY: ASM	SECTION 24, TOWNSHIP 3 SOUTH, RANGE 1 WEST	
SHEET: 4 OF 5		
JOB NO: 21-072		

**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.

DRAWN BY: ANB	EXHIBIT A	
FIELD CREW:		
FIELD DATE:	MUNDY MEADOWS PHASE 1 & 2	
OFFICE DATE:	CITY OF HUNTSVILLE, ALABAMA	
CHECKED BY: ASM	SECTION 24, TOWNSHIP 3 SOUTH, RANGE 1 WEST	
SHEET: 5 OF 5		
JOB NO: 21-072		

**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'

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

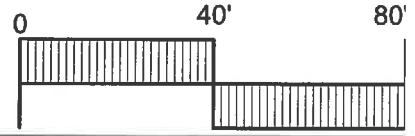
EX 10.0' PUDE  
PB 32 PG 81

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

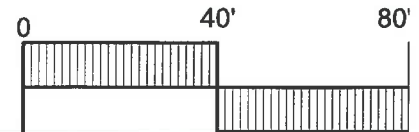
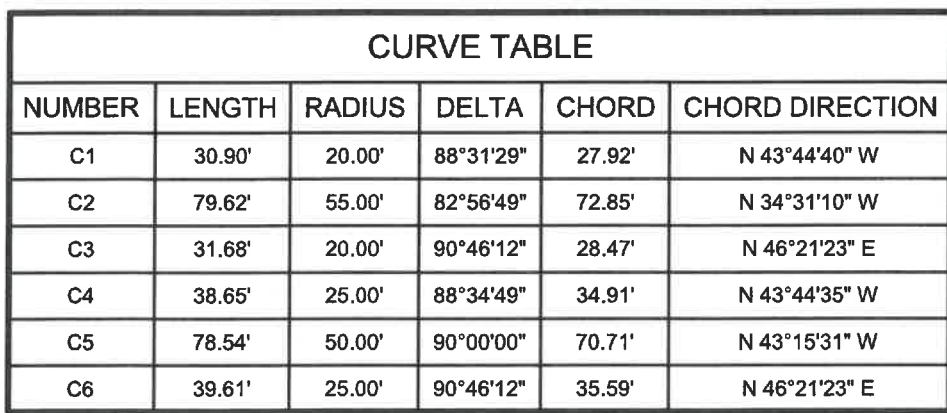
### EXHIBIT A

## 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