



# Huntsville, Alabama

305 Fountain Circle  
Huntsville, AL 35801

## Cover Memo

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**Meeting Type:** City Council Regular Meeting **Meeting Date:** 3/27/2025

**File ID:** TMP-5321

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**Department:** Legal

**Subject:**

**Type of Action:** Approval/Action

Ordinance authorizing the vacation of a Utility and Drainage Easement in Watson Grande Preserve Phase 6 Subdivision, for Lot 43, Summer Breeze Circle (Cul-de-sac) off of Watson Grande Way. (JWE Properties)

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 43, Summer Breeze Circle (Cul-de-sac) off of Watson Grande Way

**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 **JWE Properties, 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 the undersigned **CITY OF HUNTSVILLE**, an Alabama municipal corporation, hereinafter referred to as Grantor, in consideration of the sum of Ten Dollars (\$10.00) in hand paid by **JWE PROPERTIES, LLC**, an Alabama limited liability company, hereinafter referred to as Grantee, and other good and valuable considerations, 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 real estate situated in the City of Huntsville, County of Madison, State of Alabama, to-wit:

**SEE EXHIBITS A and B ATTACHED HERETO.**

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

**IN WITNESS WHEREOF**, Grantor has caused this quitclaim to be signed in its behalf by its Mayor and attested by its City Clerk, this the 27th day of March, 2025.

**CITY OF HUNTSVILLE, ALABAMA,**  
a 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, Alabama, a municipal corporation are signed to the foregoing document, 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 corporation on the day the same bears day.

GIVEN under my hand and official seal this the 27th day of March, 2025.

\_\_\_\_\_  
Notary Public

THIS INSTRUMENT PREPARED BY:  
2 The Point, Inc.  
8624 Memorial Parkway SW  
Huntsville, AL 35802  
256.539.9426

**EXHIBIT A**  
**LOT 43**

STATE OF ALABAMA     )  
MADISON COUNTY     )

10' PUBLIC UTILITY AND DRAINAGE EASEMENT VACATION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 2 EAST OF THE HUNTSVILLE MERIDIAN, MADISON COUNTY, ALABAMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" CIPF (PLS 35345) MARKING THE NORTHWEST CORNER OF LOT 42 OF THE FINAL PLAT OF "WATSON GRANDE PRESERVE PHASE 6 AT McMULLEN COVE" AS RECORDED IN PLAT BOOK 2023 PAGE 263, IN THE OFFICE OF THE JUDGE OF PROBATE OF MADISON COUNTY, ALABAMA AND MARKING THE NORTHEAST CORNER OF LOT 43 OF THE MINOR PLAT OF "WATSON GRANDE PRESERVE PHASE 8 AT McMULLEN COVE" AS RECORDED IN PLAT BOOK 2025 PAGE 38, IN SAID OFFICE OF PROBATE AND ALSO LYING ON THE SOUTH RIGHT-OF-WAY MARGIN OF WATSON GRANDE WAY (40' PRIVATE ROW); THENCE, LEAVING SAID MARGIN AND ALONG THE EAST RIGHT-OF-WAY MARGIN OF SUMMER BREEZE CIRCLE (50' PRIVATE ROW); THENCE, ALONG SAID EAST MARGIN, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 40.26 FEET, A CHORD BEARING OF SOUTH 48 DEGREES 24 MINUTES 35 SECONDS WEST, 33.80 FEET TO A POINT; THENCE, ALONG SAID MARGIN, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 201.80 FEET, A CHORD BEARING OF NORTH 73 DEGREES 38 MINUTES 01 SECOND WEST, 90.17 FEET TO A POINT; THENCE, ALONG SAID MARGIN, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 39.03 FEET, A CHORD BEARING OF NORTH 13 DEGREES 54 MINUTES 58 SECONDS WEST, 33.12 FEET TO A POINT LYING ON THE WEST RIGHT-OF-WAY MARGIN OF SAID SUMMER BREEZE CIRCLE; THENCE, LEAVING SAID WEST MARGIN AND ALONG THE SOUTH RIGHT-OF-WAY MARGIN OF SAID GRAND WATSON GRANDE WAY (40' PRIVATE ROW), NORTH 69 DEGREES 47 MINUTES 34 SECONDS WEST, 0.20 FEET TO A 5/8" CIPF (PLS 35345); THENCE, LEAVING SAID MARGINE OF SAID GRANDE WATSON GRANDE WAY, SOUTH 16 DEGREES 07 MINUTES 12 SECONDS WEST, 10.04 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET, AN ARC LENGTH OF 5.49 FEET, A CHORD BEARING OF SOUTH 51 DEGREES 09 MINUTES 53 SECONDS EAST, 5.42 FEET TO A POINT OF BEGINNING AND HAVING STATE PLANE COORDINATES (EAST ZONE, NAD '83) OF NORTH: 1,531,837.84', EAST: 466,627.69';

THENCE, FROM THE POINT OF BEGINNING, SOUTH 16 DEGREES 07 MINUTES 12 SECONDS WEST, 18.96 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET, AN ARC LENGTH OF 39.56 FEET, A CHORD BEARING OF SOUTH 16 DEGREES 07 MINUTES 12 SECONDS WEST, 38.84 FEET TO A POINT; THENCE SOUTH 16 DEGREES 07 MINUTES 12 SECONDS WEST, 1772.74 FEET TO A POINT; THENCE NORTH 21 DEGREES 52 MINUTES 01 SECOND WEST, 16.25 FEET TO A POINT; THENCE NORTH 16 DEGREES 07 MINUTES 12 SECONDS EAST, 1820.20 FEET TO A POINT; THENCE SOUTH 69 DEGREES 45 MINUTES 48 SECONDS EAST, 4.40 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET, AN ARC LENGTH OF 6.10 FEET, A CHORD BEARING OF SOUTH 52 DEGREES 55 MINUTES 09 SECONDS EAST, 6.01 FEET TO A POINT;

CONTAINING 0.42 ACRES (18,175 SQUARE FEET), MORE OR LESS.

**POINT OF COMMENCEMENT  
EASEMENT VACATION #2  
NW CORNER OF LOT 42 /  
NE CORNER OF LOT 43**

N: 1531815.68'  
E: 426746.22'

**EXHIBIT B**

WATSON GRANDE WAY  
(40' PRIVATE ROW)  
SUMMER BREEZE CIRCLE  
(50' PRIVATE ROW)

**GENERAL NOTES:**

1. NORTH ARROW AND COORDINATES AS SHOWN HEREON ARE BASED ON ALABAMA STATE PLANE COORDINATE SYSTEM EAST ZONE, NAD '83.
2. ALL MEASUREMENTS SHOWN ARE TO U.S. STANDARDS.
3. SOURCES OF INFORMATION: PB 2023 PG 263 WATSON GRANDE PRESERVE PH 6  
PB 2025 PG 38 WATSON GRANDE PRESERVE PH 8

**POINT OF BEGINNING  
EASEMENT  
VACATION #2**

N: 1531837.84'  
E: 426627.69'

SF-2

DO NOT DISTURB

503.29'

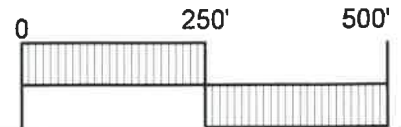
173.19'

PUDE EASEMENT  
VACATION  
±0.42 ACRES  
(18,175 SQ FT)

43

42

TRACT 1A  
353.65 ACRES ±



DRAWN BY: JCB	<b>LOT 43 EASEMENT VACATION EXHIBIT B</b>	<p><b>2 THE POINT INCORPORATED</b></p>
FIELD CREW: BJ	<b>WATSON GRANDE PRESERVE PH 8</b>	
FIELD DATE: 01.27.25	<b>AT MCMULLEN COVE</b>	
OFFICE DATE: 02.27.25	PLAT BOOK 2025 PAGE 38	
CHECKED BY: ASM	CITY OF HUNTSVILLE, ALABAMA	
SHEET: 2 OF 2	<b>SECTION 7, TOWNSHIP 4 SOUTH, RANGE 2 EAST</b>	
JOB NO: 21-093		

**ADOPTED** this the 27th day of March, 2025.

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

**APPROVED** this the 27th day of March, 2025.

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Mayor of the City of  
Huntsville, Alabama