



Huntsville, Alabama

305 Fountain Circle
Huntsville, AL 35801

Cover Memo

Meeting Type: City Council Regular Meeting **Meeting Date:** 2/12/2026

File ID: TMP-6536

Department: Legal

Subject:

Type of Action: Approval/Action

Ordinance authorizing the vacation of a Utility and Drainage Easement in Lot 18 of Monte Sano Cove Phase 2 Subdivision. (Prishtina)

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 18 of Monte Sano Cove Phase 2 Subdivision

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

Additional Comments:

ORDINANCE NO. 26-_____

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 utility and drainage easements; that the applicants have represented to the City of Huntsville that **Bardhyl Prishtina and Flora Prishtina**, are the owners of the property across which said easements lie; that said easements, or the portions being vacated, are not presently used and are 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 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 **BARDHYL PRISHTINA AND FLORA PRISHTINA**, husband and wife, 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-1, A-2, A-3, B-1, B-2 and B-3 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 12th day of February, 2026.

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 12th day of February, 2026.

Notary Public

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

EXHIBIT A-1

STATE OF ALABAMA)
MADISON COUNTY)

10' UTILITY EASEMENT VACATION #1 (DRAINAGE EASEMENT TO REMAIN)

A PARCEL OF LAND BEING LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 1 EAST OF THE HUNTSVILLE MERIDIAN, MADISON COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" CAPPED IRON PIN (2TP) LYING ON THE NORTHEAST RIGHT-OF-WAY MARGIN OF MONTE SANO COVE ROAD (46' PUBLIC RIGHT-OF-WAY) AND HAVING STATE PLANE COORDINATES (EAST ZONE, NAD '83) OF NORTH: 1,530,425.17', EAST: 458,640.54' AND BEING FURTHER DESCRIBED AS LYING NORTH 48 DEGREES 52 MINUTES 49 SECONDS WEST, 118.43 FEET FROM THE SOUTH CORNER OF LOT 18 OF THE FINAL PLAT OF "MONTE SANO COVE PHASE 2" AS RECORDED IN PLAT BOOK 2025 PAGE 312, IN THE OFFICE OF THE JUDGE OF PROBATE OF MADISON COUNTY, ALABAMA; THENCE NORTH 36 DEGREES 15 MINUTES 07 SECONDS EAST, 142.06 FEET TO THE POINT OF BEGINNING;

THENCE, FROM THE POINT OF BEGINNING, NORTH 27 DEGREES 45 MINUTES 14 SECONDS WEST, 4.13 FEET TO A POINT; THENCE NORTH 56 DEGREES 39 MINUTES 00 SECONDS WEST, 1.29 FEET TO A POINT; THENCE NORTH 36 DEGREES 15 MINUTES 07 SECONDS EAST, 10.01 FEET TO A POINT; THENCE SOUTH 56 DEGREES 39 MINUTES 00 SECONDS EAST, 3.36 FEET TO A POINT; THENCE SOUTH 27 DEGREES 45 MINUTES 14 SECONDS EAST, 7.39 FEET TO A POINT; THENCE SOUTH 36 DEGREES 15 MINUTES 07 SECONDS WEST, 11.13 FEET TO A POINT; THENCE NORTH 27 DEGREES 45 MINUTES 14 SECONDS WEST, 5.56 FEET TO THE POINT OF BEGINNING AND CONTAINING 109 SQUARE FEET, MORE OR LESS.

EXHIBIT A-2

STATE OF ALABAMA)
MADISON COUNTY)

10' UTILITY AND DRAINAGE EASEMENT VACATION #2

A PARCEL OF LAND BEING LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 1 EAST OF THE HUNTSVILLE MERIDIAN, MADISON COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" CAPPED IRON PIN (2TP) LYING ON THE NORTHEAST RIGHT-OF-WAY MARGIN OF MONTE SANO COVE ROAD (46' PUBLIC RIGHT-OF-WAY) AND HAVING STATE PLANE COORDINATES (EAST ZONE, NAD '83) OF NORTH: 1,530,425.17', EAST: 458,640.54' AND BEING FURTHER DESCRIBED AS LYING NORTH 48 DEGREES 52 MINUTES 49 SECONDS WEST, 118.43 FEET FROM THE SOUTH CORNER OF LOT 18 OF THE FINAL PLAT OF "MONTE SANO COVE PHASE 2" AS RECORDED IN PLAT BOOK 2025 PAGE 312, IN THE OFFICE OF THE JUDGE OF PROBATE OF MADISON COUNTY, ALABAMA; THENCE NORTH 36 DEGREES 15 MINUTES 07 SECONDS EAST, 10.00 FEET TO THE POINT OF BEGINNING;

THENCE, FROM THE POINT OF BEGINNING, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 354.00 FEET, AN ARC LENGTH OF 5.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 53 DEGREES 57 MINUTES 00 SECONDS WEST, 5.00 FEET TO POINT; THENCE NORTH 36 DEGREES 15 MINUTES 07 SECONDS EAST, 133.82 FEET TO A POINT; THENCE SOUTH 56 DEGREES 39 MINUTES 00 SECONDS EAST, 1.29 FEET TO A POINT; THENCE SOUTH 27 DEGREES 45 MINUTES 14 SECONDS EAST, 9.69 FEET TO A POINT; THENCE SOUTH 36 DEGREES 15 MINUTES 07 SECONDS WEST, 129.64 FEET TO POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 354.00 FEET, AN ARC LENGTH OF 5.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 53 DEGREES 32 MINUTES 43 SECONDS WEST, 5.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.03 ACRES (1,320 SQ FT), MORE OR LESS.

EXHIBIT A-3

STATE OF ALABAMA)
MADISON COUNTY)

10' UTILITY AND DRAINAGE EASEMENT VACATION #3

A PARCEL OF LAND BEING LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 1 EAST OF THE HUNTSVILLE MERIDIAN, MADISON COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

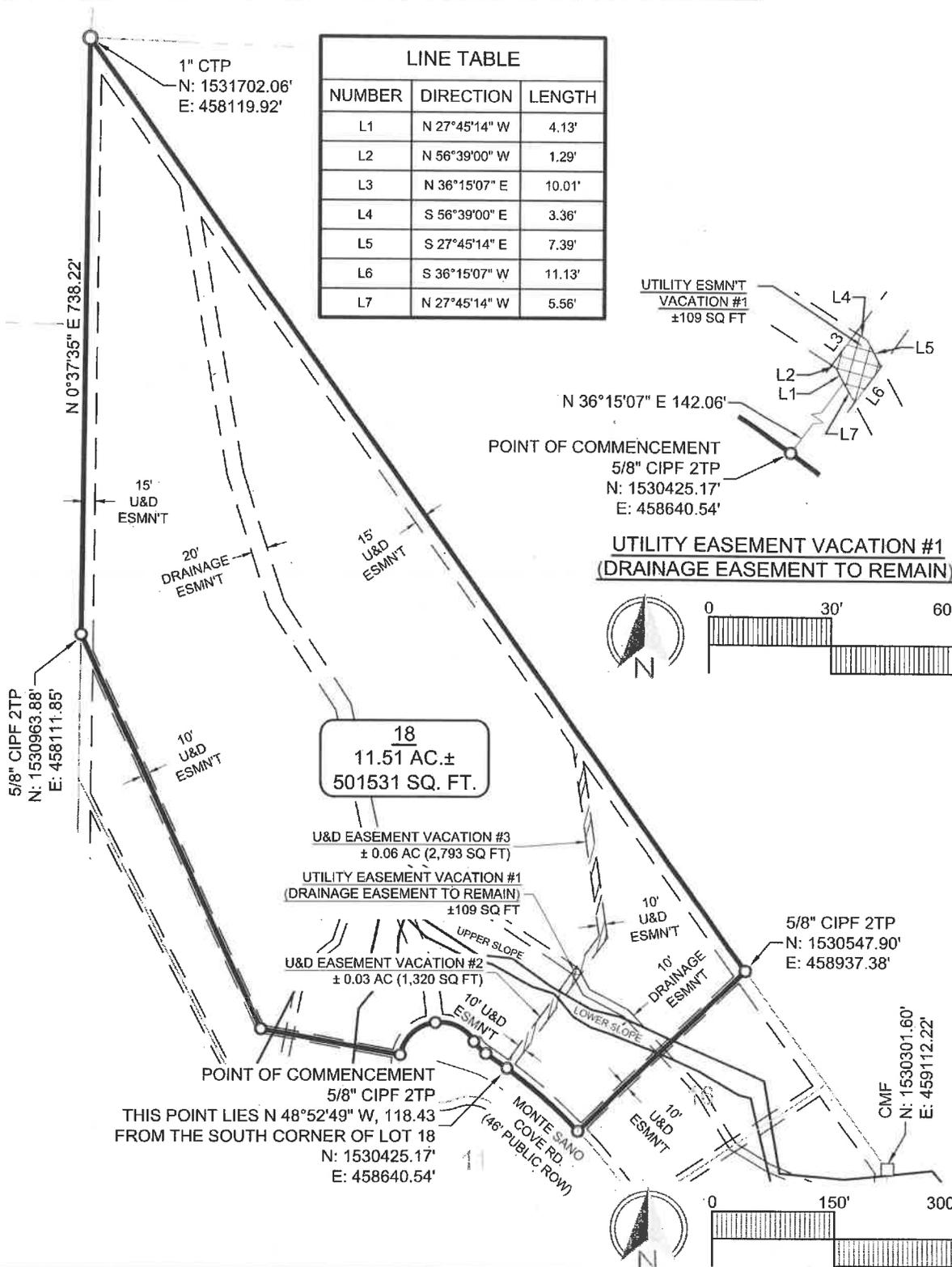
COMMENCING AT A 5/8" CAPPED IRON PIN (2TP) LYING ON THE NORTHEAST RIGHT-OF-WAY MARGIN OF MONTE SANO COVE ROAD (46' PUBLIC RIGHT-OF-WAY) AND HAVING STATE PLANE COORDINATES (EAST ZONE, NAD '83) OF NORTH: 1,530,425.17', EAST: 458,640.54' AND BEING FURTHER DESCRIBED AS LYING NORTH 48 DEGREES 52 MINUTES 49 SECONDS WEST, 118.43 FEET FROM THE SOUTH CORNER OF LOT 18 OF THE FINAL PLAT OF "MONTE SANO COVE PHASE 2" AS RECORDED IN PLAT BOOK 2025 PAGE 312, IN THE OFFICE OF THE JUDGE OF PROBATE OF MADISON COUNTY, ALABAMA; THENCE NORTH 36 DEGREES 15 MINUTES 07 SECONDS EAST, 153.18 FEET TO THE POINT OF BEGINNING;

THENCE, FROM THE POINT OF BEGINNING, NORTH 27 DEGREES 45 MINUTES 14 SECONDS WEST, 1.83 FEET TO A POINT; THENCE NORTH 56 DEGREES 39 MINUTES 00 SECONDS WEST, 3.36 FEET TO A POINT; THENCE NORTH 36 DEGREES 15 MINUTES 07 SECONDS EAST, 48.17 FEET TO A POINT; THENCE NORTH 08 DEGREES 00 MINUTES 21 SECONDS WEST, 235.74 FEET TO A POINT; THENCE SOUTH 35 DEGREES 18 MINUTES 32 SECONDS EAST, 21.80 FEET TO A POINT; THENCE SOUTH 08 DEGREES 00 MINUTES 21 SECONDS EAST, 220.44 FEET TO A POINT; THENCE SOUTH 36 DEGREES 15 MINUTES 07 SECONDS WEST, 55.31 FEET TO A POINT; THENCE NORTH 27 DEGREES 45 MINUTES 14 SECONDS WEST, 5.56 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.06 ACRES (2,792 SQ FT), MORE OR LESS.

EXHIBIT B-1

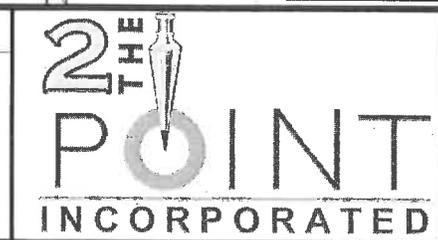
UPPER SLOPE LOT TABLE				
LOT NO.	SQUARE FEET	MAX. IMPERVIOUS COVER (10%)	MAX. TOTAL BUILDING AREA (8%)	MAX. DISTURBED AREA (20%)
18	501,531 SF	50,153 SF	40,122 SF	100,306 SF

LINE TABLE		
NUMBER	DIRECTION	LENGTH
L1	N 27°45'14" W	4.13'
L2	N 56°39'00" W	1.29'
L3	N 36°15'07" E	10.01'
L4	S 56°39'00" E	3.36'
L5	S 27°45'14" E	7.39'
L6	S 36°15'07" W	11.13'
L7	N 27°45'14" W	5.56'



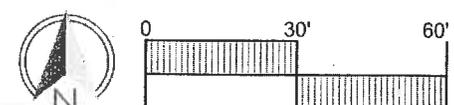
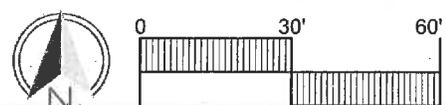
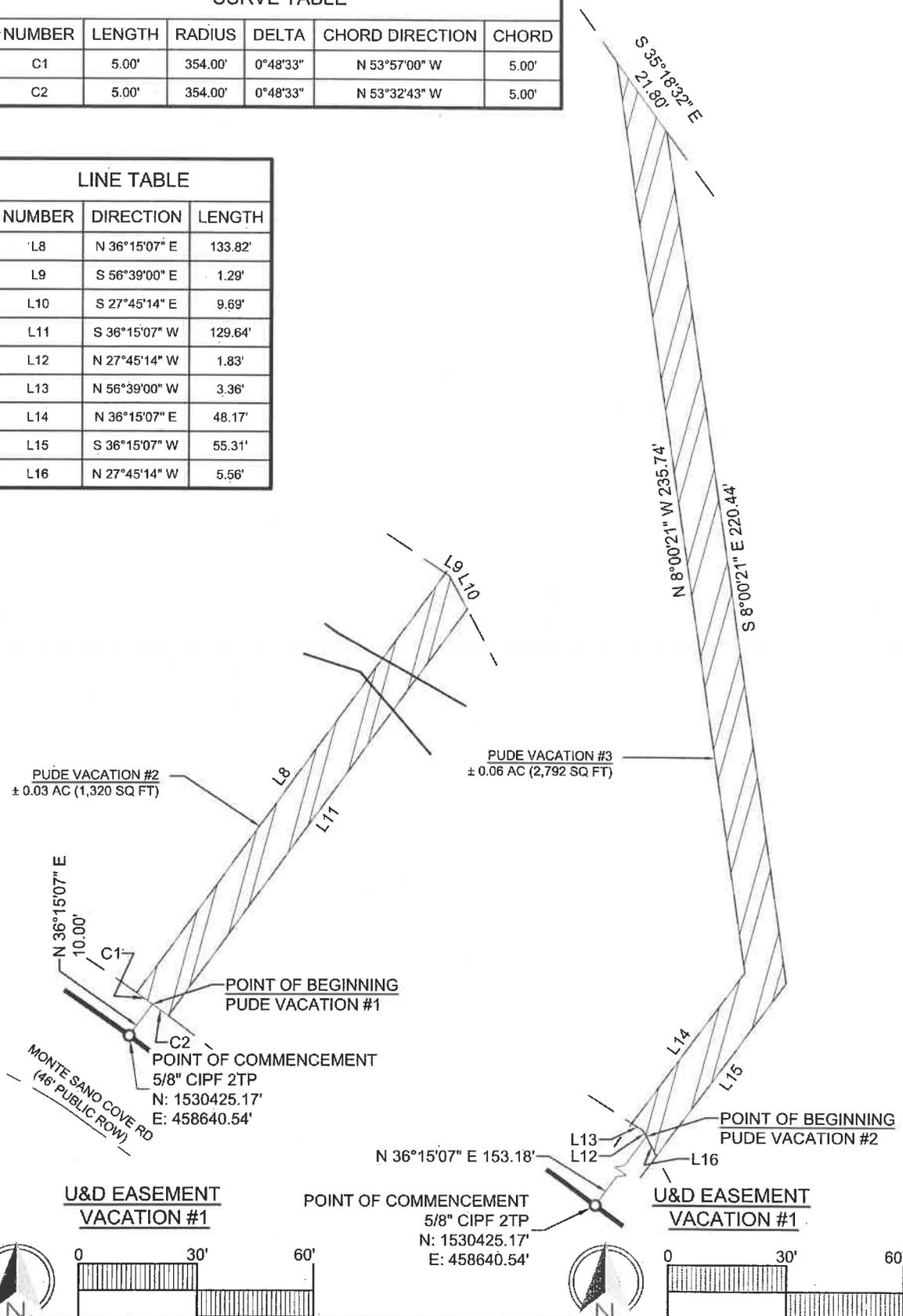
DRAWN BY: JCB
FIELD CREW: BJ
FIELD DATE: 02.08.25
OFFICE DATE: 01.13.26
CHECKED BY: ASM
SHEET: 1 OF 1
JOB NO: S21-050

EASEMENT VACATION EXHIBIT
MONTE SANO COVE PH 2
 PLAT BOOK 2025 PAGE 312
 HUNTSVILLE, ALABAMA
 SECTION 11, TOWNSHIP 4 SOUTH, RANGE 1 EAST



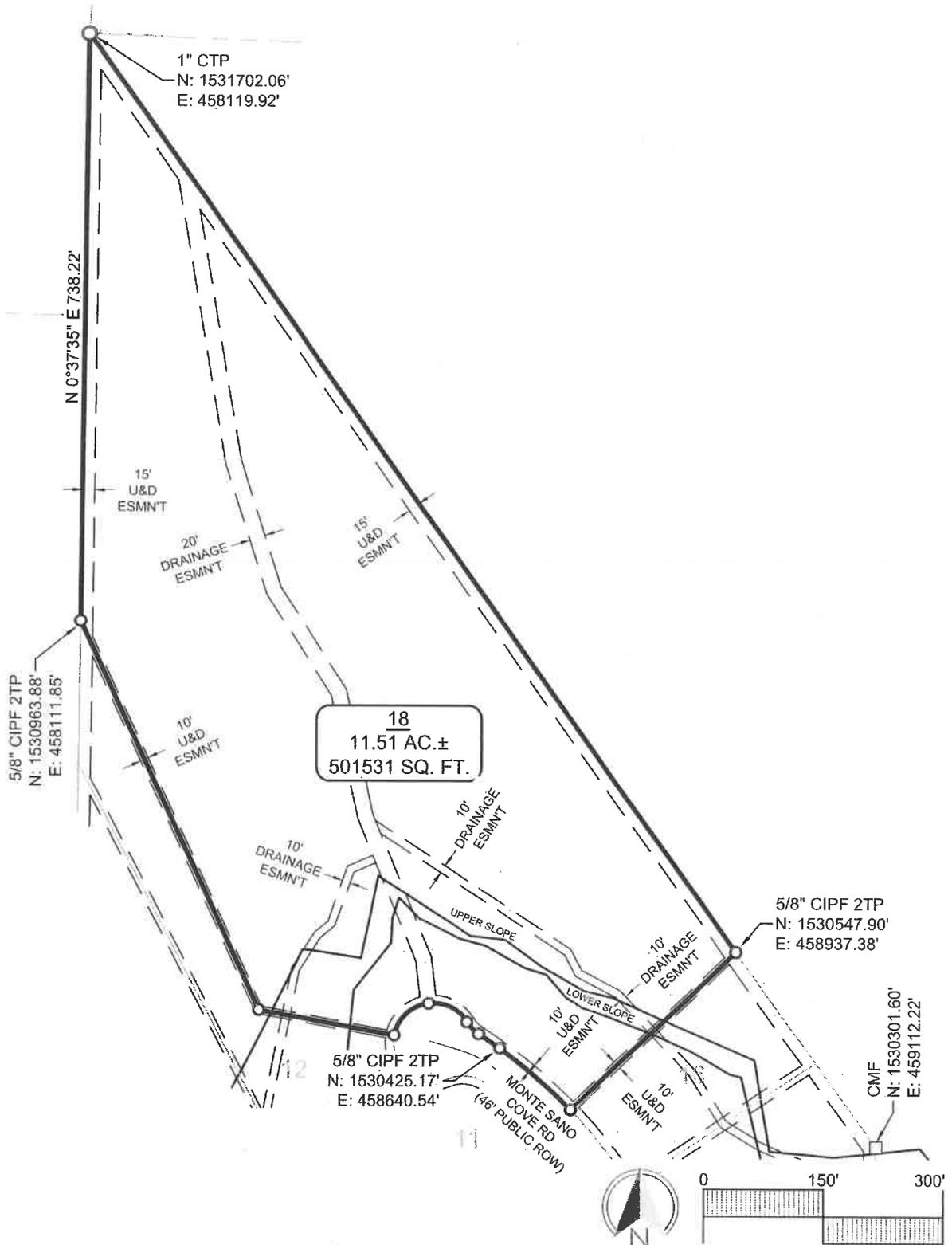
CURVE TABLE					
NUMBER	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD
C1	5.00'	354.00'	0°48'33"	N 53°57'00" W	5.00'
C2	5.00'	354.00'	0°48'33"	N 53°32'43" W	5.00'

LINE TABLE		
NUMBER	DIRECTION	LENGTH
L8	N 36°15'07" E	133.82'
L9	S 56°39'00" E	1.29'
L10	S 27°45'14" E	9.69'
L11	S 36°15'07" W	129.64'
L12	N 27°45'14" W	1.83'
L13	N 56°39'00" W	3.36'
L14	N 36°15'07" E	48.17'
L15	S 36°15'07" W	55.31'
L16	N 27°45'14" W	5.56'



DRAWN BY: JCB FIELD CREW: BJ FIELD DATE: 02.08.25 OFFICE DATE: 01.13.26 CHECKED BY: ASM SHEET: 1 OF 1 JOB NO: S21-050	EASEMENT VACATION EXHIBIT MONTE SANO COVE PH 2 PLAT BOOK 2025 PAGE 312 HUNTSVILLE, ALABAMA SECTION 11, TOWNSHIP 4 SOUTH, RANGE 1 EAST	
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UPPER SLOPE LOT TABLE				
LOT NO.	SQUARE FEET	MAX. IMPERVIOUS COVER (10%)	MAX. TOTAL BUILDING AREA (8%)	MAX. DISTURBED AREA (20%)
18	501,531 SF	50,153 SF	40,122 SF	100,306 SF



DRAWN BY: JCB FIELD CREW: BJ FIELD DATE: 02.08.25 OFFICE DATE: 01.13.26 CHECKED BY: ASM SHEET: 1 OF 1 JOB NO: S21-050	POST CONDITION EXHIBIT MONTE SANO COVE PH 2 PLAT BOOK 2025 PAGE 312 HUNTSVILLE, ALABAMA SECTION 11, TOWNSHIP 4 SOUTH, RANGE 1 EAST	
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Ordinance No. 26-_____ (Cont.)

ADOPTED this the 12th day of February, 2026.

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

APPROVED this the 12th day of February, 2026.

Mayor of the City of
Huntsville, Alabama