



Huntsville, Alabama

305 Fountain Circle
Huntsville, AL 35801

Cover Memo

Meeting Type: City Council Regular Meeting **Meeting Date:** 12/18/2025

File ID: TMP-6377

Department: Engineering

Subject:

Type of Action: Approval/Action

Ordinance authorizing the vacation of Utility and Drainage Easements for Inverness Springs Subdivision, Phase IV. (Elite 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: Inverness Springs Subdivision, Phase IV

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 Easements; that the applicant has represented to the City of Huntsville that **Elite Properties and Development, LLC**, is the owner 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 LIMESTONE

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 **ELITE PROPERTIES AND DEVELOPMENT, LLC**, 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 Limestone, State of Alabama, to-wit:

Easement Vacation for Inverness Springs, Phase IV

Legal Descriptions:

EASEMENT 1 – DRAINAGE EASEMENT FROM INVERNESS SPRINGS, PHASE II:

COMMENCING AT A CAPPED ½ INCH REBAR STAMPED "MORELL CA-742-LS" LOCATED AT THE NORTHWEST CORNER OF LOT 71 OF THE FINAL PLAT OF INVERNESS SPRINGS, PHASE 2 AS RECORDED IN PLAT BOOK K, PAGES 370-372 IN THE OFFICE OF THE JUDGE OF PROBATE, LIMESTONE COUNTY, ALABAMA, SAID POINT BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT: THENCE FROM THE POINT OF BEGINNING RUN SOUTH 00 DEGREES 37 MINUTES 52 SECONDS WEST FOR A DISTANCE OF 290.00 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 22 MINUTES 08 SECONDS WEST FOR A DISTANCE OF 85.00 FEET TO A POINT; THENCE RUN NORTH 00 DEGREES 37 MINUTES 52 SECONDS EAST FOR A DISTANCE OF 370.00 FEET TO A POINT; THENCE RUN SOUTH 89 DEGREES 22 MINUTES 08 SECONDS EAST FOR A DISTANCE OF 85.00 FEET TO A POINT; THENCE RUN SOUTH 00 DEGREES 37 MINUTES 52 SECONDS WEST FOR A DISTANCE OF 80.00 FEET AND BACK TO THE POINT OF BEGINNING; SAID EASEMENT CONTAINS 0.72 ACRES +/-.

EASEMENT 2 – TEMPORARY ALL INCLUSIVE EASEMENT FROM INVERNESS SPRINGS, PHASE III:

COMMENCING AT A CAPPED ½ INCH REBAR STAMPED “MORELL CA-742-LS” LOCATED AT THE SOUTHWEST CORNER OF LOT 83 OF THE FINAL PLAT OF INVERNESS SPRINGS, PHASE 3 AS RECORDED IN PLAT BOOK L, PAGES 61-63 IN THE OFFICE OF THE JUDGE OF PROBATE, LIMESTONE COUNTY, ALABAMA, SAID POINT BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT: THENCE FROM THE POINT OF BEGINNING RUN SOUTH 00 DEGREES 37 MINUTES 52 SECONDS WEST FOR A DISTANCE OF 70.00 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 22 MINUTES 08 SECONDS WEST FOR A DISTANCE OF 45.00 FEET TO A POINT; THENCE RUN NORTH 00 DEGREES 37 MINUTES 52 SECONDS EAST FOR A DISTANCE OF 90.00 FEET TO A POINT; THENCE RUN SOUTH 89 DEGREES 22 MINUTES 08 SECONDS EAST FOR A DISTANCE OF 45.00 FEET TO A POINT; THENCE RUN SOUTH 00 DEGREES 37 MINUTES 52 SECONDS WEST FOR A DISTANCE OF 20.00 FEET AND BACK TO THE POINT OF BEGINNING; SAID EASEMENT CONTAINS 0.09 ACRES +/-.

EASEMENT 3 – TEMPORARY ALL INCLUSIVE EASEMENT FROM INVERNESS SPRINGS, PHASE III:

COMMENCING AT A CAPPED ½ INCH REBAR STAMPED “MORELL CA-742-LS” LOCATED AT THE SOUTHWEST CORNER OF LOT 137 OF THE FINAL PLAT OF INVERNESS SPRINGS, PHASE 3 AS RECORDED IN PLAT BOOK L, PAGES 61-63 IN THE OFFICE OF THE JUDGE OF PROBATE, LIMESTONE COUNTY, ALABAMA, SAID POINT BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT: THENCE FROM THE POINT OF BEGINNING RUN NORTH 89 DEGREES 22 MINUTES 08 SECONDS WEST FOR A DISTANCE OF 20.50 FEET TO A POINT; THENCE RUN SOUTH 00 DEGREES 37 MINUTES 52 SECONDS WEST FOR A DISTANCE OF 70.00 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 22 MINUTES 08 SECONDS WEST FOR A DISTANCE OF 45.00 FEET TO A POINT; THENCE RUN NORTH 00 DEGREES 37 MINUTES 52 SECONDS EAST FOR A DISTANCE OF 90.00 FEET TO A POINT; THENCE RUN SOUTH 89 DEGREES 22 MINUTES 08 SECONDS EAST FOR A DISTANCE OF 65.50 FEET TO A POINT; THENCE RUN SOUTH 00 DEGREES 37 MINUTES 52 SECONDS WEST FOR A DISTANCE OF 20.00 FEET AND BACK TO THE POINT OF BEGINNING; SAID EASEMENT CONTAINS 0.10 ACRES +/-.

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 18th day of December, 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 18th day of December, 2025.

Notary Public

THIS INSTRUMENT PREPARED BY:
Morell Engineering, Inc.
711 East Hobbs Street
Athens, Alabama 35611

ADOPTED this the 18th day of December, 2025.

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

APPROVED this the 18th day of December, 2025.

Mayor of the City of
Huntsville, Alabama