



Huntsville, Alabama

305 Fountain Circle
Huntsville, AL 35801

Cover Memo

Meeting Type: City Council Regular Meeting **Meeting Date:** 7/11/2024

File ID: TMP-4366

Department: Legal

Subject:

Type of Action: Approval/Action

Ordinance authorizing the vacation of Utility and Drainage Easements at The Meadows at Hampton Cove Phase 1 and Retreat at Goose Creek.

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: 1951 Old Highway 431, Owens Cross Roads

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

Additional Comments:

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 a utility and drainage easements; that the applicant has represented to the City of Huntsville that **Forestar (USA) Real Estate Group, Inc.**, 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 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 **FORESTAR (USA) REAL ESTATE GROUP INC.**, a Delaware corporation, 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 _____ day of _____, 2024.

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 _____ day of _____, 2024.

Notary Public

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

EXHIBIT A

STATE OF ALABAMA)
MADISON COUNTY)

UTILITY AND DRAINAGE EASEMENT VACATION #1 (VARYING WIDTH)

A PARCEL OF LAND BEING LOCATED IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 2 EAST OF MADISON COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 1A OF "THE MEADOWS AT HAMPTON COVE PHASE 1" AS RECORDED IN DOCUMENT NUMBER 20140424000210710, IN THE OFFICE OF THE JUDGE OF PROBATE OF MADISON COUNTY, ALABAMA, ALSO BEING THE NORTHWEST CORNER OF COMMON AREA "1" OF SAID "THE MEADOWS AT HAMPTON COVE PHASE 1" (DOC# 2014-210710) AND ALSO LYING ON THE EAST RIGHT-OF-WAY MARGIN OF OLD HIGHWAY 431 (PUBLIC RIGHT-OF-WAY); THENCE, ALONG SAID MARGIN, NORTH 19 DEGREES 16 MINUTES 42 SECONDS EAST, 240.85 FEET TO A POINT BEING THE NORTHWEST CORNER OF SAID LOT 1A (DOC# 2014-210710); THENCE, LEAVING SAID MARGIN AND ALONG THE NORTH BOUNDARY OF SAID LOT 1A (DOC# 2014-210710), SOUTH 70 DEGREES 44 MINUTES 00 SECONDS EAST, 10.00 FEET TO THE POINT OF BEGINNING AND HAVING STATE PLANE COORDINATES (EAST ZONE, NAD '83) OF NORTH: 1,501,251.49', EAST: 469,381.20';

THENCE, FROM THE POINT OF BEGINNING AND ALONG SAID NORTH BOUNDARY OF LOT 1A (DOC# 2014-210710), SOUTH 70 DEGREES 44 MINUTES 00 SECONDS EAST, 419.34 FEET TO A POINT; THENCE, LEAVING SAID NORTH BOUNDARY OF SAID LOT 1A (DOC# 2014-210710), SOUTH 38 DEGREES 45 MINUTES 24 SECONDS WEST, 15.96 FEET TO A POINT; THENCE NORTH 70 DEGREES 43 MINUTES 35 SECONDS WEST, 215.37 FEET TO A POINT; THENCE SOUTH 34 DEGREES 49 MINUTES 46 SECONDS WEST, 99.32 FEET TO A POINT; THENCE SOUTH 17 DEGREES 31 MINUTES 27 SECONDS WEST, 178.95 FEET TO A POINT; THENCE NORTH 75 DEGREES 58 MINUTES 23 SECONDS WEST, 10.02 FEET TO A POINT; THENCE NORTH 17 DEGREES 31 MINUTES 27 SECONDS EAST, 61.80 FEET TO A POINT; THENCE NORTH 67 DEGREES 41 MINUTES 04 SECONDS WEST, 165.86 FEET TO A POINT; THENCE NORTH 19 DEGREES 16 MINUTES 42 SECONDS EAST, 10.01 FEET TO A POINT; THENCE SOUTH 67 DEGREES 41 MINUTES 04 SECONDS EAST, 165.55 FEET TO A POINT; THENCE NORTH 17 DEGREES 31 MINUTES 27 SECONDS EAST, 103.90 FEET TO A POINT; THENCE NORTH 67 DEGREES 41 MINUTES 00 SECONDS WEST, 162.37 FEET TO A POINT; THENCE NORTH 19 DEGREES 16 MINUTES 42 SECONDS EAST, 20.03 FEET TO A POINT; THENCE SOUTH 67 DEGREES 41 MINUTES 00 SECONDS EAST, 166.24 FEET TO A POINT; THENCE NORTH 34 DEGREES 49 MINUTES 46 SECONDS EAST, 83.04 FEET TO A POINT; THENCE NORTH 70 DEGREES 43 MINUTES 35 SECONDS WEST, 188.26 FEET TO A POINT; THENCE NORTH 19 DEGREES 16 MINUTES 00 SECONDS EAST, 15.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.32 ACRES (13,978 SQUARE FEET), MORE OR LESS.

STATE OF ALABAMA)
MADISON COUNTY)

20' UTILITY AND DRAINAGE EASEMENT VACATION #2

A PARCEL OF LAND BEING A PORTION OF TRACT A1 OF THE FINAL PLAT OF "CAMBRIDGE SUBDIVISION, PHASE 4" AS RECORDED IN PLAT BOOK 2022 PAGE 87, IN THE OFFICE OF THE JUDGE OF PROBATE OF MADISON COUNTY, ALABAMA AND ALSO BEING LOCATED IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 2 WEST OF MADISON COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 1A OF "THE MEADOWS AT HAMPTON COVE PHASE 1" AS RECORDED IN DOCUMENT NUMBER 20140424000210710, IN THE OFFICE OF THE JUDGE OF PROBATE OF MADISON COUNTY, ALABAMA, ALSO BEING THE NORTHWEST CORNER OF COMMON AREA "1" OF SAID "THE MEADOWS AT HAMPTON COVE PHASE 1" (DOC# 2014-210710) AND ALSO LYING ON THE EAST RIGHT-OF-WAY MARGIN OF OLD HIGHWAY 431 (PUBLIC RIGHT-OF-WAY); THENCE, LEAVING SAID MARGIN, SOUTH 70 DEGREES 43 MINUTES 18 SECONDS EAST, 63.75 FEET TO A POINT; THENCE SOUTH 14 DEGREES 01 MINUTE 37 SECONDS WEST, 69.80 FEET TO A POINT MARKING THE SOUTHEAST CORNER OF SAID COMMON AREA "1" (DOC# 2014-210710) AND LYING ON THE NORTH RIGHT-OF-WAY MARGIN OF THE MEADOWS BOULEVARD (VARYING PUBLIC RIGHT-OF-WAY); THENCE, ALONG SAID MARGIN, SOUTH 75 DEGREES 58 MINUTES 23 SECONDS EAST, 130.27 FEET TO A POINT; THENCE, ALONG SAID MARGIN, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 218.00 FEET, AN ARC LENGTH OF 248.34 FEET, A CHORD BEARING AND DISTANCE OF NORTH 71 DEGREES 23 MINUTES 31 SECONDS EAST, 235.13 FEET TO A POINT; THENCE, ALONG SAID MARGIN, NORTH 38 DEGREES 45 MINUTES 24 SECONDS EAST, 163.49 FEET TO A POINT BEING THE NORTHEAST CORNER OF SAID LOT 1A (DOC# 2014-210710); THENCE, ALONG SAID MARGIN, NORTH 38 DEGREES 45 MINUTES 24 SECONDS EAST, 74.09 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 330.00 FEET, AN ARC LENGTH OF 128.49 FEET, A CHORD BEARING AND DISTANCE OF NORTH 49 DEGREES 54 MINUTES 41 SECONDS EAST, 127.68 FEET TO A POINT; THENCE NORTH 61 DEGREES 03 MINUTES 58 SECONDS EAST, 351.94 FEET TO A 1/2 INCH CAPPED IRON PIN (CAMPBELL); THENCE, LEAVING SAID MARGIN, NORTH 27 DEGREES 18 MINUTES 07 SECONDS WEST, 152.39 FEET TO A 1/2 INCH IRON PIN LYING ON THE SOUTH RIGHT-OF-WAY MARGIN OF MEADOW WAY LANE (50 FOOT PUBLIC RIGHT-OF-WAY); THENCE, ALONG SAID MARGIN, SOUTH 62 DEGREES 32 MINUTES 33 SECONDS WEST, 20.00 FEET TO A POINT; THENCE, LEAVING SAID SOUTH MARGIN AND ALONG THE WEST RIGHT-OF-WAY MARGIN OF SAID MEADOW WAY LANE, NORTH 29 DEGREES 23 MINUTES 40 SECONDS WEST, 50.03 FEET TO A POINT; THENCE, LEAVING SAID WEST MARGIN AND ALONG THE NORTH RIGHT-OF-WAY MARGIN OF SAID MEADOW WAY LANE, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 24.81 FEET, AN ARC LENGTH OF 39.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 17 DEGREES 29 MINUTES 29 SECONDS EAST, 35.11 FEET TO A 1/2 INCH CAPPED IRON PIN (CAMPBELL) LYING ON THE WEST RIGHT-OF-WAY MARGIN OF DEER CROSSING CIRCLE (50 FOOT PUBLIC RIGHT-OF-WAY); THENCE, LEAVING SAID MEADOW WAY LANE MARGIN AND ALONG SAID WEST MARGIN OF SAID DEER CROSSING CIRCLE, NORTH 27 DEGREES 22 MINUTES 37 SECONDS WEST, 191.80 FEET TO A 1/2 INCH CAPPED IRON PIN (CAMPBELL); THENCE, ALONG SAID MARGIN, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 149.00 FEET, AN ARC LENGTH OF 83.03 FEET, A CHORD BEARING AND DISTANCE OF NORTH 43 DEGREES 15 MINUTES 27 SECONDS WEST, 81.96 FEET TO A POINT; THENCE, LEAVING SAID MARGIN, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 149.00 FEET, AN ARC LENGTH OF 184.56 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 85 DEGREES 17 MINUTES 35 SECONDS WEST, 172.98 FEET TO THE POINT OF BEGINNING AND HAVING STATE PLANE COORDINATES (EAST ZONE, NAD '83) OF NORTH: 1,501,838.98', EAST: 469,820.73';

THENCE, FROM THE POINT OF BEGINNING, SOUTH 36 DEGREES 32 MINUTES 26 SECONDS EAST, 29.75 FEET TO A POINT; THENCE SOUTH 52 DEGREES 23 MINUTES 19 SECONDS WEST, 20.00 FEET TO A POINT; THENCE NORTH 36 DEGREES 32 MINUTES 26 SECONDS WEST, 27.48 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 149.00 FEET, AN ARC LENGTH OF 20.19 FEET, A CHORD BEARING AND DISTANCE OF NORTH 45 DEGREES 55 MINUTES 41 SECONDS EAST, 20.17 FEET TO THE POINT OF BEGINNING. CONTAINING 0.01 ACRES (577 SQUARE FEET), MORE OR LESS.

STATE OF ALABAMA)
MADISON COUNTY)

20' UTILITY AND DRAINAGE EASEMENT VACATION #3

A PARCEL OF LAND BEING A PORTION OF TRACT A1 OF THE FINAL PLAT OF "CAMBRIDGE SUBDIVISION, PHASE 4" AS RECORDED IN PLAT BOOK 2022 PAGE 87, IN THE OFFICE OF THE JUDGE OF PROBATE OF MADISON COUNTY, ALABAMA AND ALSO BEING LOCATED IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 2 WEST OF MADISON COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 1A OF "THE MEADOWS AT HAMPTON COVE PHASE 1" AS RECORDED IN DOCUMENT NUMBER 20140424000210710, IN THE OFFICE OF THE JUDGE OF PROBATE OF MADISON COUNTY, ALABAMA, ALSO BEING THE NORTHWEST CORNER OF COMMON AREA "1" OF SAID "THE MEADOWS AT HAMPTON COVE PHASE 1" (DOC# 2014-210710) AND ALSO LYING ON THE EAST RIGHT-OF-WAY MARGIN OF OLD HIGHWAY 431 (PUBLIC RIGHT-OF-WAY); THENCE, LEAVING SAID MARGIN, SOUTH 70 DEGREES 43 MINUTES 18 SECONDS EAST, 63.75 FEET TO A POINT; THENCE SOUTH 14 DEGREES 01 MINUTE 37 SECONDS WEST, 69.80 FEET TO A POINT MARKING THE SOUTHEAST CORNER OF SAID COMMON AREA "1" (DOC# 2014-210710) AND LYING ON THE NORTH RIGHT-OF-WAY MARGIN OF THE MEADOWS BOULEVARD (VARYING PUBLIC RIGHT-OF-WAY); THENCE, ALONG SAID MARGIN, SOUTH 75 DEGREES 58 MINUTES 23 SECONDS EAST, 130.27 FEET TO A POINT; THENCE, ALONG SAID MARGIN, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 218.00 FEET, AN ARC LENGTH OF 248.34 FEET, A CHORD BEARING AND DISTANCE OF NORTH 71 DEGREES 23 MINUTES 31 SECONDS EAST, 235.13 FEET TO A POINT; THENCE, ALONG SAID MARGIN, NORTH 38 DEGREES 45 MINUTES 24 SECONDS EAST, 163.49 FEET TO A POINT BEING THE NORTHEAST CORNER OF SAID LOT 1A (DOC# 2014-210710); THENCE, ALONG SAID MARGIN, NORTH 38 DEGREES 45 MINUTES 24 SECONDS EAST, 74.09 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 330.00 FEET, AN ARC LENGTH OF 128.49 FEET, A CHORD BEARING AND DISTANCE OF NORTH 49 DEGREES 54 MINUTES 41 SECONDS EAST, 127.68 FEET TO A POINT; THENCE NORTH 61 DEGREES 03 MINUTES 58 SECONDS EAST, 351.94 FEET TO A 1/2 INCH CAPPED IRON PIN (CAMPBELL); THENCE, LEAVING SAID MARGIN, NORTH 27 DEGREES 18 MINUTES 07 SECONDS WEST, 152.39 FEET TO A 1/2 INCH IRON PIN LYING ON THE SOUTH RIGHT-OF-WAY MARGIN OF MEADOW WAY LANE (50 FOOT PUBLIC RIGHT-OF-WAY); THENCE, ALONG SAID MARGIN, SOUTH 62 DEGREES 32 MINUTES 33 SECONDS WEST, 20.00 FEET TO A POINT; THENCE, LEAVING SAID SOUTH MARGIN AND ALONG THE WEST RIGHT-OF-WAY MARGIN OF SAID MEADOW WAY LANE, NORTH 29 DEGREES 23 MINUTES 40 SECONDS WEST, 50.03 FEET TO A POINT; THENCE, LEAVING SAID WEST MARGIN AND ALONG THE NORTH RIGHT-OF-WAY MARGIN OF SAID MEADOW WAY LANE, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 24.81 FEET, AN ARC LENGTH OF 39.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 17 DEGREES 29 MINUTES 29 SECONDS EAST, 35.11 FEET TO A 1/2 INCH CAPPED IRON PIN (CAMPBELL) LYING ON THE WEST RIGHT-OF-WAY MARGIN OF DEER CROSSING CIRCLE (50 FOOT PUBLIC RIGHT-OF-WAY); THENCE, LEAVING SAID MEADOW WAY LANE MARGIN AND ALONG SAID WEST MARGIN OF SAID DEER CROSSING CIRCLE, NORTH 27 DEGREES 22 MINUTES 37 SECONDS WEST, 191.80 FEET TO A 1/2 INCH CAPPED IRON PIN (CAMPBELL); THENCE, ALONG SAID MARGIN, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 149.00 FEET, AN ARC LENGTH OF 83.03 FEET, A CHORD BEARING AND DISTANCE OF NORTH 43 DEGREES 15 MINUTES 27 SECONDS WEST, 81.96 FEET TO A POINT; THENCE, LEAVING SAID MARGIN, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 149.00 FEET, AN ARC LENGTH OF 39.38 FEET, A CHORD BEARING AND DISTANCE OF NORTH 78 DEGREES 26 MINUTES 45 SECONDS WEST, 21.21 FEET TO THE POINT OF BEGINNING AND HAVING STATE PLANE COORDINATES (EAST ZONE, NAD '83) OF NORTH: 1,501,838.98', EAST: 469,957.04';

THENCE, FROM THE POINT OF BEGINNING, SOUTH 31 DEGREES 01 MINUTE 36 SECONDS WEST, 38.60 FEET TO A POINT; THENCE NORTH 58 DEGREES 46 MINUTES 30 SECONDS WEST, 20.00 FEET TO A POINT; THENCE NORTH 31 DEGREES 01 MINUTE 36 SECONDS EAST, 31.46 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 149.00 FEET, AN ARC LENGTH OF 21.23 FEET, A CHORD BEARING AND DISTANCE OF NORTH 78 DEGREES 26 MINUTES 45 SECONDS WEST, 21.21 FEET TO THE POINT OF BEGINNING. CONTAINING 0.02 ACRES (706 SQUARE FEET), MORE OR LESS.

STATE OF ALABAMA)
MADISON COUNTY)

ALL-INCLUSIVE EASEMENT VACATION #4 (VARYING WIDTH)

A PARCEL OF LAND BEING LOCATED IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 2 EAST OF MADISON COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 1A OF "THE MEADOWS AT HAMPTON COVE PHASE 1" AS RECORDED IN DOCUMENT NUMBER 20140424000210710, IN THE OFFICE OF THE JUDGE OF PROBATE OF MADISON COUNTY, ALABAMA, ALSO BEING THE NORTHWEST CORNER OF COMMON AREA "1" OF SAID "THE MEADOWS AT HAMPTON COVE PHASE 1" (DOC# 2014-210710) AND ALSO LYING ON THE EAST RIGHT-OF-WAY MARGIN OF OLD HIGHWAY 431 (PUBLIC RIGHT-OF-WAY); THENCE, ALONG SAID MARGIN, NORTH 19 DEGREES 16 MINUTES 42 SECONDS EAST, 240.85 FEET TO A POINT BEING THE NORTHWEST CORNER OF SAID LOT 1A (DOC# 2014-210710); THENCE, ALONG SAID MARGIN, NORTH 19 DEGREES 16 MINUTES 41 SECONDS EAST, 5551.97 FEET TO A POINT; THENCE, ALONG SAID MARGIN, NORTH 20 DEGREES 04 MINUTES 51 SECONDS EAST, 197.74 FEET TO A POINT; THENCE, LEAVING SAID MARGIN, NORTH 89 DEGREES 13 MINUTES 12 SECONDS EAST, 132.56 FEET TO A POINT; THENCE NORTH 00 DEGREES 46 MINUTES 48 SECONDS WEST, 100.00 FEET TO A POINT; THENCE NORTH 89 DEGREES 59 MINUTES 26 SECONDS EAST, 371.33 FEET TO A POINT; THENCE SOUTH 00 DEGREES 44 MINUTES 51 SECONDS EAST, 45.99 FEET TO A 1/2 INCH CAPPED IRON PIN (CAMPBELL); THENCE SOUTH 43 DEGREES 59 MINUTES 25 SECONDS WEST, 112.83 FEET TO THE POINT OF BEGINNING AND HAVING STATE PLANE COORDINATES (EAST ZONE, NAD '83) OF NORTH: 1,501,936.31', EAST: 470,046.65';

THENCE, FROM THE POINT OF BEGINNING, SOUTH 43 DEGREES 46 MINUTES 02 SECONDS WEST, 13.93 FEET TO A POINT; THENCE SOUTH 30 DEGREES 59 MINUTES 11 SECONDS WEST, 95.25 FEET TO A POINT; THENCE NORTH 69 DEGREES 27 MINUTES 17 SECONDS WEST, 50.51 FEET TO A POINT; THENCE NORTH 29 DEGREES 45 MINUTES 37 SECONDS EAST, 84.36 FEET TO A POINT; THENCE NORTH 89 DEGREES 19 MINUTES 46 SECONDS EAST, 64.10 FEET TO THE POINT OF BEGINNING. CONTAINING 0.11 ACRES (4,874 SQUARE FEET), MORE OR LESS.

EXHIBIT B

POINT OF BEGINNING

N: 1501868.64'
E: 469957.04'

POINT OF BEGINNING

N: 1501838.98'
E: 469820.73'

POINT OF BEGINNING

N: 1501936.31'
E: 470046.65'

U&D EASEMENT #2
(TO BE VACATED)
(REF DOC# 2017-607946)
±577 SQ FT

U&D EASEMENT #3
(TO BE VACATED)
(REF DOC# 2017-607946)
±706 SQ FT

ALL-INCLUSIVE
EASEMENT #4
(TO BE VACATED)
(REF DOC# 2017-607946)
±4,874 SQ FT

COMMON AREA "C"**SUBJECT PROPERTY**

OWNER OF RECORD:
FORESTAR (USA) REAL ESTATE GROUP INC
2221 E LAMAR BOULEVARD
SUITE 790
ARLINGTON, TX 76006
DB 2024 PG 4805

POINT OF BEGINNING

N: 1501251.49'
E: 469381.20'

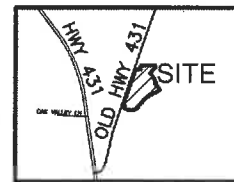
LOT 1A

U&D EASEMENT #1
(TO BE VACATED)
(REF PB 20 PG 32)
±13,978 SQ FT

THE MEADOWS BLVD
(VARYING PUBLIC R.O.W.)

LINE TABLE

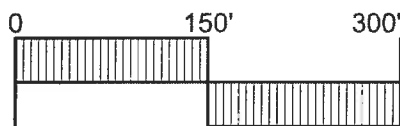
NUMBER	DIRECTION	LENGTH
L1	S 38°45'24" W	15.96'
L2	N 70°43'35" W	215.37'
L3	S 34°49'46" W	99.32'
L4	S 17°31'27" W	178.95'
L5	N 75°58'23" W	10.02'
L6	N 17°31'27" E	61.80'
L7	N 67°41'04" W	165.86'
L8	N 19°16'42" E	10.01'
L9	S 67°41'04" E	165.55'
L10	N 17°31'27" E	103.90'
L11	N 67°41'00" W	162.37'
L12	N 19°16'42" E	20.03'
L13	S 67°41'00" E	166.24'
L14	N 34°49'46" E	83.04'
L15	N 70°43'35" W	188.26'
L16	N 19°16'00" E	15.00'
L17	S 36°32'26" E	29.75'
L18	S 52°23'19" W	20.00'
L19	N 36°32'26" W	27.48'
L20	N 31°01'36" E	38.60'
L21	S 58°46'30" E	20.00'
L22	S 31°01'36" W	31.46'
L23	S 43°46'02" W	13.93'
L24	S 30°59'11" W	95.25'
L25	N 69°27'17" W	50.51'
L26	N 29°45'37" E	84.36'
L27	N 89°19'46" E	64.10'



VICINITY MAP
(N.T.S.)

CURVE TABLE

NUMBER	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD
C1	20.19'	149.02'	7°45'39"	N 45°55'41" E	20.17'
C2	21.23'	149.00'	8°09'51"	N 78°26'45" W	21.21'



DRAWN BY: JCB

FIELD CREW: BJ

FIELD DATE: 06.03.24

OFFICE DATE: 06.13.24

CHECKED BY: ASM

SHEET: 1 OF 1

JOB NO: 22.002

EASEMENT VACATION EXHIBIT

RETREAT AT GOOSE CREEK PHASE 2

CITY OF HUNTSVILLE, ALABAMA

SECTION 6, TOWNSHIP 5 SOUTH, RANGE 2 EAST



Ordinance No. 24-_____ (Cont.)

ADOPTED this the 11th day of July, 2024.

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

APPROVED this the 11th day of July, 2024.

Mayor of the City of
Huntsville, Alabama