



Huntsville, Alabama

305 Fountain Circle
Huntsville, AL 35801

Cover Memo

Meeting Type: City Council Regular Meeting **Meeting Date:** 5/14/2026

File ID: TMP-6950

Department: Legal

Subject:

Type of Action: Approval/Action

Ordinance authorizing the vacation of a Utility and Drainage Easement between Lots 14 and 15, West Park Subdivision, 205 and 215 West Park Loop NW. (RS 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: 205 and 215 West Park Loop NW

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 a portion of a utility and drainage easement; that the applicant has represented to the City of Huntsville that **RS Properties II, 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 **RS PROPERTIES II, LLC, an Alabama limited liability company with respect to its SERIES “205-215”**, 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:

Being a portion of a Utility and Drainage Easement which lies on each side of the common Lot Line between Lot 14 and Lot 15 in Block 1, West Park Subdivision, of record on Plat Book 17, Page 66 – 67 in the Office of the Judge of Probate of Madison County, Alabama, said lots as shown on said Plat, and said easement existing by virtue of Note No. 2 as shown and recorded on Page 66 of said Plat.

The portion of said easement to be vacated being more particularly described as follows:

COMMENCE at a one-half-inch Iron Rod found at the Southeast Corner of aforesaid Lot 14 and Southwest Corner of aforesaid Lot 15, also being the Southern end of the common Line between said Lots; Thence N 01°15'55" E, along said common Lot Line, a distance of 30.00 feet to the North Line of a 30' Utility and Drainage Easement shown on said Plat; Thence N 88°44'05" W, along said North Line, a distance of 5.00 feet to the POINT OF BEGINNING;

Thence N 01°15'55" E, a distance of 235.00 feet to a point on the South Line of a 5' Utility and Drainage Easement noted on said Plat; Thence S 88°44'05" E, along said South Line, a distance of 10.00 feet; Thence S 01°15'55" W, a distance of 235.00 feet to a point on the North Line of aforesaid 30' Drainage and Utility Easement; Thence N 88°44'05" W, along said North Line, a distance of 10.00 feet to the POINT OF BEGINNING.

Said portion to be vacated contains 0.05 Acres (2,350 Square Feet), more or less, and as shown on the Exhibit Sketch attached hereto and made a part hereof by reference.

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

IN WITNESS WHEREOF, Grantor has caused this quitclaim deed to be signed in its behalf by its Mayor and attested by its City Clerk, this the 14th day of May, 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 instrument, 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 voluntarily for and as the act of said corporation on the day the same bears day.

GIVEN under my hand and official seal this the 14th day of May, 2026.

Notary Public
My Commission Expires: _____

Pursuant to and in accordance with Section 40-22-1 of the *Code of Alabama (1975)*, the following information is offered in lieu of submitting Form RT-1:

Date of Sale: _____, 2026
Grantor's Address: 305 Fountain Circle, Huntsville, AL 35801
Grantee's Address: 107 Rivercrest Circle, New Market, AL 35761
Property Address: Vacation of easement at 205 and 215 West Park Loop NW Huntsville, AL 35806
Purchase Price: \$0 – Nominal for vacation of easement

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE GRANTEE. NO TITLE EXAMINATION HAS BEEN PERFORMED BY THE PREPARER OF THIS DEED AND NO OPINION HAS BEEN EXPRESSED OR RENDERED WITH RESPECT TO THE TITLE OR LEGAL DESCRIPTION OF THE ABOVE DESCRIBED REAL PROPERTY.

This instrument was prepared by: JAMES G. HARRISON
HARRISON & GAMMONS, P.C.
2430 L&N Drive
Huntsville, AL 35801/ 256-533-7711

WEST PARK LOOP NW

50' Public R/W (Ref: PB 17-66)

S 88°44'05" E 10.00'

5-foot wide Utility and Drainage Easement along R/W Line: Note #1, PB 17-66

RS PROPERTIES II, LLC,
an Alabama limited liability company
with respect to its SERIES "205-215"
TAX PARCEL: 15-07-25-0-002-045.000
DEED BOOK 2023, PAGE 43147
LOT 14, BLOCK 1, WEST PARK SUBDIVISION
PLAT BOOK 17, PAGE 66

RS PROPERTIES II, LLC,
an Alabama limited liability company
with respect to its SERIES "205-215"
TAX PARCEL: 15-07-25-0-002-045.000
DEED BOOK 2023, PAGE 43147
LOT 15, BLOCK 1, WEST PARK SUBDIVISION
PLAT BOOK 17, PAGE 66

PORTION OF UTILITY & DRAINAGE EASEMENT TO BE VACATED

2,350 Sq Ft - 0.05± Ac

N 01°15'55" E 235.00'

S 01°15'55" W 235.00'

Utility and Drainage Easement
5 feet on each side of Lot Line
Note #2, PB 17-66

LOT LINE TO BE ABANDONED
BY PLAT CURRENTLY UNDER REVIEW

P.O.B.
Portion to be vacated

30' Utility & Drainage
Easement - PB 17-66

30' Utility & Drainage
Easement - PB 17-66

N 88°44'05" W
10.00'

Section 25

Section 36

N 88°44'05" W

P.O.C.
1/2in Iron Rod found
SE Corner Lot 14
SW Corner Lot 15

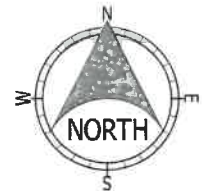
HERITAGE PLANTATION, LLC.
TAX PARCEL: 15-07-36-0-000-006.043
DEED INSTRUMENT 201-0802-000-513090
TRACT A, MIDTOWN ON THE PARK, PHASE 1A
PLAT INSTRUMENT 2007-0830-000-619720

SCALE: 1in = 40'



NOTES

1. North Arrow Identification: Alabama East State Plane Coordinate System.
2. EXHIBIT SKETCH CAVEAT: Exhibit Sketch prepared for purpose of describing portion of Easement to be vacated as shown hereon. Not valid for any other purpose. Consult complete Boundary & Topographic Survey for additional information.
3. Boundaries shown hereon based on concurrent survey of Lots 14 and 15 by the Land Consultants, LLC..



ALABAMA EAST STATE PLANE

PORTION OF UTILITY & DRAINAGE EASEMENT TO BE VACATED

Lot 14 and Lot 15, Block 1, WEST PARK SUBDIVISION
Plat Book 17, Page 66
205 & 215 West Park Loop NW, Huntsville, AL 35806
SECTION 25, TOWNSHIP 3 SOUTH, RANGE 2 WEST
MADISON COUNTY, ALABAMA



THE
LAND CONSULTANTS
LLC
2820 15TH AVE SW
HUNTSVILLE, AL 35805
423-304-6722

EXHIBIT SKETCH

DWG#: : 25416-EXH1
ISSUE #: 0
ISSUE DATE: 04-28-2026
SEE SHEET #1

SHEET
1
OF
1

ADOPTED this the 14th day of May, 2026.

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

APPROVED this the 14th day of May, 2026.

Mayor of the City of
Huntsville, Alabama