



Huntsville, Alabama

305 Fountain Circle
Huntsville, AL 35801

Cover Memo

Meeting Type: City Council Regular Meeting **Meeting Date:** 4/9/2026

File ID: TMP-6809

Department: Legal

Subject:

Type of Action: Approval/Action

Ordinance authorizing the vacation of Utility and Drainage Easements in Huntsville North Village Phase 1-A, North Village Boulevard NW. (City of Huntsville)

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: Huntsville North Village Phase 1-A, North Village Boulevard 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 utility and drainage easements; that the applicant has represented to the City of Huntsville that **The City of Huntsville, Alabama**, 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:

THIS INSTRUMENT PREPARED BY:

Katherine Amos Beasley
Lanier Ford Shaver & Payne, P.C.
2101 W. Clinton Ave., Ste. 102
Huntsville, Alabama 35805
256-535-1100

(Space Above Line for Use by Recording Office)

STATE OF ALABAMA

COUNTY OF MADISON

QUITCLAIM DEED FOR VACATION OF UTILITY AND DRAINAGE EASEMENTS

THIS INDENTURE made and entered into on this 9th day of April, 2026, by and between, CITY OF HUNTSVILLE, an Alabama municipal corporation (“Grantor”) and CITY OF HUNTSVILLE, an Alabama municipal corporation (“Grantee”).

WITNESSETH: That the Grantor, for and in consideration of Ten Dollars (\$10.00) in hand paid by Grantee, and other good and valuable consideration, 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 six (6) utility and drainage easements situated and lying in the City of Huntsville, County of Madison, State of Alabama, to-wit (the “Easements”):

See Exhibits “A” – “F” attached hereto and incorporated herein, and said Easements being depicted in Exhibits “A-1” – “F-1” attached hereto.

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

IN WITNESS WHEREOF, Grantor has caused this instrument to be duly executed on its behalf by its Mayor and attested by its City Clerk, pursuant to Resolution 26-_____, as of this the 9th day of April, 2026.

[SIGNATURE PAGE TO FOLLOW]

CITY OF HUNTSVILLE, an Alabama municipal corporation

By: _____
Tommy Battle, Mayor

ATTEST:

By: _____
Shuandrika 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, an Alabama 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 for and as the act of said municipal corporation.

GIVEN under my hand and official seal this the 9th day of April, 2026.

NOTARY PUBLIC
My commission expires: _____

THIS INSTRUMENT WAS PREPARED SOLELY FROM INFORMATION PROVIDED TO THE DRAFTER. NO TITLE EXAMINATION HAS BEEN PERFORMED AND NO TITLE OPINION ISSUED IN CONNECTION WITH THIS TRANSACTION.

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:

Grantor's Address: 305 Fountain Circle, Huntsville, Alabama 35801
Grantee's Address: 305 Fountain Circle, Huntsville, Alabama 35801
Property Address: 0.084 acre, 0.170 acre, 0.101 acre, 0.048 acre, 0.065 acre, & 0.044 acre U&D Easements located in NE 1/4 of S36, T2S, R1W, lying within Lots 4-8 of
Huntsville North Village Phase 1-A
Purchase Price: \$N/A

Exhibit "A"
(Legal Description of Vacated Easement A)

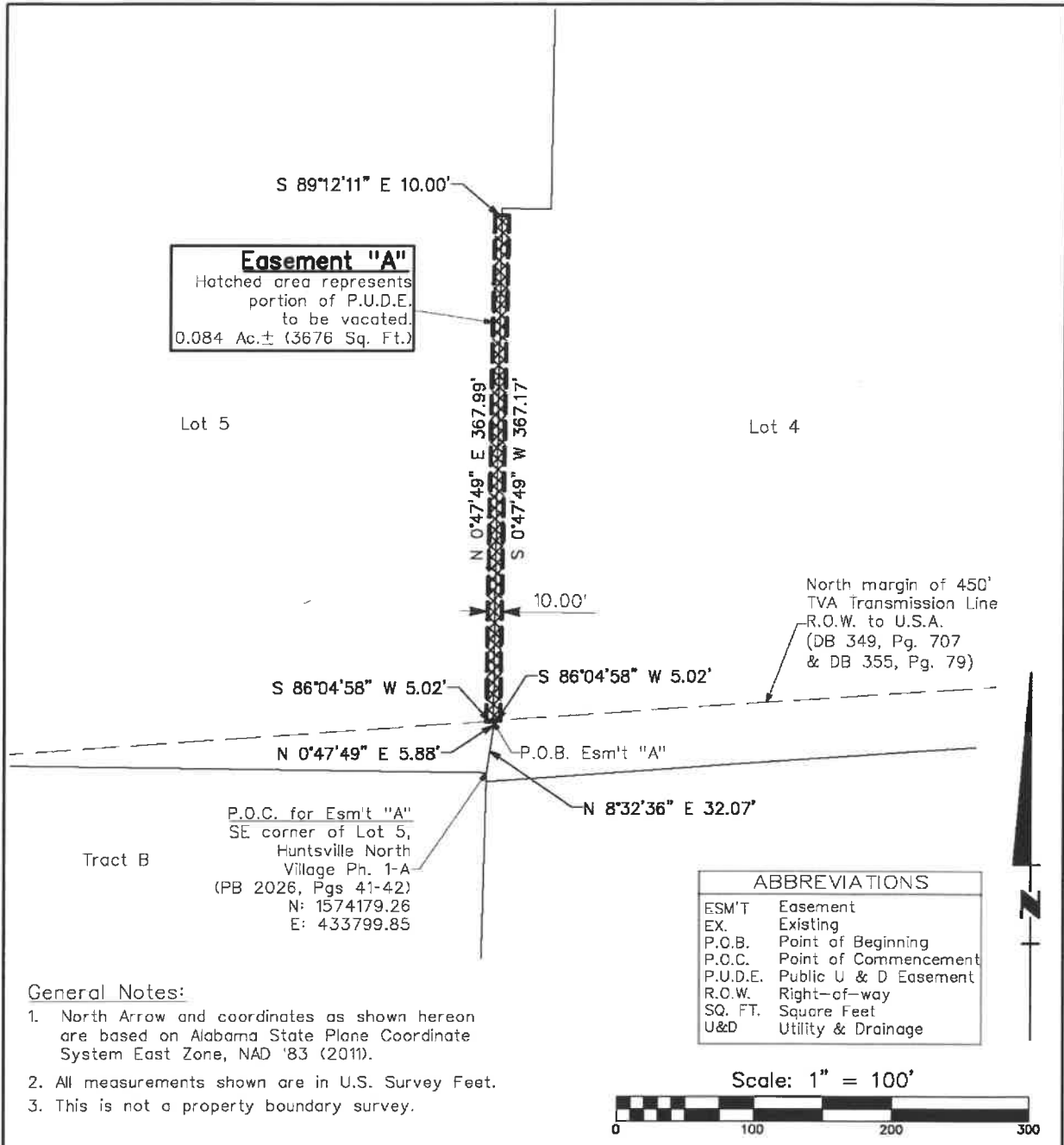
A parcel of land situated in the Northeast Quarter of Section 36, Township 2 South, Range 1 West of the Huntsville Meridian, Madison County, Alabama, {BEARINGS AND/OR DISTANCES and COORDINATES referenced to the Alabama State Plane Coordinate System, East Zone, NAD83(2011)} and lying within Lots 4 and 5 of Huntsville North Village Phase 1-A as recorded in Plat Book 2026, Pages 41-42 in the Office of the Judge of Probate, Madison County, Alabama, and being a portion a 10-foot wide (total) Public Utility and Drainage Easement lying along the common lot line of said Lots 4 and 5, and being more particularly described as follows:

Commencing at the southeast corner of Lot 5 of said Huntsville North Village Phase 1-A, said point having Alabama State Plane Coordinates of N: 1574179.26, E: 433799.85; thence run North 08 degrees 32 minutes 36 seconds East, 32.07 feet along the common lot line of said Lots 4 and 5 to a point; thence, continuing along the common lot line of said Lots 4 and 5, run North 00 degrees 47 minutes 49 seconds East, 5.88 to the Point of Beginning;

Thence, from the Point of Beginning, run South 86 degrees 04 minutes 58 seconds West 5.02 feet along the north margin of a 450-foot wide TVA Transmission Line Right-of-way (Deed Book 349, Page 707); thence, leaving the north margin of said TVA Transmission Line Right-of-Way, run North 00 degrees 47 minutes 49 seconds East 367.99 feet to a point; thence run South 89 degrees 12 minutes 11 seconds East 10.00 feet to a point; thence run South 00 degrees 47 minutes 49 seconds West 367.17 feet to a point lying on the north margin of said TVA Transmission Line Right-of-Way; thence run South 86 degrees 04 minutes 58 seconds West 5.02 feet, along the north margin of said TVA Transmission Line Right-of-Way, back to the Point of Beginning.

Said parcel contains 0.084 acres (3,676 sq. ft.) more or less.

Exhibit "A-1"
(Depiction of Vacated Easement A)



Easement "A"
 Hatched area represents portion of P.U.D.E. to be vacated. 0.084 Ac.± (3676 Sq. Ft.)

ABBREVIATIONS	
ESM'T	Easement
EX.	Existing
P.O.B.	Point of Beginning
P.O.C.	Point of Commencement
P.U.D.E.	Public U & D Easement
R.O.W.	Right-of-way
SQ. FT.	Square Feet
U&D	Utility & Drainage

General Notes:

1. North Arrow and coordinates as shown hereon are based on Alabama State Plane Coordinate System East Zone, NAD '83 (2011).
2. All measurements shown are in U.S. Survey Feet.
3. This is not a property boundary survey.

Exhibit Drawing - Easement Vacations
 Lying within Lots 4 - 8, Huntsville North Village Phase 1-A, Plat Book 2026, Pages 41-42
 NE 1/4 of Section 36, Township 2 South, Range 1 West of the Huntsville Meridian, City of Huntsville, Madison County, Alabama

Project No.: 25284	Drawn By: H. Galloway	Revisions: _____
Sheet No. 2 of 7	Field Date: 06.24.2025	_____
	Office Date: 03.03.2026	_____
	Checked By: A. Miller	_____

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SCHÖPTEL

1001 22nd Street South Birmingham, Alabama 35205 205.323.6166	101 Washington St. SE Huntsville, Alabama 35801 256.539.1221
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Exhibit "B"
(Legal Description of Vacated Easement B)

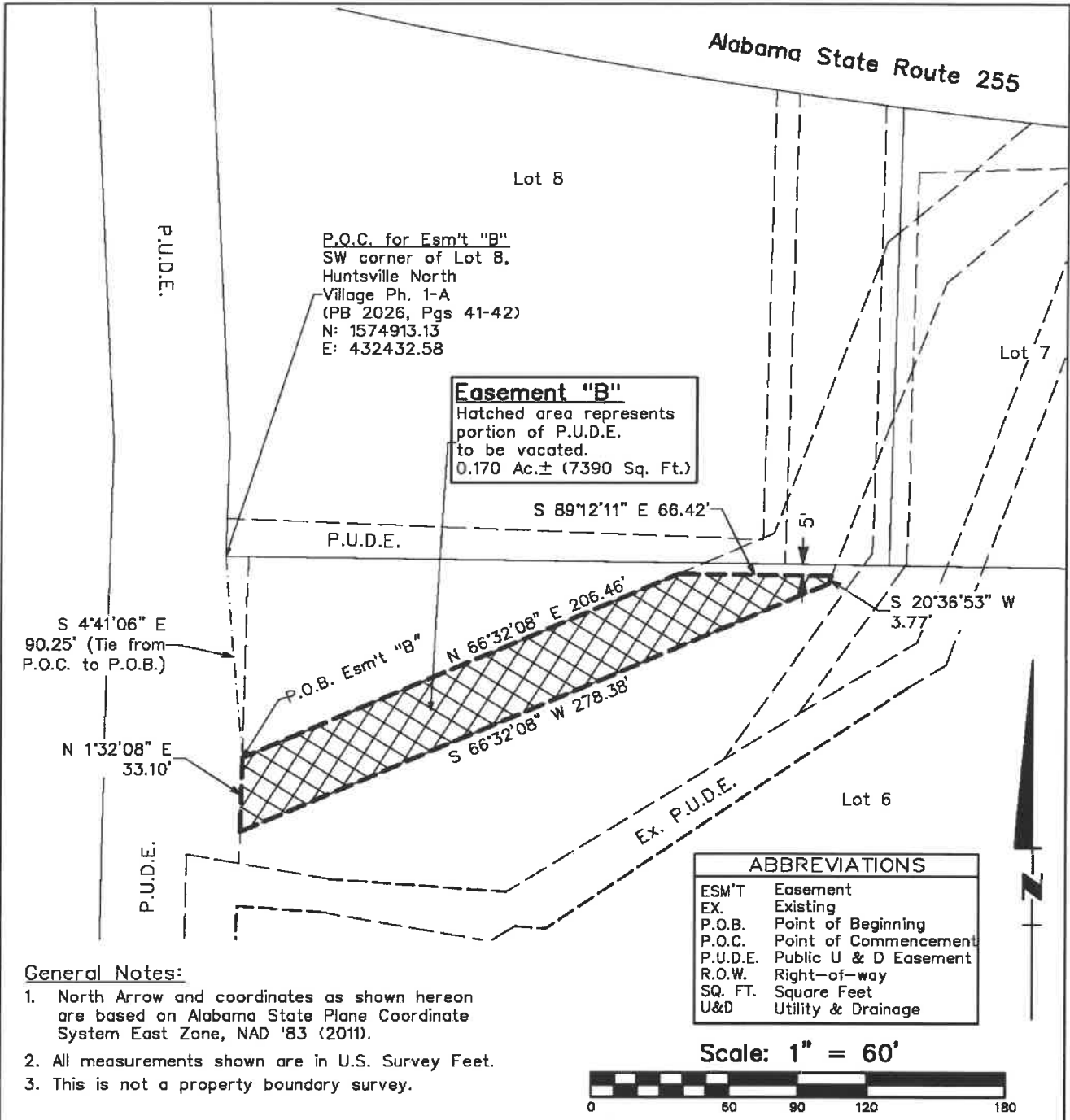
A parcel of land situated in the Northeast Quarter of Section 36, Township 2 South, Range 1 West of the Huntsville Meridian, Madison County, Alabama, {BEARINGS AND/OR DISTANCES and COORDINATES referenced to the Alabama State Plane Coordinate System, East Zone, NAD83(2011)} and lying within Lot 6 of Huntsville North Village Phase 1-A as recorded in Plat Book 2026, Pages 41-42 in the Office of the Judge of Probate, Madison County, Alabama, and being a portion a 30-foot wide Public Utility and Drainage Easement and being more particularly described as follows:

Commencing at the southwest corner of Lot 8 of said Huntsville North Village Phase 1-A, said point having Alabama State Plane Coordinates of N: 1574913.13, E: 432432.58; thence run South 04 degrees 41 minutes 06 seconds East, 90.25 feet to the Point of Beginning;

Thence, from the Point of Beginning, run North 66 degrees 32 minutes 08 seconds East 206.46 feet to a point; thence run South 89 degrees 12 minutes 11 seconds East 66.42 feet to a point; thence run South 20 degrees 36 minutes 53 seconds West 3.77 feet to a point; thence run South 66 degrees 32 minutes 08 seconds West 278.38 feet to a point; thence run North 01 degree 32 minutes 08 seconds East 33.10 feet back to the Point of Beginning.

Said parcel contains 0.170 acres (7,390 sq. ft.) more or less.

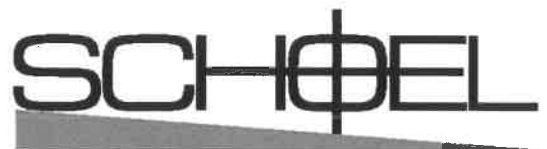
Exhibit "B-1"
(Depiction of Vacated Easement B)



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Exhibit Drawing - Easement Vacations
 Lying within Lots 4 - 8, Huntsville North Village Phase 1-A, Plat Book 2026, Pages 41-42
 NE 1/4 of Section 36, Township 2 South, Range 1 West of the Huntsville Meridian,
 City of Huntsville, Madison County, Alabama

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Project No.: 25284	Drawn By: H. Galloway	Revisions:
Sheet No.	Field Date: 06.24.2025	
3 of 7	Office Date: 03.03.2026	
	Checked By: A. Miller	

Exhibit "C"
(Legal Description of Vacated Easement C)

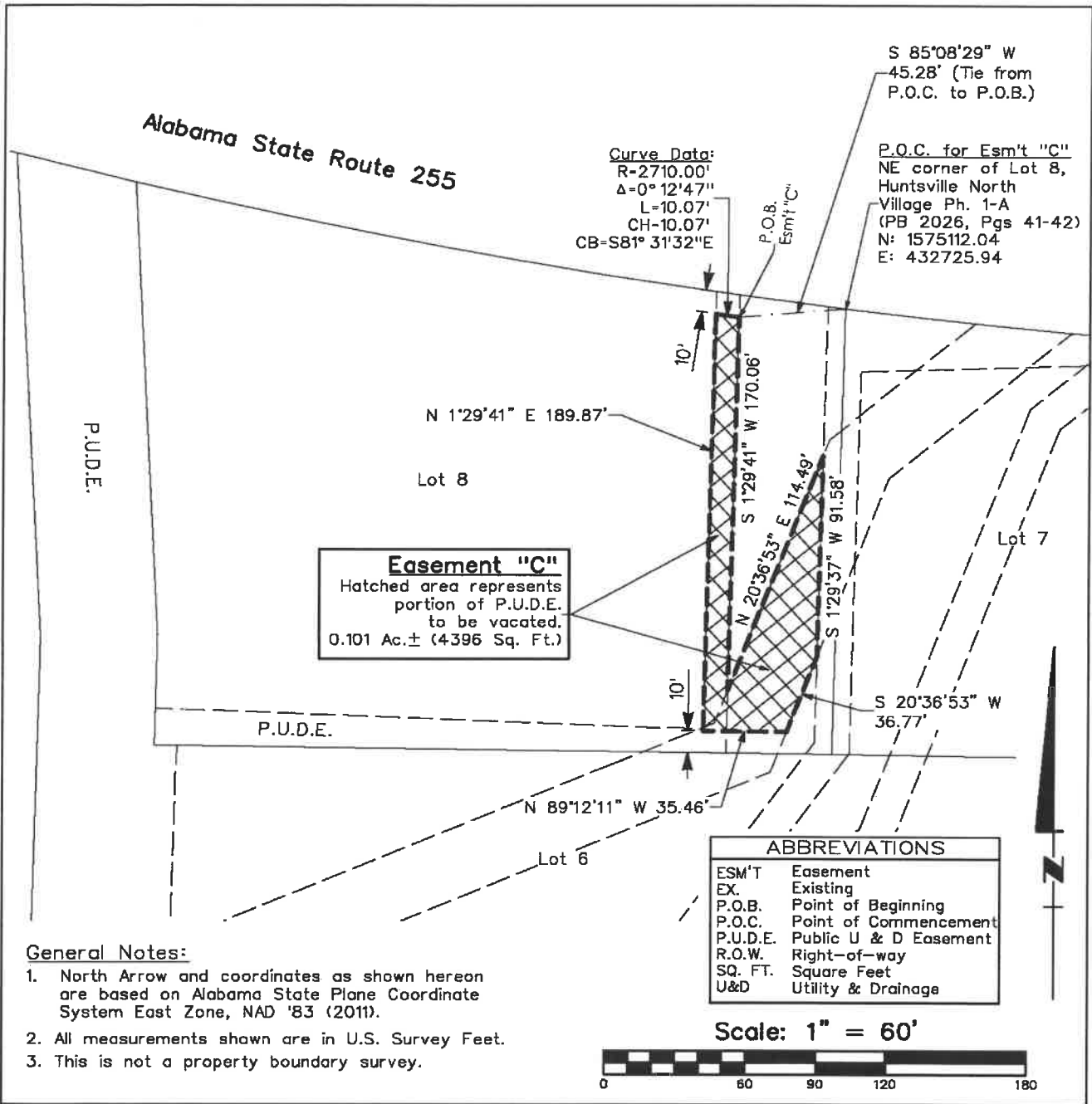
A parcel of land situated in the Northeast Quarter of Section 36, Township 2 South, Range 1 West of the Huntsville Meridian, Madison County, Alabama, {BEARINGS AND/OR DISTANCES and COORDINATES referenced to the Alabama State Plane Coordinate System, East Zone, NAD83(2011)} and lying within Lot 8 of Huntsville North Village Phase 1-A as recorded in Plat Book 2026, Pages 41-42 in the Office of the Judge of Probate, Madison County, Alabama, and being a portion a 30-foot wide Public Utility and Drainage Easement and a portion of a 10-foot wide Public Utility and Drainage Easement and being more particularly described as follows:

Commencing at the northeast corner of Lot 8 of said Huntsville North Village Phase 1-A, said point having Alabama State Plane Coordinates of N: 1575112.04, E: 432725.94; thence run South 85 degrees 08 minutes 29 seconds West, 45.28 feet to the Point of Beginning;

Thence, from the Point of Beginning, run South 01 degrees 29 minutes 41 seconds West 170.06 feet to a point; thence run North 20 degrees 36 minutes 53 seconds East 114.49 feet to a point; thence run South 01 degrees 29 minutes 37 seconds West 91.58 feet to a point; thence run South 20 degrees 36 minutes 53 seconds West 36.77 feet to a point; thence run North 89 degrees 12 minutes 11 seconds West 35.46 feet to a point; thence run North 01 degrees 29 minutes 41 seconds East 189.87 feet to a point; thence run 10.07 feet along a curve to the left having a radius of 2710.00 feet, a delta angle of 00 degrees 12 minutes 47 seconds, and a chord bearing and distance of South 81 degrees 31 minutes 32 seconds East, 10.07 feet back to the Point of Beginning.

Said parcel contains 0.101 acres (4,396 sq. ft.) more or less.

Exhibit "C-1"
(Depiction of Vacated Easement C)



General Notes:

1. North Arrow and coordinates as shown hereon are based on Alabama State Plane Coordinate System East Zone, NAD '83 (2011).
2. All measurements shown are in U.S. Survey Feet.
3. This is not a property boundary survey.

Exhibit Drawing - Easement Vacations

Lying within Lots 4 - 8, Huntsville North Village
 Phase 1-A, Plat Book 2026, Pages 41-42
 NE 1/4 of Section 36, Township 2 South,
 Range 1 West of the Huntsville Meridian,
 City of Huntsville, Madison County, Alabama

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Project No.: 25284	Drawn By: H. Galloway	Revisions:
Sheet No.	Field Date: 06.24.2025	
4 of 7	Office Date: 03.03.2026	
	Checked By: A. Miller	

Exhibit "D"
(Legal Description of Vacated Easement D)

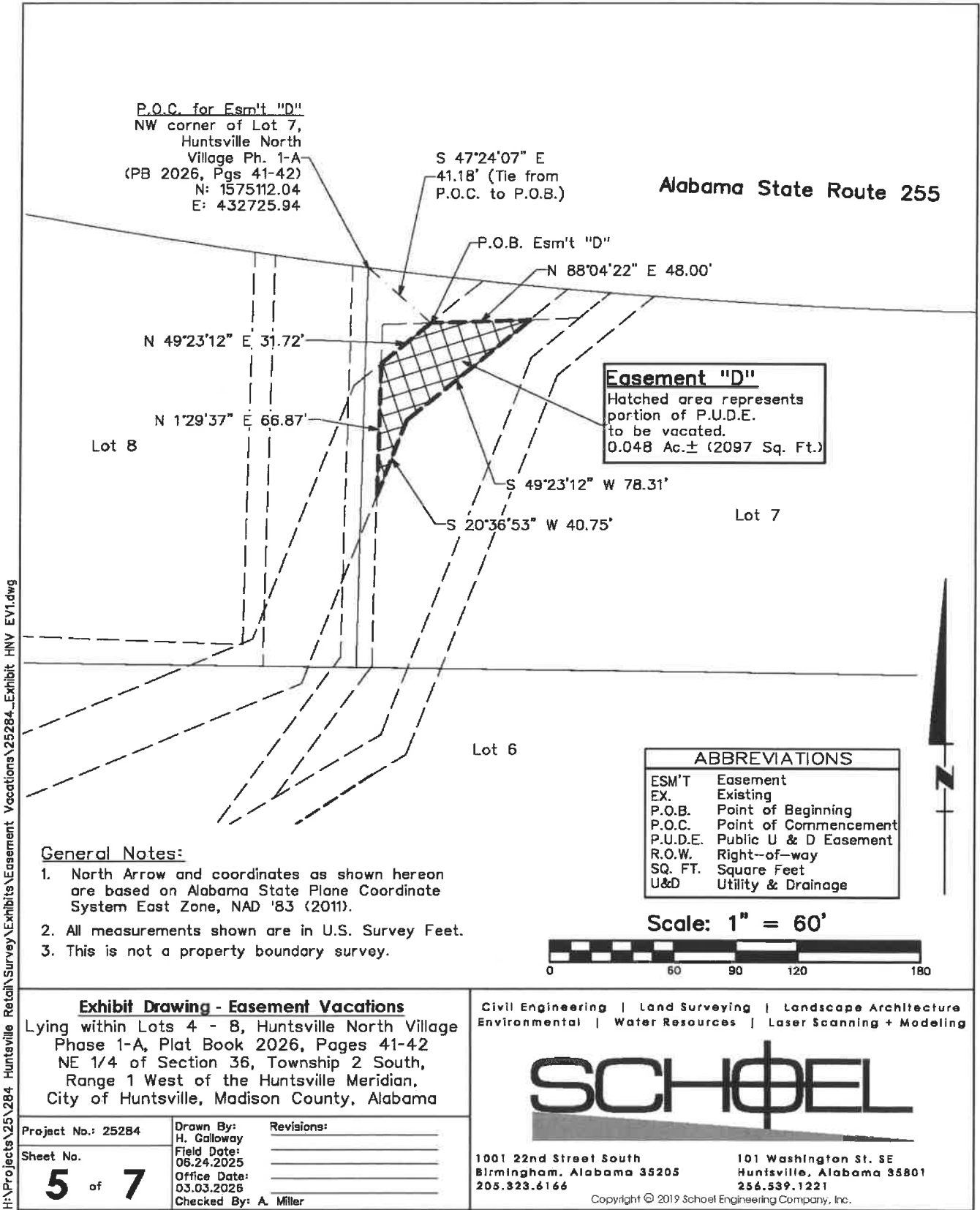
A parcel of land situated in the Northeast Quarter of Section 36, Township 2 South, Range 1 West of the Huntsville Meridian, Madison County, Alabama, {BEARINGS AND/OR DISTANCES and COORDINATES referenced to the Alabama State Plane Coordinate System, East Zone, NAD83(2011)} and lying within Lot 7 of Huntsville North Village Phase 1-A as recorded in Plat Book 2026, Pages 41-42 in the Office of the Judge of Probate, Madison County, Alabama, and being a portion a 30-foot wide Public Utility and Drainage Easement and being more particularly described as follows:

Commencing at the northwest corner of Lot 7 of said Huntsville North Village Phase 1-A, said point having Alabama State Plane Coordinates of N: 1575112.04, E: 432725.94; thence run South 47 degrees 24 minutes 07 seconds East, 41.18 feet to the Point of Beginning;

Thence, from the Point of Beginning, run thence run North 88 degrees 04 minutes 22 seconds East 48.00 feet to a point; thence run South 49 degrees 23 minutes 12 seconds West 78.31 feet to a point; thence run South 20 degrees 36 minutes 53 seconds West 40.75 feet to a point; thence run North 01 degree 29 minutes 37 seconds East 66.87 feet to a point; thence run North 49 degrees 23 minutes 12 seconds East 31.72 feet back to the Point of Beginning.

Said parcel contains 0.048 acres (2,097 sq. ft.) more or less.

Exhibit "D-1"
(Depiction of Vacated Easement D)



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Exhibit Drawing - Easement Vacations
 Lying within Lots 4 - 8, Huntsville North Village
 Phase 1-A, Plat Book 2026, Pages 41-42
 NE 1/4 of Section 36, Township 2 South,
 Range 1 West of the Huntsville Meridian,
 City of Huntsville, Madison County, Alabama

Project No.: 25284	Drawn By: H. Galloway	Revisions:
Sheet No.	Field Date: 06.24.2025	_____
5 of 7	Office Date: 03.03.2026	_____
	Checked By: A. Miller	_____

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Exhibit "E"
(Legal Description of Vacated Easement E)

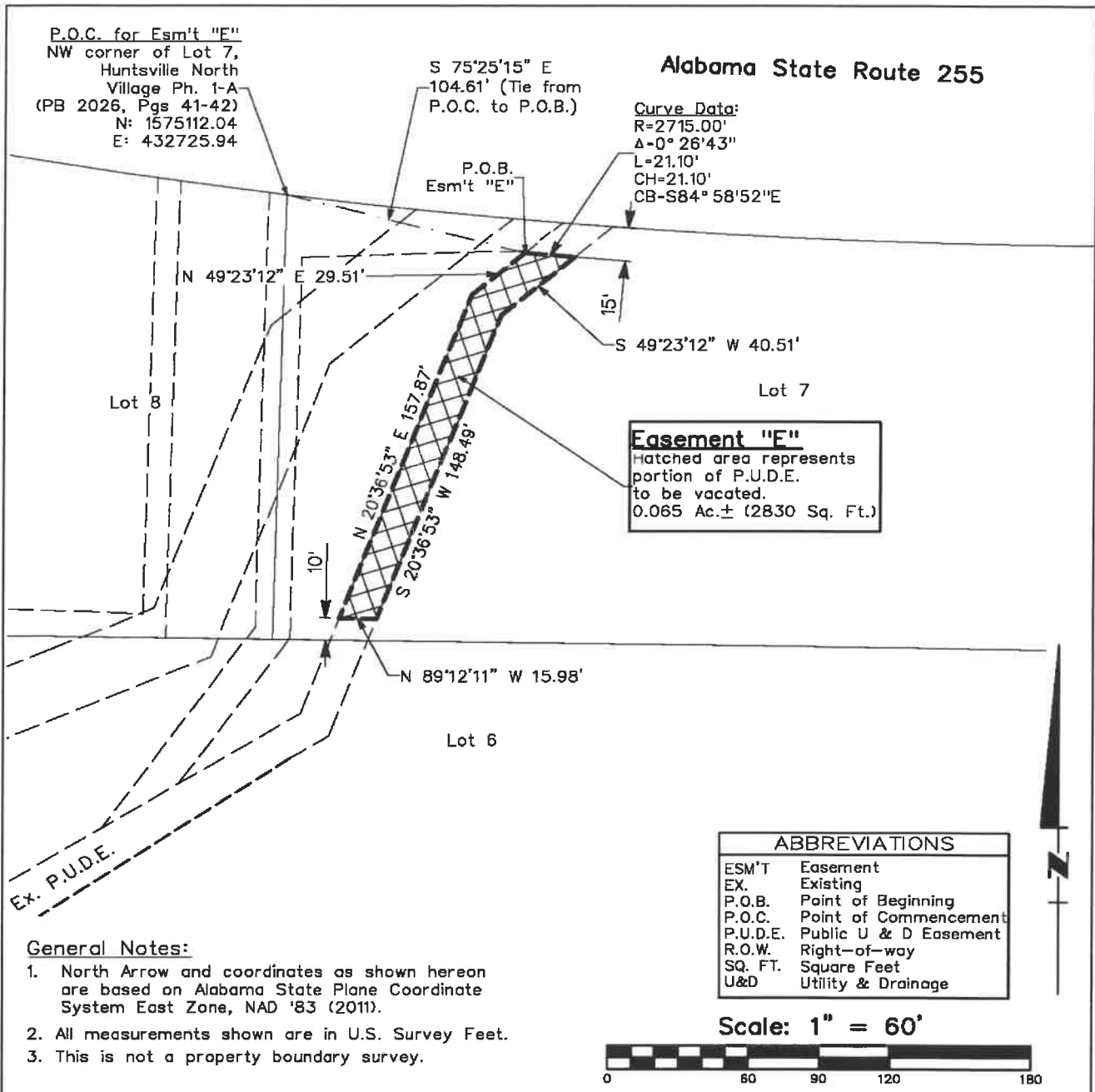
A parcel of land situated in the Northeast Quarter of Section 36, Township 2 South, Range 1 West of the Huntsville Meridian, Madison County, Alabama, {BEARINGS AND/OR DISTANCES and COORDINATES referenced to the Alabama State Plane Coordinate System, East Zone, NAD83(2011)} and lying within Lot 7 of Huntsville North Village Phase 1-A as recorded in Plat Book 2026, Pages 41-42 in the Office of the Judge of Probate, Madison County, Alabama, and being a portion a 15-foot wide Public Utility and Drainage Easement and being more particularly described as follows:

Commencing at the northwest corner of Lot 7 of said Huntsville North Village Phase 1-A, said point having Alabama State Plane Coordinates of N: 1575112.04, E: 432725.94; thence run South 75 degrees 25 minutes 15 seconds East, 104.61 feet to the Point of Beginning;

Thence, from the Point of Beginning, run 21.10 feet along a curve to the left having a radius of 2715.00 feet, a delta angle of 00 degrees 26 minutes 43 seconds, and a chord bearing and distance of South 84 degrees 58 minutes 52 seconds East 21.10 feet to a point; thence run South 49 degrees 23 minutes 12 seconds West 40.51 feet to a point; thence run South 20 degrees 36 minutes 53 seconds West 148.49 feet to a point; thence run North 89 degrees 12 minutes 11 seconds West 15.98 feet to a point; thence run North 20 degrees 36 minutes 53 seconds East 157.87 feet to a point; thence run North 49 degrees 23 minutes 12 seconds East 29.51 feet back to the Point of Beginning.

Said parcel contains 0.065 acres (2,830 sq. ft.) more or less.

Exhibit "E-1"
(Depiction of Vacated Easement E)



General Notes:

1. North Arrow and coordinates as shown hereon are based on Alabama State Plane Coordinate System East Zone, NAD '83 (2011).
2. All measurements shown are in U.S. Survey Feet.
3. This is not a property boundary survey.

Exhibit Drawing - Easement Vacations
 Lying within Lots 4 - 8, Huntsville North Village
 Phase 1-A, Plat Book 2026, Pages 41-42
 NE 1/4 of Section 36, Township 2 South,
 Range 1 West of the Huntsville Meridian,
 City of Huntsville, Madison County, Alabama

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Project No.: 25284	Drawn By: H. Galloway	Revisions:
Sheet No.	Field Date: 06.24.2025	_____
6 of 7	Office Date: 03.03.2026	_____
	Checked By: A. Miller	_____

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Exhibit "F"
(Legal Description of Vacated Easement F)

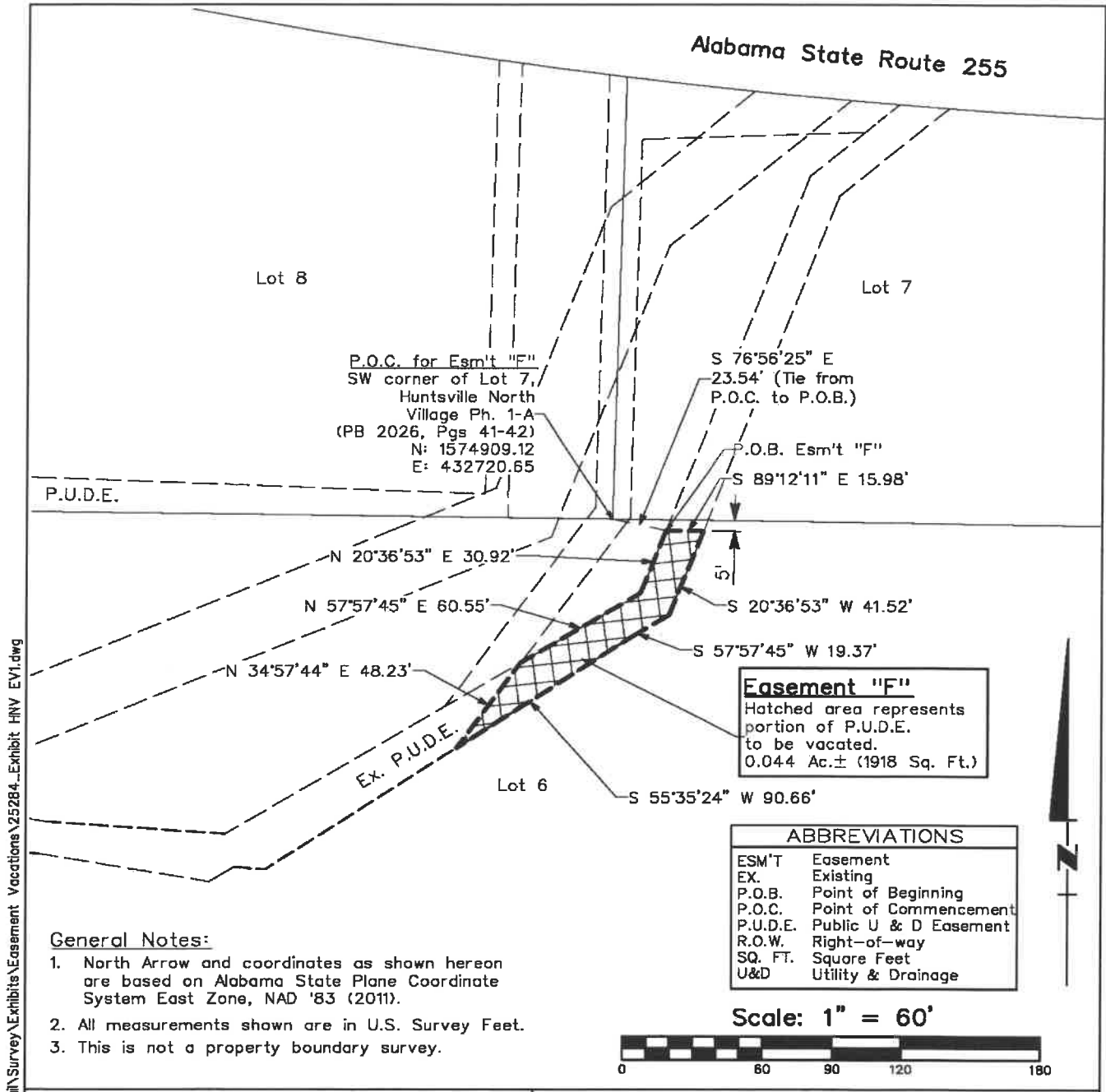
A parcel of land situated in the Northeast Quarter of Section 36, Township 2 South, Range 1 West of the Huntsville Meridian, Madison County, Alabama, {BEARINGS AND/OR DISTANCES and COORDINATES referenced to the Alabama State Plane Coordinate System, East Zone, NAD83(2011)} and lying within Lot 6 of Huntsville North Village Phase 1-A as recorded in Plat Book 2026, Pages 41-42 in the Office of the Judge of Probate, Madison County, Alabama, and being a portion a Public Utility and Drainage Easement and being more particularly described as follows:

Commencing at the southwest corner of Lot 7 of said Huntsville North Village Phase 1-A, said point having Alabama State Plane Coordinates of N: 1574909.12, E: 432720.65; thence run South 76 degrees 56 minutes 25 seconds East, 23.54 feet to the Point of Beginning;

Thence, from the Point of Beginning, run South 89 degrees 12 minutes 11 seconds East 15.98 feet to a point; thence run South 20 degrees 36 minutes 53 seconds West 41.52 feet to a point; thence run South 57 degrees 57 minutes 45 seconds West 19.37 feet to a point; thence run South 55 degrees 35 minutes 24 seconds West 90.66 feet to a point; thence run North 34 degrees 57 minutes 44 seconds East 48.23 feet to a point; thence run North 57 degrees 57 minutes 45 seconds East 60.55 feet to a point; thence run North 20 degrees 36 minutes 53 seconds East 30.92 feet back to the Point of Beginning.

Said parcel contains 0.044 acres (1,918 sq. ft.) more or less.

Exhibit "F-1"
(Depiction of Vacated Easement F)



General Notes:

1. North Arrow and coordinates as shown hereon are based on Alabama State Plane Coordinate System East Zone, NAD '83 (2011).
2. All measurements shown are in U.S. Survey Feet.
3. This is not a property boundary survey.

Exhibit Drawing - Easement Vacations

Lying within Lots 4 - 8, Huntsville North Village Phase 1-A, Plat Book 2026, Pages 41-42 NE 1/4 of Section 36, Township 2 South, Range 1 West of the Huntsville Meridian, City of Huntsville, Madison County, Alabama

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Project No.: 25284

Drawn By:

Revisions:

Sheet No.

7 of 7

H. Galloway

Field Date:

06.24.2025

Office Date:

03.03.2026

Checked By: A. Miller

ADOPTED this the 9th day of April, 2026.

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

APPROVED this the 9th day of April, 2026.

Mayor of the City of
Huntsville, Alabama