

ORDINANCE NO. 14-_____

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 a vacation of utility and drainage easements; that the applicant has represented to the City of Huntsville that Traditional Land Company, LLC, is the owner of the property across which said easements lie; that said easements, or 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 Traditional Land Company, 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 Madison, State of Alabama, to-wit:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE NORTH 1/2 OF SECTION 25 AND SOUTH 1/2 OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 2 WEST, HUNTSVILLE MERIDIAN, CITY OF HUNTSVILLE, MADISON COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" REBAR FOUND AT THE MIDPOINT OF THE SOUTH BOUNDARY LINE OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 2 WEST; THENCE, NORTHERLY ALONG A TIE-LINE ON A BEARING OF NORTH 10 DEGREES 03 MINUTES 49 SECONDS EAST, FOR A DISTANCE OF 72.39 FEET TO A POINT ON THE EXISTING RIGHT OF WAY OF PROVIDENCE MAIN STREET; SAID POINT ALSO BEING THE POINT OF BEGINNING.

THENCE, FROM THE POINT OF BEGINNING AND SOUTHERLY ALONG A U&D (UTILITY AND DRAINAGE) EASEMENT FOLLOWING A CURVE TO THE RIGHT WITH AN ARC DISTANCE OF 268.41 FEET HAVING A RADIUS OF 309.99 FEET AND BEING SUBTENDED BY A CHORD BEARING OF SOUTH 40 DEGREES 47 MINUTES 47 SECONDS WEST, FOR A DISTANCE OF 260.10 FEET TO A POINT;

THENCE, CONTINUING WESTERLY ALONG THE EXISTING U&D EASEMENT ON A BEARING OF SOUTH 65 DEGREES 34 MINUTES 44 SECONDS WEST, FOR A DISTANCE OF 42.36 FEET TO A POINT LOCATED ON THE COMMON PROPERTY LINE OF LOT 1 AND LOT 2;

THENCE, CONTINUING NORTHWESTERLY ALONG THE SAID COMMON PROPERTY LINE ON A BEARING OF NORTH 29 DEGREES 17 MINUTES 17 SECONDS WEST, FOR A DISTANCE OF 10.04 FEET TO A POINT LOCATED ON THE EXISTING RIGHT OF WAY ALONG PROVIDENCE MAIN STREET;

THENCE, CONTINUING NORTHEASTERLY ALONG THE SAID RIGHT OF WAY ON A BEARING OF NORTH 65 DEGREES 34 MINUTES 49 SECONDS EAST, FOR A DISTANCE OF 43.21 FEET TO POINT;

THENCE, CONTINUING ALONG THE SAID RIGHT OF WAY FOLLOWING A CURVE TO THE LEFT WITH AN ARC DISTANCE OF 227.78 FEET HAVING A RADIUS OF 300.28 FEET SUBTENDED BY A CHORD BEARING OF NORTH 43 DEGREES 50 MINUTES 58 SECONDS EAST, FOR A DISTANCE OF 222.35 FEET TO A POINT;

THENCE, CONTINUING ALONG THE SAID RIGHT OF WAY FOLLOWING A CURVE TO THE RIGHT WITH AN ARC DISTANCE OF 17.77 FEET HAVING A RADIUS OF 70.23 FEET SUBTENDED BY A CHORD BEARING OF NORTH 29 DEGREES 22 MINUTES 00 SECONDS EAST, FOR A DISTANCE OF 17.72 FEET TO A POINT;

THENCE, CONTINUING ALONG THE SAID RIGHT OF WAY FOLLOWING A CURVE TO THE RIGHT WITH AN ARC DISTANCE OF 16.56 FEET HAVING A RADIUS OF 69.96 FEET AND BEING SUBTENDED BY A CHORD BEARING OF NORTH 43 DEGREES 23 MINUTES 42 SECONDS EAST, FOR A DISTANCE OF 16.52 FEET TO THE POINT OF BEGINNING.

THE HEREIN DESCRIBED U&D (UTILITY AND DRAINAGE) EASEMENT CONTAINS 2,969 SQUARE FEET OR 0.068 ACRES OF LAND MORE OR LESS. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, ENCUMBRANCES AND OR RESTRICTIONS OF RECORD.

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 Clerk-Treasurer, this the 11th day of September, 2014.

CITY OF HUNTSVILLE, ALABAMA,
a municipal corporation

By: _____

Tommy Battle, Mayor

ATTEST:

By: _____

Charles E. Hagood
Clerk-Treasurer

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 Charles E. Hagood, whose names as Mayor and City Clerk-Treasurer, 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 11th day of September, 2014.

Notary Public

THIS INSTRUMENT PREPARED BY:

Ordinance No. 14-_____ (Cont.)
Traditional Land Company, LLC

ADOPTED this the 11th day of September, 2014.

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

APPROVED this the 11th day of September, 2014.

Mayor of the City of
Huntsville, Alabama