

ORDINANCE NO. 25-760

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 easement; that the applicant has represented to the City of Huntsville that **Indian Creek Housing, 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 easements hereinafter described, said deed being substantially in words and figures as follows, to-wit:

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 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 said instrument, they, as such officers and with full authority, executed the same voluntarily for and as the act of said municipal corporation on the day the same bears date.

Given under my hand this the 25th day of September, 2025.

(SEAL)



Anita Gwinn Chargualaf
Notary Public
My commission expires: July 10, 2028

This instrument was prepared by:
William I. Eskridge, Esq.
Rushton, Stakely, Johnston & Garrett, P.A.
Post Office Box 270
Montgomery, Alabama 36101-0270
(334) 206-3100
RSJ&G File No. 6851-7

Exhibit "A"

SANITARY SEWER EASEMENT TO BE VACATED

A parcel of land situated in the Northeast Quarter of Section 22, Township 3 South, Range 2 West of the Huntsville Meridian, Madison County, Alabama {Bearings and distances are referenced to the Alabama State Plane Coordinate System, East Zone, NAD '83 (2011)} and lying within Lot 1 of the Boundary Plat of Schrimsher-Willowbrook Subdivision as recorded in Document No. 2020-00042479 in the Office of the Judge of Probate, Madison County, Alabama, and further described as lying within that certain 4.70 acre parcel of land deeded to INDIAN CREEK HOUSING LLC, an Alabama limited liability company as recorded in Deed Book 2025, Pages 10445-10448 in said Probate Office, and being a portion of a 15-foot wide Sanitary Sewer Easement established by the final plat of "Schrimsher Estates Lot 10 Resubdivision A Resubdivision of Lots 9 and 10 of Schrimsher Estates as Recorded in Plat Book 10, page 51, and Other Unplatted Lands" as recorded in Document No. 20160224000092170 in said Probate Office and being more particularly described as follows:

Commencing at a 1/2-inch crimp top pipe marking the southwest corner of Lot 1 of the said Boundary Plat of Schrimsher-Willowbrook Subdivision, and having Alabama State Plane Coordinates of North: 1552800.95, East: 389842.01; thence run North 54 degrees 53 minutes 03 seconds East, 24.19 feet to the Point of Beginning;

Thence, from the Point of Beginning, run North 68 degrees 49 minutes 48 seconds East, 448.13 feet to a point; thence run South 00 degrees 16 minutes 51 seconds West, 16.12 feet to a point; thence run South 68 degrees 49 minutes 48 seconds West, 409.14 feet to a point; thence run North 86 degrees 47 minutes 15 seconds West, 36.33 feet back to the Point of Beginning;

Said parcel contains 0.148 acres (6430 square feet) more or less.

Exhibit "B"

Owner of Record:
Willowbrook Baptist Church Inc.
(Proposed Lot 1 of Schrimsher-Willowbrook Subdivision Phase II)

NEW LIFE CIRCLE (Public R.O.W.)
(street extension to be dedicated with the upcoming
final plat of Schrimsher - Willowbrook Subdivision Ph. II)

0.25 miles ±
to Jeff Rd.
→

10' P.U.D.E.

Owner of Record:
Indian Creek Housing LLC
2808 6th St. SW
Huntsville, AL 35805-4602
DB 2025, Pg. 10445

A 4.70 ac. portion of Lot 1
of Schrimsher-Willowbrook
Subdivision (Plat Doc.
No. 2020-42479)

(Proposed Lot 2 of
Schrimsher-Willowbrook
Subdivision Phase II)

OWNER OF RECORD:
COTTAGES AT
INDIAN CREEK LLC

LOT 2 SCHRIMSER-
WILLOWBROOK
SUBDIVISION
DOC. NO. 2020-42479

Point of Commencement:
1/2" Crimp Top Pipe marking
the SW corner of Lot 1 of
the Boundary Plat of Schrimsher
- Willowbrook Subdivision
(Plat Doc. No. 2020-42479)
N: 1552800.95
E: 389842.01

EX. 15' SANITARY SEWER
EASEMENT (PLAT
DOC. 2016-92170)

Hatched area represents
Sanitary Sewer Easement
to be vacated.
0.148 Ac.± (6430 Sq. Ft.)

STRONG FAMILY
PROPERTIES, LLC

15' P.U.D.E.

15' P.U.D.E.

P.O.B.

15' P.U.D.E.

WOODMILL
TRACE
TOWNHOMES
HOA

N 86° 47'15" W 36.33'

SPENCER CONRAD GUIDA
& ANDREA LYNN PAPPANO
LOT 11 OF
SCHRIMSER ESTATES
PB 10, PG 51

N 54° 53'03" E 24.19'
(Tie from P.O.C.
to P.O.B.)

ABBREVIATIONS	
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.

Scale: 1" = 100'

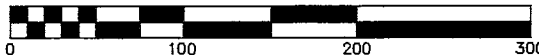


Exhibit Drawing - Vacation of San. Sewer Easement

Lying within Lot 1, Willowbrook-Schrimsher Subdivision, Plat Doc. No. 2020-00042479 Section 22, Township 3 South, Range 2 West of the Huntsville Meridian, City of Huntsville, Madison County, Alabama

Civil Engineering | Land Surveying | Landscape Architecture
Environmental | Water Resources | Laser Scanning + Modeling



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Birmingham, Alabama 35205
205.323.6166

101 Washington St. SE
Huntsville, Alabama 35801
256.539.1221

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Project No.: 21414.H0

Drawn By:
H. Galloway
Field Date:
08.13.2024
Office Date:
08.13.2025
Checked By: A. Miller

Revisions:

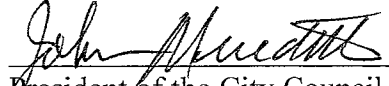
Sheet No.

1 of **1**

H:\Projects\21\21414.HP The Grove at Indian Creek\Survey\Data\Easement Vac SS\21414_exhibit SS E.V.dwg

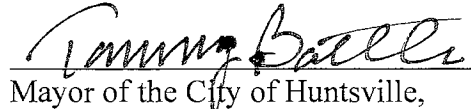
ORDINANCE NO. 25-760 (Cont'd)

ADOPTED this the 25th day of September, 2025.



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

APPROVED this the 25th day of September 2025.



Mayor of the City of Huntsville,
Alabama