



December 22, 2025

**To: City of Tuscaloosa Planning and Zoning Commission
City of Tuscaloosa City Council**

**Re: North 5 Feet of 14th Street abutting Lot 4 of
The F.B. Clements Resurvey Re-survey of
Lots 471-474 Original City Survey
OCA-25-1700**

Attached are copies of the Declaration of Vacation and comments received on the proposed vacation of the above referenced project. Please review all comments received by my office from surrounding utility companies as well as pertinent city departments.

Pursuant to section 21-181 of the City of Tuscaloosa Code of Ordinances, the Office of the City Engineer is providing submitted written comments and objections for your consideration.

A handwritten signature in blue ink that reads 'M. Gardiner'.

**Michael Gardiner, PE/PLS
City Engineer**

**Cc. Tom Bobitt, Deputy City Attorney
Zach Ponds, Associate Director of Planning**



2201 University Blvd.
Tuscaloosa, AL 35401

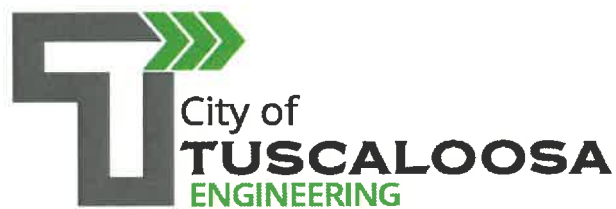


205-248-5380



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LOCATION: **North 5 feet of 14th Street abutting Lot 4 of The F.B. Clements Resurvey ,
OCA-25-1700**

AGENCIES CONTACTED

Environmental Services Department (ESD)	ESD. No issues.
Tuscaloosa Police Department (TPD)	No comments received.
Tuscaloosa Fire & Rescue Service (TFRS)	No issues.
Planning and Urban Development (UD)	B&I >> No Comments / Planning has no issues with the proposed vacation.
Office of the City Engineer (OCE)	OCE okay.
ALABAMA POWER	No comment received.
AT&T	No issues with the 5' ROW being vacated.
COMCAST	No Issues Comcast
SPIRE	No comment received.

**Pursuant to section 21-182 of the code of ordinances the office of the city engineer is
providing any written comments and objections for consideration.**

This instrument prepared by:	
NAME:	Eric M. Hamner, PLS
	TTL, Inc.
ADDRESS:	3200 Rice Mine Road NE
	Tuscaloosa, AL 35406
SOURCE OF TITLE:	
DEED BOOK : 2020	PAGE: 785
DEED BOOK : 2024	PAGE: 14268
DEED BOOK : 2025	PAGE: 7598

STATE OF ALABAMA)
)
TUSCALOOSA COUNTY)

DECLARATION OF VACATION OF RIGHT-OF-WAY

KNOW ALL MEN BY THESE PRESENTS, that TBG II, LLC is the owner of all the land abutting the Right-of-Way, which is hereinafter more particularly described, and which street said owners desire to vacate as provided in Ala. Code §23-4-20 (1975). The vacation of said Right-of-Way as hereinafter described will not deprive other property owners of reasonable means of ingress and egress to and from their property nor will it adversely affect the interest of the general public in any way.

NOW, THEREFORE, pursuant to the provisions of Ala. Code §23-4-20 (1975), the undersigned owners do hereby declare the following described Right-of-Way located in the City of Tuscaloosa, Tuscaloosa County, Alabama, to be vacated:

Part of the Right-of-Way of 14th Street, being the Northern 5-feet abutting Lot 4 according to the F B Clements Resurvey of Lots 471, 472, 473, and 474 of the Original City Survey, a map or plat of which is recorded in the Probate Office of Tuscaloosa County, Alabama, in plat book 3, at page 76. Said strip of Right-of-Way being 5 feet in width by approximately 160 feet in length, bounded on the West side by 25th Avenue and on the East side by a 10-foot public alley, and containing zero and nine hundredths (0.02) acres, more or less.

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

The said Right-of-Way to be vacated is within the limits of the City of Tuscaloosa and assent to the vacation of said Right-of-Way will be obtained from the City Council, a copy of which, certified by the City Clerk, will be attached hereto and will be filed and recorded with this written Declaration of Vacation and will be made a part hereof.

IN WITNESS WHEREOF, the said TBG II, LLC have set their hands and seals hereto this 21st day of November, 2025.

TBG II, LLC
By: [Signature]
As It's: Manager

STATE OF ALABAMA)
COUNTY OF TUSCALOOSA)

I, Stephanie H Smith
Brock Carden, a Notary Public in and for said State at Large, hereby
certify that Brock Carden, as Manager of TBG
II, LLC and whose name is signed to the foregoing document, and,

- ☐ Who is known to me, or
- ☒ Whose identity I proved on the basis of Driver License, or
- ☐ Whose identity I proved on the oath/affirmation of _____, a creditable witness to the signer of the above document

and that being informed of the contents of the document, they as such officer and with full authority on behalf of said LLC, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 21st day of November, 2025.

[Signature]
Notary Public.

My Commission Expires:



Exhibit "A"

