



March 9, 2026

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

**Re: Portion of Southside Drive
OCA-26-0231**

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



@TuscaloosaCity

www.tuscaloosa.com



LOCATION:

Portion of Southside Drive, OCA-26-0231

AGENCIES CONTACTED

**Environmental Services
Department (ESD)**

No issues.

**Tuscaloosa Police
Department (TPD)**

No comment received.

**Tuscaloosa Fire & Rescue
Service (TFRS)**

No comments.

**Planning and Urban
Development (UD)**

Planning has no issues. / UD B&I >> No Comments / No Issues

**Office of the City
Engineer (OCE)**

No Objection.

ALABAMA POWER

No comment received.

AT&T

We have no conflicts with this proposal.

COMCAST

No issues for Comcast .

SPIRE

Spire Alabama has no known facilities within the Right-of Way of the Portion of Southside Drive (OCA-26-0231) to be vacated.

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: Montgomery & Hinkle, Inc.
ADDRESS: 203 Hargrove Road East
Tuscaloosa, Alabama 35401**

**SOURCE OF TITLE: DEED
BOOK: 2025 PAGE: 25674**

STATE OF ALABAMA)
)
TUSCALOOSA COUNTY)

DECLARATION OF VACATION OF A STREET

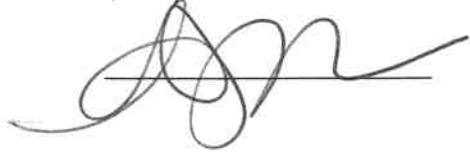
KNOW ALL MEN BY THESE PRESENTS, that PandEMFund, LLC is the owner of all the land abutting the east of a street, which is hereinafter more particularly described, and which street said owners desire to vacate as provided in Ala. Code §23-4-20 (1975). The vacation of said street as hereinafter described 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 street located in the City of Tuscaloosa, Tuscaloosa County, Alabama, to be vacated: That portion of Southside Drive as described as follows:

As the Point of Beginning start at the calculated northwest corner of Lot 1-R, Southside Addition No. 3, a map or plat of which is recorded in the Judge of Probate Office of Tuscaloosa County, Alabama at Plat Book 2025, Page 177; thence run North 87 degrees, 37 minutes, 17 seconds, West in a prolongation of north line said Lot 1-R 15.00 feet to a calculated point; thence run South 03 degrees, 05 minutes, 05 seconds, West and parallel to the west line of the said Lot 1-R 214.68 to a calculated point of curvature of a curve; said curve being to the left, having a radius of 25.00 feet, a delta of 90 degrees, 42 minutes, 23 seconds, and an arc of 39.58 feet; thence continue along the chord of the said curve a chord bearing of South 42 degrees, 16 minutes, 06 seconds, East a chord distance of 35.57 feet to the calculated point of tangency on the north right-of-way of 29th street (an alley in the City of Tuscaloosa, Alabama); thence run along the said north right-of-way 87 degrees, 37 minutes, 17 seconds, East 15.00 feet to the calculated point of curvature of a curve; said curve being to the right, having a radius of 25.00 feet, a delta of 90 degrees, 42 minutes, 23 seconds, and an arc of 39.58 feet; thence continue along the chord of the said curve a chord bearing of North 42 degrees, 16 minutes, 06 seconds, West a chord distance of 35.57 feet to the calculated point of tangency on the west right-of-way line of the said lot 1-R; thence run along the said west line North 03 degrees, 05 minutes, 05 seconds, East 214.48 feet to the Point of Beginning. Said portion of Right-of-Way contains 0.08, acres, more or less.

The said street to be vacated is within the limits of the City of Tuscaloosa and assent to the vacation of said street 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 PandEMFund, LLC, have set their hands and seals hereto this 17 day of Feb, 2026.

 Amanda Phifer

STATE OF ALABAMA)
COUNTY OF TUSCALOOSA)

I, Cynthia L Brooks, a Notary Public in and for said State at Large, hereby certify that, whose name is signed to the foregoing document, and,

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

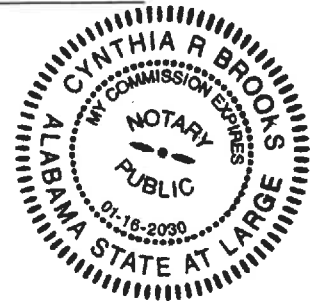
and that being informed of the contents of the document, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 17 day of Feb, 2026.

Cynthia L Brooks
Notary Public.

My Commission Expires:

1/16/2030

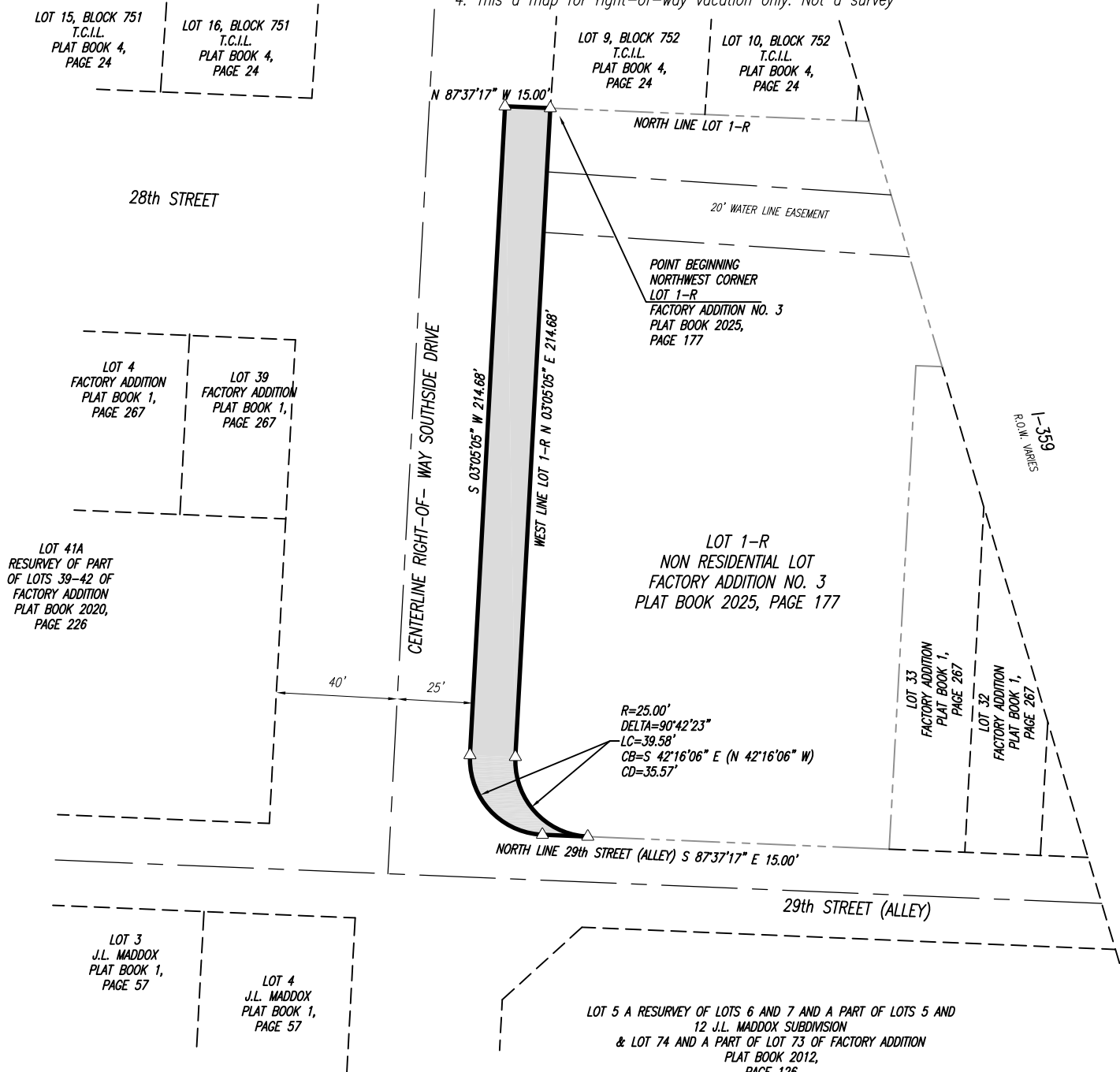


A VACATION OF A PART OF THE EAST SIDE OF SOUTHSIDE DRIVE (FACTORY ADDITION NO. 3 PLAT BOOK 2025, PAGE 177). PANDEMFUND, LLC, OWNER. 0.11 ACRES, MORE OR LESS NOT ALL IMPROVEMENTS SHOWN

ADDRESS:
SOUTHSIDE DRIVE AT 28th AND 29th STREET
TUSCALOOSA, ALABAMA 35401

SURVEYOR'S NOTES:

1. No title search of the Public Records has been performed by this firm, and lands shown hereon were not abstracted for easements and/or rights-of-way, recorded or unrecorded.
2. The parcel shown hereon may be subject to setbacks, easements, zoning, and restrictions that may be found in the Public Records of said County.
3. Underground portions of foundations, footings, or other structures, including drainage structures, sewers and other utilities, were not located unless otherwise noted.
4. This a map for right-of-way vacation only. Not a survey

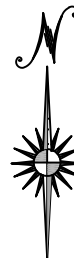


As the Point of Beginning start at the calculated northwest corner of Lot 1-R, Factory Addition No. 3, a map or plat of which is recorded in the Judge of Probate Office of Tuscaloosa County, Alabama at Plat Book 2025, Page 177; thence run North 87 degrees, 37 minutes, 17 seconds, West in a prolongation of north line said Lot 1-R 15.00 feet to a calculated point; thence run South 03 degrees, 05 minutes, 05 seconds, West and parallel to the west line of the said Lot 1-R 214.68 to a calculated point of curvature of a curve; said curve being to the left, having a radius of 25.00 feet, a delta of 90 degrees, 42 minutes, 23 seconds, and an arc of 39.58 feet; thence continue along the chord of the said curve a chord bearing of South 42 degrees, 16 minutes, 06 seconds, East a chord distance of 35.57 feet to the calculated point of tangency on the north right-of-way of 29th street (an alley in the City of Tuscaloosa, Alabama); thence run along the said north right-of-way 87 degrees, 37 minutes, 17 seconds, East 15.00 feet to the calculated point of curvature of a curve; said curve being to the right, having a radius of 25.00 feet, a delta of 90 degrees, 42 minutes, 23 seconds, and an arc of 39.58 feet; thence continue along the chord of the said curve a chord bearing of North 42 degrees, 16 minutes, 06 seconds, West a chord distance of 35.57 feet to the calculated point of tangency on the west right-of-way line of the said lot 1-R; thence run along the said west line North 03 degrees, 05 minutes, 05 seconds, East 214.48 feet to the Point of Beginning.

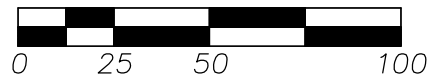
Said portion of Right-of-Way contains 0.08, acres, more or less.

LEGEND

- IRON FOUND
- 1/2" REBAR and CAP SET (CA-965-LS)
- CONCRETE MONUMENT FOUND
- △ CALCULATED -NOT MONUMENTED
- () DEED and/or PLAT CALL
- R.O.W. RIGHT-OF-WAY
- |- LINE NOT TO SCALE



SCALE: 1"=50 FEET



BASIS OF MAP (NOT A SURVEY) - GRID NORTH - ALABAMA WEST ZONE.

	Drawn By S.M.B.	Appd. By MMM	Surveyed By N/A	Field Work N/A	Date 01/08/2026
	Scale 1" = 50'	Source of Information DB 2025, PG25674	Map Type Vacation	Drawing No. 2601-005 RoW Vac	Job No. 2601-005

Montgomery and Hinkle, inc.
Professional Land Surveyors
marty@mhisurvey.com

203 Hargrove Road East
Tuscaloosa, Alabama 35401
OFFICE: 205-248-7396
FAX: 205-248-7398

NOT VALID UNLESS STAMPED IN RED