



August 26, 2026

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

**Re: Portion of 31st Street East
JLM Cedar Forest, LLC
OCA-26-1069**

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

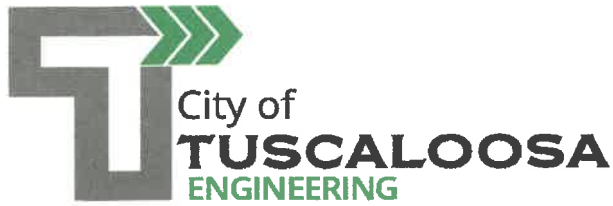


205-248-5380



@TuscaloosaCity

www.tuscaloosa.com



LOCATION: **Portion of 31st Street East JLM Cedar Forest, LLC OCA-26-1069**

AGENCIES CONTACTED

Environmental Services Department (ESD)	ESD has no issues.
Tuscaloosa Police Department (TPD)	No comment received.
Tuscaloosa Fire & Rescue Service (TFRS)	No issues.
Planning and Urban Development (UD)	Planning has no comments and is okay with moving forward with the vacation. / B&I >> No Issues
Office of the City Engineer (OCE)	OCE has no comments.
ALABAMA POWER	Alabama Power has no known facilities within the Right-of Way of the Portion of 31st Street East (OCA-26-1069) to be vacated.
AT&T	AT&T has no objection to the vacation and has no existing services within the vacated portion of the ROW.
COMCAST	No issues comcast.
SPIRE	Spire Alabama has no known facilities within the Right-of Way of the Portion of 31st Street East (OCA-26-1069) 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:

ADDRESS:

SOURCE OF TITLE: DEED

BOOK PAGE

STATE OF ALABAMA)

)

TUSCALOOSA COUNTY)

DECLARATION OF VACATION OF A STREET

KNOW ALL MEN BY THESE PRESENTS, that JLM Cedar Forest LLC (owner)
Levi Nixon Managing Member

(include marital status) is/are the owner(s) of all the land abutting a street, which is hereinafter more particularly described, and which street said owner(s) desire(s) 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 owner(s) do (does) hereby declare the following described street located in the City of Tuscaloosa, Tuscaloosa County, Alabama, to be vacated:

SEE EXHIBIT "A"

SEE EXHIBIT "B"

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 Levi Nixon Managing Member JLM Cedar Forest LLC (owner) [names of abutting owner(s)] have set his/her/their hands and seals hereto this 18th day of August, 2026



Levi Nixon, Managing Member

STATE OF ALABAMA)
COUNTY OF TUSCALOOSA)

I, Jessica Nelson Cox, a Notary Public in and for said State at Large, hereby certify that
, Levi Mixon 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 18th day of August, 2026

Jessica Nelson Cox
Notary Public.

My Commission Expires:

August 7, 2030



STATE OF ALABAMA)
COUNTY OF TUSCALOOSA)

I, _____, 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 ____ day of _____, 20 ____.

Notary Public.

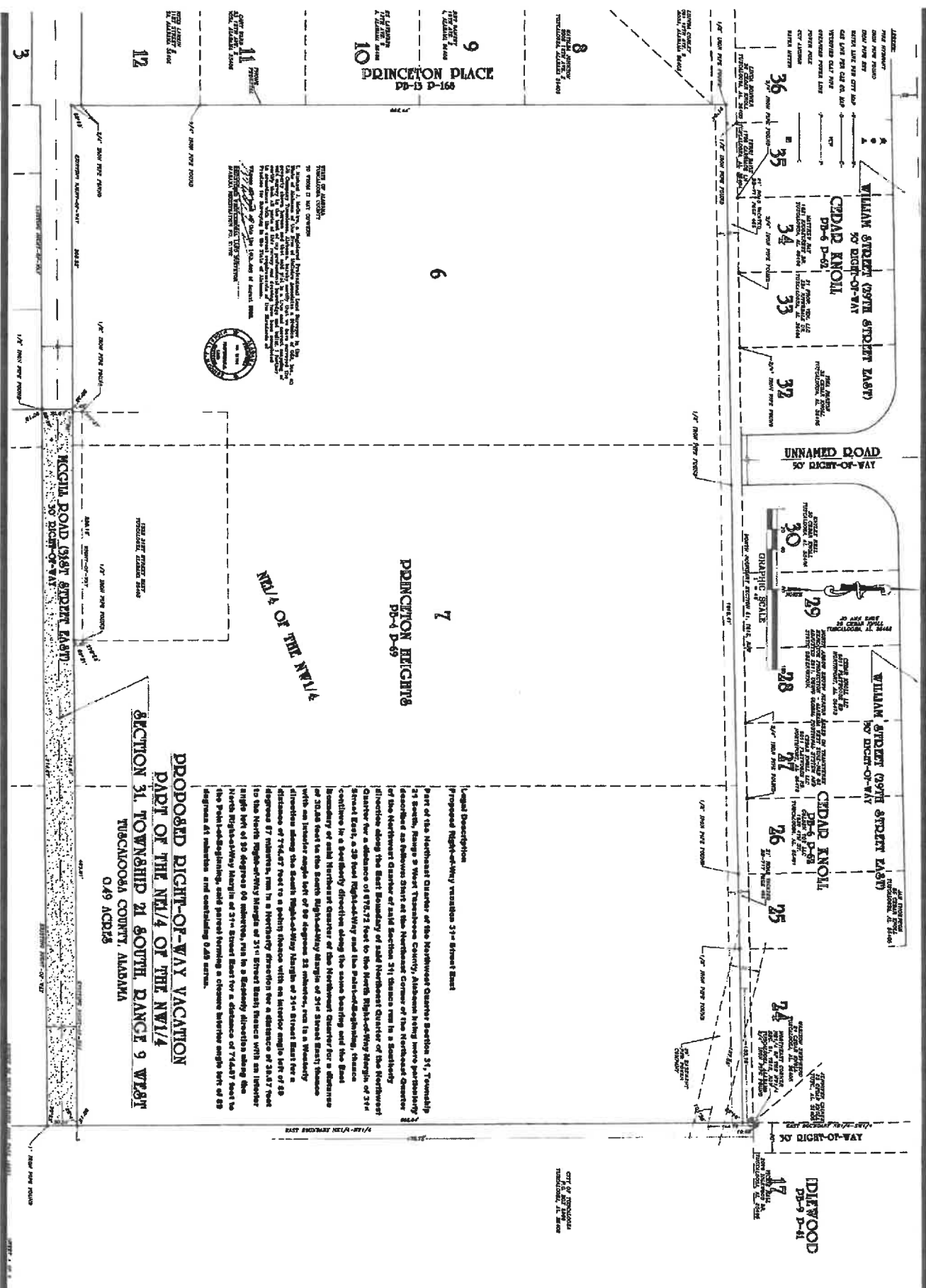
My Commission Expires:

EXHIBIT "A"

Legal Description

Proposed Right-of-Way vacation 31st Street East

Part of the Northeast Quarter of the Northwest Quarter Section 31, Township 21 South, Range 9 West Tuscaloosa County, Alabama being more particularly described as follows: Start at the Northeast Corner of the Northeast Quarter of the Northwest Quarter of said Section 31; thence run in a Southerly direction along the East Boundary of said Northeast Quarter of the Northwest Quarter for a distance of 675.72 feet to the North Right-of-Way Margin of 31st Street East, a 30 foot Right-of-Way and the Point-of-Beginning, thence continue in a Southerly direction along the same bearing and the East Boundary of said Northeast Quarter of the Northwest Quarter for a distance of 30.00 feet to the South Right-of-Way Margin of 31st Street East; thence with an interior angle left of 90 degrees 22 minutes, run in a Westerly direction along the South Right-of-Way Margin of 31st Street East for a distance of 714.67 feet to a point; thence with an interior angle left of 89 degrees 57 minutes, run in a Northerly direction for a distance of 30.67 feet to the North Right-of-Way Margin of 31st Street East; thence with an interior angle left of 90 degrees 00 minutes, run in a Easterly direction along the North Right-of-Way Margin of 31st Street East for a distance of 714.67 feet to the Point-of-Beginning, said parcel forming a closure interior angle left of 89 degrees 41 minutes and containing 0.49 acres.



MCGUIRE ASSOCIATES
A DIVISION OF
AN LIA COMPANY
GONZALEZ - STRENGTH & ASSOCIATES, INC.
CIVIL ENGINEERING AND SURVEYING PLANNING TRAFFIC & TRANSPORTATION
9015 GARY FIVE STREET, SUITE 200, TUSCALOOSA, ALABAMA 35405
TELEPHONE: (205) 756-0000 FAX: (205) 756-0000

RIGHT-OF-WAY VACATION
PART OF THE NE 1/4 OF THE
NW 1/4 SECTION 31, TOWNSHIP
21 SOUTH, RANGE 9 WEST
TUSCALOOSA COUNTY, ALABAMA

DATE
20-03-17

QUARTER - SECTION
PART OF THE NE 1/4 OF THE NW 1/4
SECTION 31, TOWNSHIP 21 SOUTH, RANGE 9 WEST

PLANNED BY
MCGUIRE ASSOCIATES