

Preliminary Plat Application

Paper copies of application materials are no longer required. However, three labels per address are required to be submitted to our office by the application deadline. Payment will be requested at a later date once the application is reviewed by staff.

Have you had a pre-design meeting?

Yes

Pre-Design Meeting Date:

9/25/2026

Have you reviewed the Preliminary Plat Checklist?

Yes

Property Information:

Preliminary Plat Title (this can be abbreviated):

MTON COURT NO. 5

Site Address:

3332 19TH STREET, TUSCALOOSA, Alabama 35401

Parcel ID:

63 31 08 28 1 012 053.000

Total Acres to be Subdivided:

0.16

Total Acreage Controlled by Owner:

0.16

Number of Existing Lots:

2

Number of Proposed Lots:

1

Number of Existing Structures:

0

Number of Proposed Structures:

1

Water Authority:

CITY OF TUSCALOOSA

Within Tuscaloosa City Limis:

Yes

Adjacent to Lake Tuscaloosa:

No

Connecting to City Sewer:

Yes

Existing Septic Tanks/Field Lines:

No

Current Zoning:

Mixed Residential 1 (MR-1)

Proposed Zoning:

Mixed Residential 1 (MR-1)

Current Land Use:

Residential

Proposed Land Use:

Residential

Reason for Subdivision:

REMOVE INTERIOR LOT LINE

Surveyor or Engineer Information:

Survey or Engineer Company:

Montgomery and Hinkle, Inc.

Surveyor or Engineer Name:

Kevin Hinkle

Applicant Information:

Applicant Name:

MARANA PAYNE

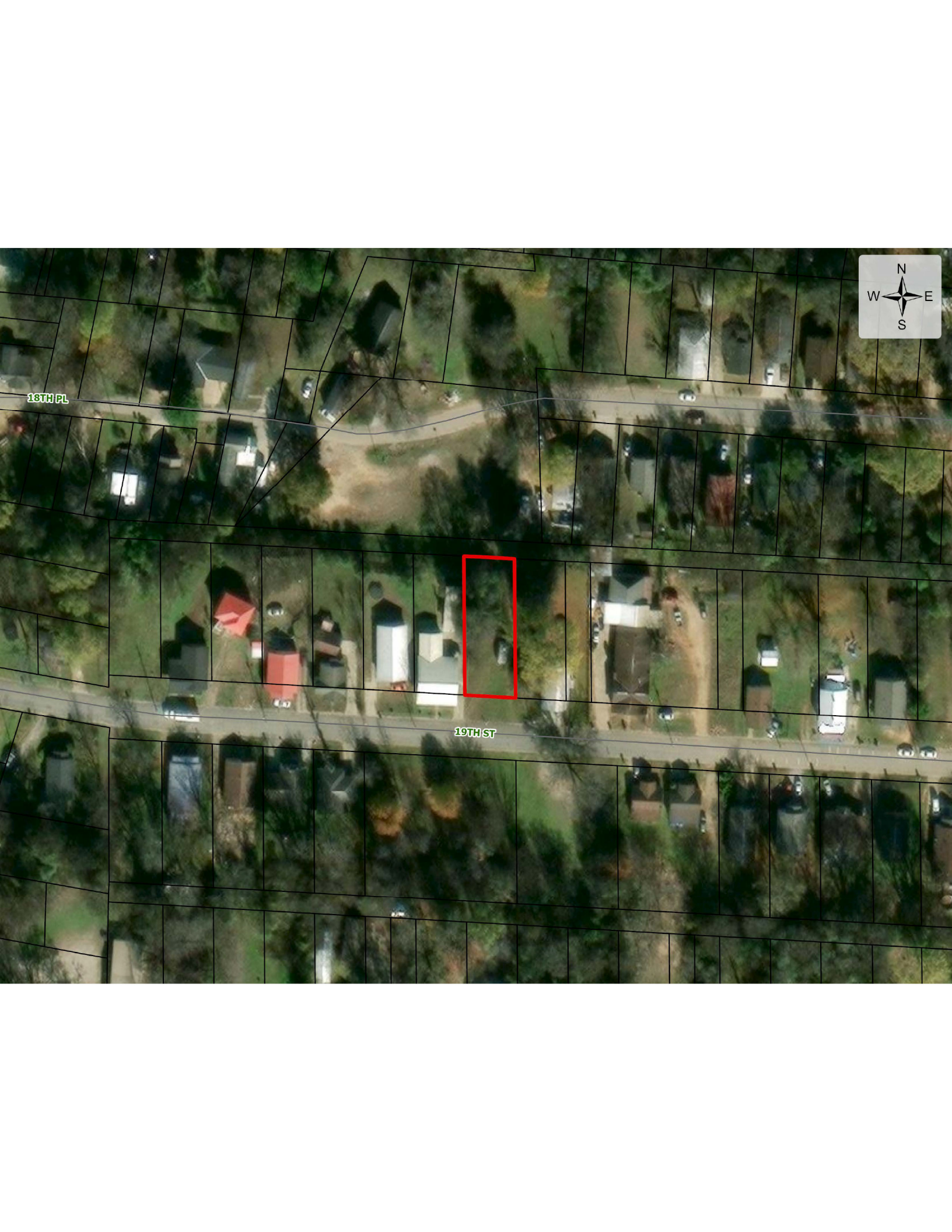
Property Owner Information:

Owner 1

Property Owner Name:

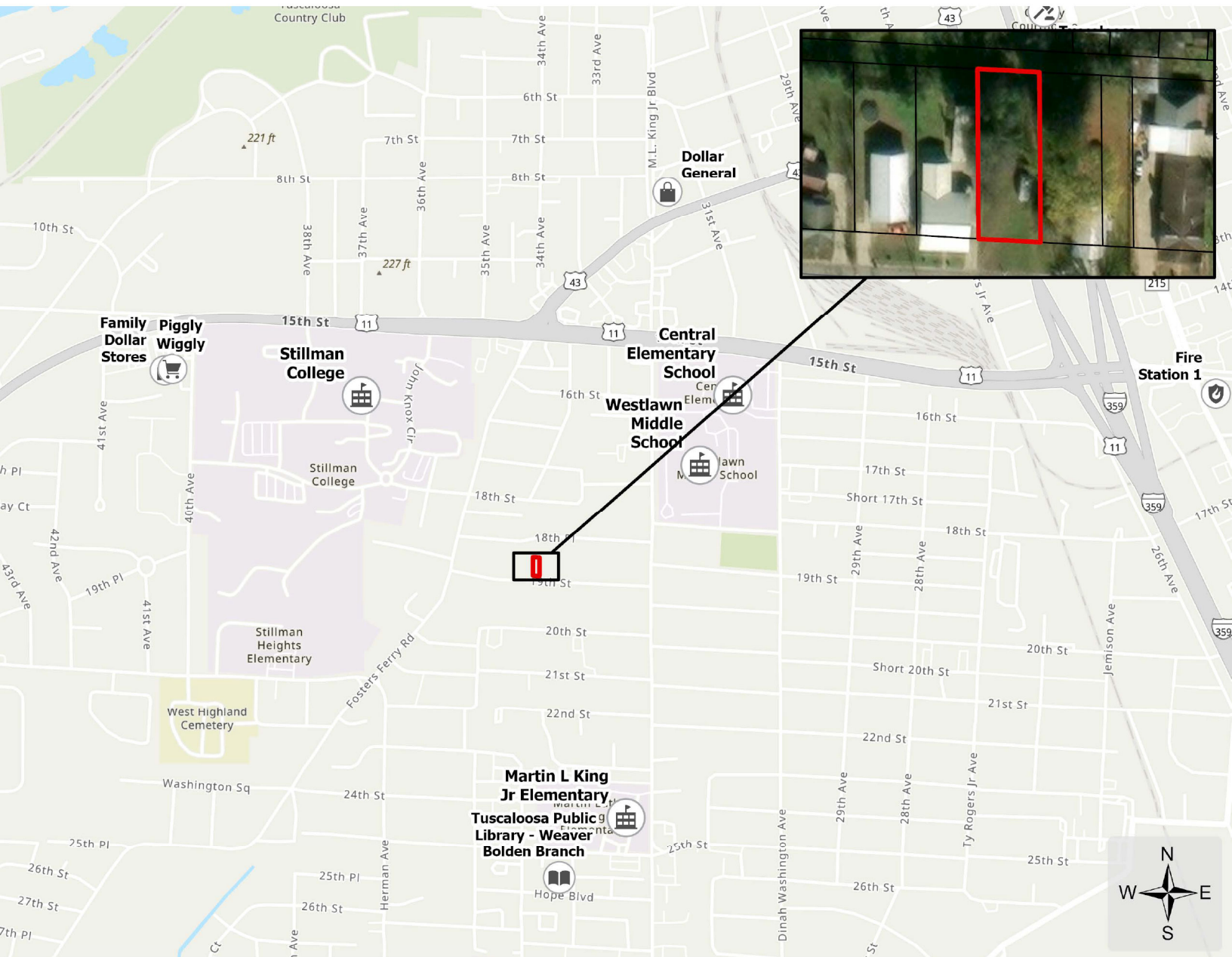
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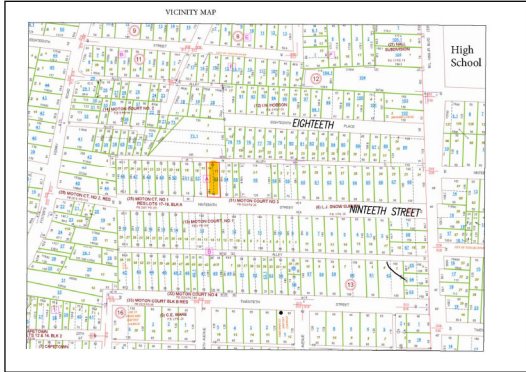
Additional Information Regarding Request:



18TH PL

19TH ST



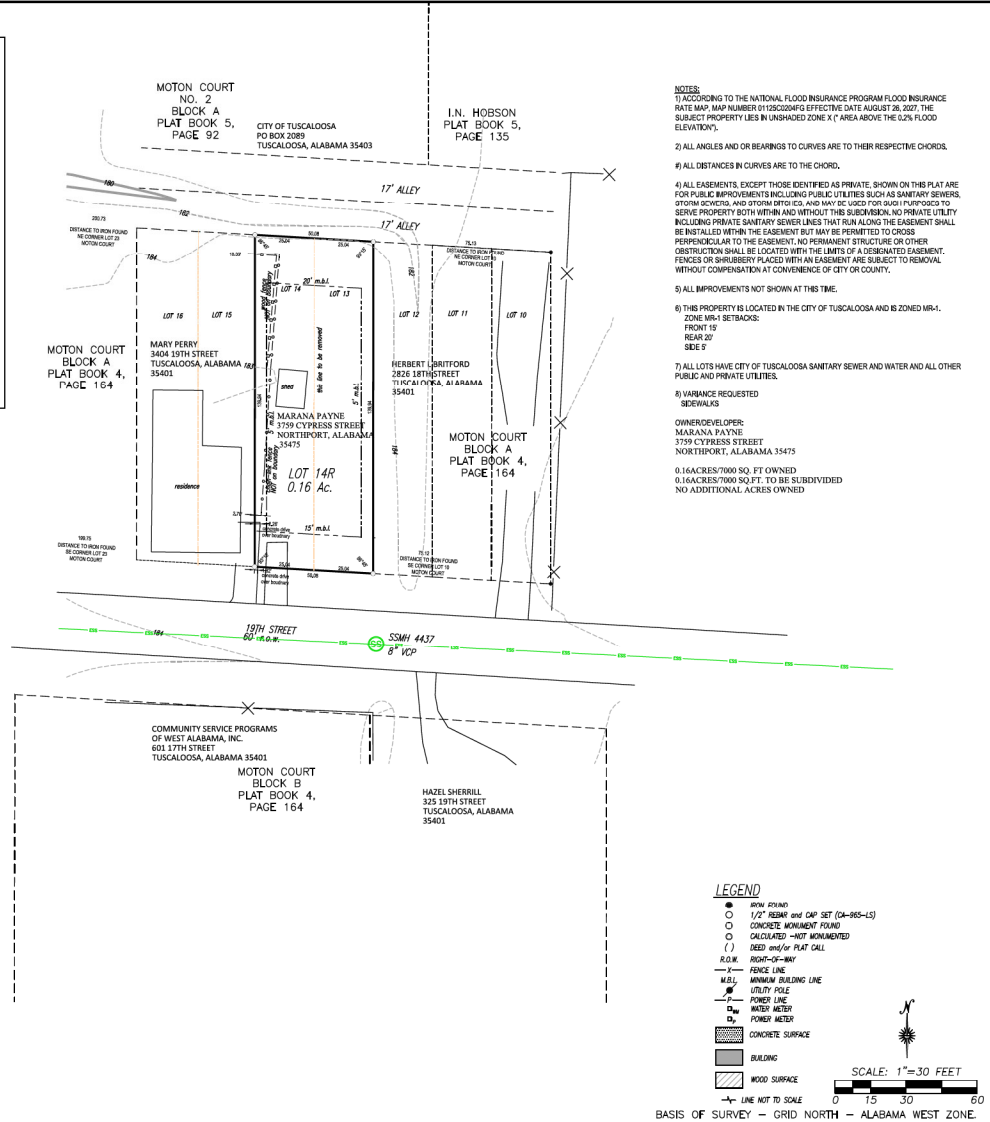
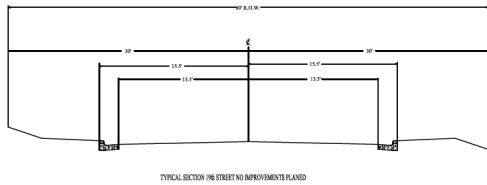


STATE OF ALABAMA
TUSCALOOSA COUNTY

I hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice of Land Surveying in the State of Alabama to the best of my knowledge, information and belief.

Witness my hand this 5th day of September, 2026

K. H. Hinkle
Kevin Douglas Hinkle, P.E.
Alabama License No. 24024



Montgomery and Hinkle, inc.
Professional Land Surveyors

204 Hargrove Road
Tuscaloosa, AL 35401
Tuscaloosa, AL 35401

Phone - (205) 248-7994 • Fax - (205) 248-7998

Kevin@mhsurvey.com
marana@mhsurvey.com
office@mhsurvey.com

INFORMATION SOURCES

DB 2002, PG 1436

MOTON COURT NO. 5

RESURVEY OF LOTS 13 AND 14, BLOCK A
MOTON COURT PLAT BOOK 4, PAGE 164

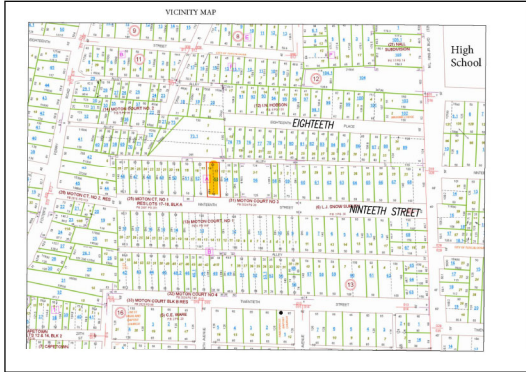
A PART OF THE NORTHEAST QUARTER, SECTION 28, TOWNSHIP 21 SOUTH, RANGE 10 WEST
TUSCALOOSA COUNTY, ALABAMA

SOURCE OF TITLE

DB 2002, PG 1436

Source of Info. DB 2002, PG 1436
Field Work 09/25/2026
Survey Type PLAT PLAT
Field Book D/C
ACAD File 2402-056
COGO File 2402-056

Job No. 2609-056
Date 09/25/2026
Scale 1"=30'
Drawn By KDH
Approved BAKH
Sheet 1 of 1

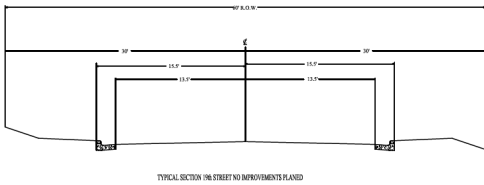


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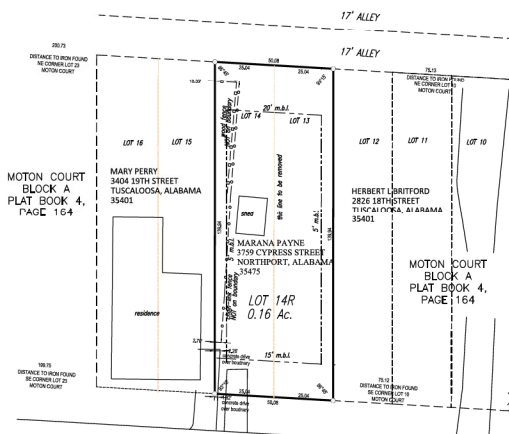
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MOTON COURT
NO. 2
BLOCK A
PLAT BOOK 5,
PAGE 92

CITY OF TUSCALOOSA
PO BOX 2089
TUSCALOOSA, ALABAMA 35403

I.N. HOBSON
PLAT BOOK 5,
PAGE 135



- NOTES:
- 1) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP, MAP NUMBER 11022C0005E EFFECTIVE DATE AUGUST 28, 2021, THE SUBJECT PROPERTY LIES IN UNSHADED ZONE X (1" AREA ABOVE THE 0.2% FLOOD ELEVATION).
 - 2) ALL ANGLES AND OR BEARINGS TO CURVES ARE TO THEIR RESPECTIVE CHORDS.
 - 3) ALL DISTANCES IN CURVES ARE TO THE CHORD.
 - 4) ALL EASEMENTS, EXCEPT THOSE IDENTIFIED AS PRIVATE, SHOWN ON THIS PLAT ARE FOR PUBLIC IMPROVEMENTS INCLUDING PUBLIC UTILITIES SUCH AS SANITARY SEWERS, STORM SEWERS, AND STORM DRAINAGE, AND MAY BE USED FOR SUCH PURPOSES TO SERVE PROPERTY BOTH WITHIN AND WITHOUT THIS SUBDIVISION. NO PRIVATE UTILITY INCLUDING PRIVATE SANITARY SEWER LINES THAT RUN ALONG THE EASEMENT SHALL BE INSTALLED WITHIN THE EASEMENT BUT MAY BE PERMITTED TO CROSS PERPENDICULAR TO THE EASEMENT. NO PERMANENT STRUCTURE OR OTHER OBSTRUCTION SHALL BE LOCATED WITHIN THE LIMITS OF A DESIGNATED EASEMENT. FENCES OR SHRUBBERY PLACED WITHIN AN EASEMENT ARE SUBJECT TO REMOVAL WITHOUT COMPENSATION AT CONVENIENCE OF CITY OR COUNTY.
 - 5) ALL IMPROVEMENTS NOT SHOWN AT THIS TIME.
 - 6) THIS PROPERTY IS LOCATED IN THE CITY OF TUSCALOOSA AND IS ZONED MR-1. ZONE MR-1 SETBACKS:
FRONT 15'
REAR 20'
SIDE 7'
 - 7) ALL LOTS HAVE CITY OF TUSCALOOSA SANITARY SEWER AND WATER AND ALL OTHER PUBLIC AND PRIVATE UTILITIES.
 - 8) VARIANCE REQUESTED
SIDEWALKS
- OWNER/DEVELOPER:
MARANA PAYNE
3759 CYPRESS STREET
NORTHPORT, ALABAMA 35475
- 0.16 ACRES/7000 SQ. FT. OWNED
0.16 ACRES/7000 SQ. FT. TO BE SUBDIVIDED
NO ADDITIONAL ACRES OWNED

LEGEND

- BROWN PLYWOOD
- 1/2" REBAR and CAP SET (04-05-15)
- CONCRETE MONUMENT FOUND
- CALCULATED - NOT MONUMENTED
- () DEED and/or PLAT CALL
- 3.0" X 3.0" BENCH-OF-WAY
- FENCE LINE
- MINIMUM BUILDING LINE
- UTILITY POLE
- POWER LINE
- WATER METER
- POWER METER
- CONCRETE SURFACE
- BUILDING
- WOOD SURFACE
- LINE NOT TO SCALE

SCALE: 1"=30 FEET

0 15 30 60

BASIS OF SURVEY - GRID NORTH - ALABAMA WEST ZONE.



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kevin@mhsurvey.com
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COGO File	2409-056	Sheet	1 of 1



MONTGOMERY & HINKLE, INC.

Professional Land Surveyors

Sidewalk.

MOTON COURT No. 5

10/05/2026

cc. sent with preliminary plat to Planning Commission

Moton Court No. 5 is requesting a variance for Sidewalk

Moton Court No. 5. Fronts on 19th Street. A City of Tuscaloosa public right-of-way with pavement and combination curb and gutter. There are NO sidewalks on this street or the street North (18th Place) and South (20th Street). Please consider this variance for this one lot subdivision with frontage on only 50 feet.

Kevin Douglas Hinkle, PLS
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203 Hargrove Road East

Tuscaloosa, AL 35401

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