City of
TUSCALOOSA
INFRASTRUCTURE & PUBLIC SERVICES

October 2, 2019

To: **Tom Bobitt, OCA**
Glenda D. Webb, OCA
Ashley Crites, UD

Re: **Roar, LLC & Campus Properties, LLC**
A19-1011

I am attaching copies of the Declaration of Vacation and comments received on the proposed vacation of the above referenced project. Please see comments on the attached Agencies Contacted page for utility company comments.

Wendy D. Shelby, P.E.
City Engineer

CITY ENGINEER

2201 University Blvd. • Tuscaloosa, AL 35401 • Phone 205-248-5380 • Fax 205-349-0341 • City Hall 205-248-5311

TUSCALOOSA.COM @TuscaloosaCity

City of TUSCALOOSA

LOCATION: **Roar, LLC & Campus Properties, LLC A19-1011**

AGENCIES CONTACTED

ESD	No issues for ESD.
TPD	No response received.
TFRS	TFRS is ok with the proposed alley vacation.
UD	No response received.
OCE	Prior to completion of alley vacation, the new alley will need to be constructed and accepted by City Council, or will need to be bonded in an amount to be approved by OCE.
ALABAMA POWER	See attached response.
AT & T	Existing AT&T are within area being vacated. AT&T and developer are currently working to remove/ retire these facilities.
COMCAST	Comcast does not have lines in conflict with this project. Owner is paying for the relocation of lines.
SPIRE	Spire Alabama has no known facilities within the portion of Right-of Way to be vacated for Roar, LLC & Campus Properties, LLC (A19-1011).

The above has been reviewed by the City Engineer

Wendy D. Shelby, P.E.
City Engineer

Clifford Anderson

From: Horton, Berkley L. <BLSIMMON@southernco.com>
Sent: Wednesday, September 18, 2019 9:37 AM
To: Clifford Anderson
Subject: APC RESPONSE-------RE: Roar, LLC & Campus Properties, LLC A19-1011 Comment Vacation Packet

CAUTION: External email

Good morning,

RE: Roar, LLC & Campus Properties, LLC A19-1011 Comment Vacation Packet

Alabama Power Company ("APC") hereby consents to the requested street vacation provided that the resolution and any conveyance, release or vacation documents shall comply with Ala. Code § 23-4-2 (1975), reserve unto APC the right to continue to maintain, extend and enlarge its lines, equipment and facilities to the same extent as if the vacation had not occurred, including an easement area of no less than fifteen (15) feet on all sides of overhead electric facilities, plus anchors, and five (5) feet on all sides of underground electric facilities, and all other rights, title and interests held by APC with respect to the area to be vacated under any statute or other law or under any other conveyance or agreement, whether recorded or unrecorded, including without limitation all the rights and privileges necessary or convenient for the full enjoyment and use of its lines, equipment and facilities now or hereafter located within or adjacent to the area to be vacated; and the right of ingress and egress to and from said lines, equipment and facilities; and the right to cut and/or trim trees or limbs which, in the sole opinion of APC, would interfere with said lines, equipment and facilities; and the right to prohibit use of the area vacated in a manner which violates the National Electric Safety Code.

If you have additional questions, please let me know.

Thanks,

Berkley

Berkley Horton
Alabama Power Company | Corporate Real Estate
Team Leader – Western Division
office: 205.349.6886 | mobile: 205.381.7426
email: BLSIMMON@southernco.com

From: Clifford Anderson <canderson@tuscaloosa.com>
Sent: Tuesday, September 10, 2019 10:52 AM
To: Alan Boswell <aboswell@tuscaloosa.com>; Horton, Berkley L. <BLSIMMON@southernco.com>; Brad Matthews <bmatthews@tuscaloosa.com>; Bryan Gurney <bgurney@tuscaloosa.com>; Daniel Holt

This instrument prepared by:
NAME: James Duncan, Jr.
McGiffert and Associates, LLC
ADDRESS: 2814 Stillman Boulevard
Tuscaloosa, AL 35401

SOURCE OF TITLE: DEED BOOK 1195 PAGE 126
DEED BOOK 1997 PAGE 39295

STATE OF ALABAMA)
)
TUSCALOOSA COUNTY)

DECLARATION OF VACATION OF AN ALLEY

KNOW ALL MEN BY THESE PRESENTS, that ROAR, LLC and Campus Properties, LLC are the owners of all the land abutting an alley, which is hereinafter more particularly described, and which alley said owner(s) desire(s) to vacate as provided in Ala. Code §23-4-20 (1975). With the construction of the proposed alley, the vacation of said alley 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 alley located in the City of Tuscaloosa, Tuscaloosa County, Alabama, to be vacated:

See attached Exhibit "A".

The said alley to be vacated is within the limits of the City of Tuscaloosa and assent to the vacation of said alley 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, ROAR, LLC has set their hands and seals hereto this 28th day of August, 2019.

ROAR, LLC

BY: Jay Evan

IN WITNESS WHEREOF, Campus Properties, LLC has set their hands and seals hereto this 26th day of August, 2019.

Campus Properties, LLC

BY: _____

STATE OF ALABAMA)
COUNTY OF TUSCALOOSA)

I, Lori R. Woodard, a Notary Public in and for said State at Large, hereby certify that Jay Evans 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 28th day of August, 2019.

Lori R Woodard
Notary Public.

My Commission Expires:
11/21/21

LORI R. WOODARD MY COMMISSION EXPIRES NOTARY PUBLIC 11-21-2021 ALABAMA STATE AT LARGE

STATE OF ALABAMA)
COUNTY OF TUSCALOOSA)

I, Robert W. Martin, a Notary Public in and for said State at Large, hereby certify that Douglas Fletcher 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 26th day of August, 2019.

Robert W. Martin
Notary Public.

My Commission Expires:
9-28-20

ROBERT W. MARTIN NOTARY PUBLIC ALABAMA STATE AT LARGE

EXHIBIT " A "

LEGAL DESCRIPTION

ALLEY VACATION – PARCEL 1

An alley vacation being a part of Tuscaloosa & Castle Hill Real Estate and Manufacturing Company as recorded in Plat Book 1, Pages 12–14 in the Probate Office of Tuscaloosa County, Alabama and being located in the Southeast Quarter of the Northwest Quarter of Section 23, Township 21 South, Range 10 West in Tuscaloosa County, Alabama and being more particularly described as follows:

As a POINT OF BEGINNING, start at the Northwest corner of lot 1, block 14 of said Tuscaloosa & Castle Hill Real Estate and Manufacturing Company subdivision; thence run in a Southeasterly direction along the North boundary of said block 14 and block 15 and the South boundary of an existing public alley (15–foot Right–of–Way), for a distance of 309.73 feet to the Northeast corner of lot 1, block 15, and the West Right–of–Way of 12th Avenue (a 60–foot Right–of–Way); thence with an interior angle of 86 degrees 15 minutes, run in a Northerly direction along said West Right–of–Way for a distance of 15.03 feet to the Southeast corner of lot 6, block 11 of said Tuscaloosa & Castle Hill Real Estate and Manufacturing Company subdivision; thence with an interior angle of 93 degrees 45 minutes, run in a Northwesterly direction along the South boundary of said block 11, and the North boundary of an existing public alley (15–foot Right–of–Way), for a distance of 309.69 feet to the Southwest corner of lot 1 of said block 11, and the East Right–of–Way of Red Drew Avenue (a 60–foot Right–of–Way); thence with an interior angle of 86 degrees 23 minutes, run in a Southerly direction along said East Right–of–Way for a distance of 15.03 feet to the POINT OF BEGINNING of the parcel herein described, at which point the interior angle is 93 degrees 37 minutes. Said parcel containing 0.11 acres, more or less.

ALLEY VACATION – PARCEL 2

An alley vacation being a part of Tuscaloosa & Castle Hill Real Estate and Manufacturing Company as recorded in Plat Book 1, Pages 12–14 in the Probate Office of Tuscaloosa County, Alabama and being located in the Southeast Quarter of the Northwest Quarter of Section 23, Township 21 South, Range 10 West in Tuscaloosa County, Alabama and being more particularly described as follows:

As a POINT OF BEGINNING, start at the Northwest corner of lot 1, block 15 of said Tuscaloosa & Castle Hill Real Estate and Manufacturing Company subdivision; thence run in a Southerly direction along the West boundary of said block 15 and the East Right–of–Way of a public alley (15–foot Right–of–Way) for a distance of 99.84 feet to the Southwest corner of lot 2, block 15; thence with an interior angle of 86 degrees 20 minutes, run in a Northwesterly direction across said public alley for a distance of 15.03 feet to the Southeast corner of lot 2, block 14 of said Tuscaloosa & Castle Hill Real Estate and Manufacturing Company subdivision and the West Right–of–Way of said public alley; thence with an interior angle of 93 degrees 40 minutes, run in a Northwesterly direction along the East boundary of said block 14 for a distance of 99.84 feet to the Northeast corner of lot 1 of said block 14; thence with an interior angle of 86 degrees 19 minutes, run in a Southeasterly direction across said public alley for a distance of 15.03 feet to the POINT OF BEGINNING of the parcel herein described, at which point the interior angle is 93 degrees 41 minutes. Said parcel containing 0.03 acres, more or less.

TO WHOM IT MAY CONCERN:

I, Gary Neal Faulkner, a Licensed Professional Land Surveyor in the State of Alabama of the firm of McGiffert and Associates, LLC, Tuscaloosa, Alabama, hereby certify that the premises shown and described hereon is a true and correct plat of said property, and that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief.

Witness my hand this the 23rd day of October, 2018.

Gary Neal Faulkner
Professional Land Surveyor
Alabama License No. 18388

ALABAMA LICENSED No. 18388 PROFESSIONAL LAND SURVEYOR GARY NEAL FAULKNER

This survey has been prepared without the benefit of a title report and does not therefore necessarily indicate all encumbrances on the property.

ALLEY VACATION PLAT & DESCRIPTION

McGiffert and Associates, LLC
SINCE 1949
CIVIL ENGINEERS
2814 STILLMAN BLVD. • P.O. BOX 20559
TUSCALOOSA, ALABAMA 35402–0559
WWW.MCGIFFERT.COM (205)759–1521 FAX (205)759–1524

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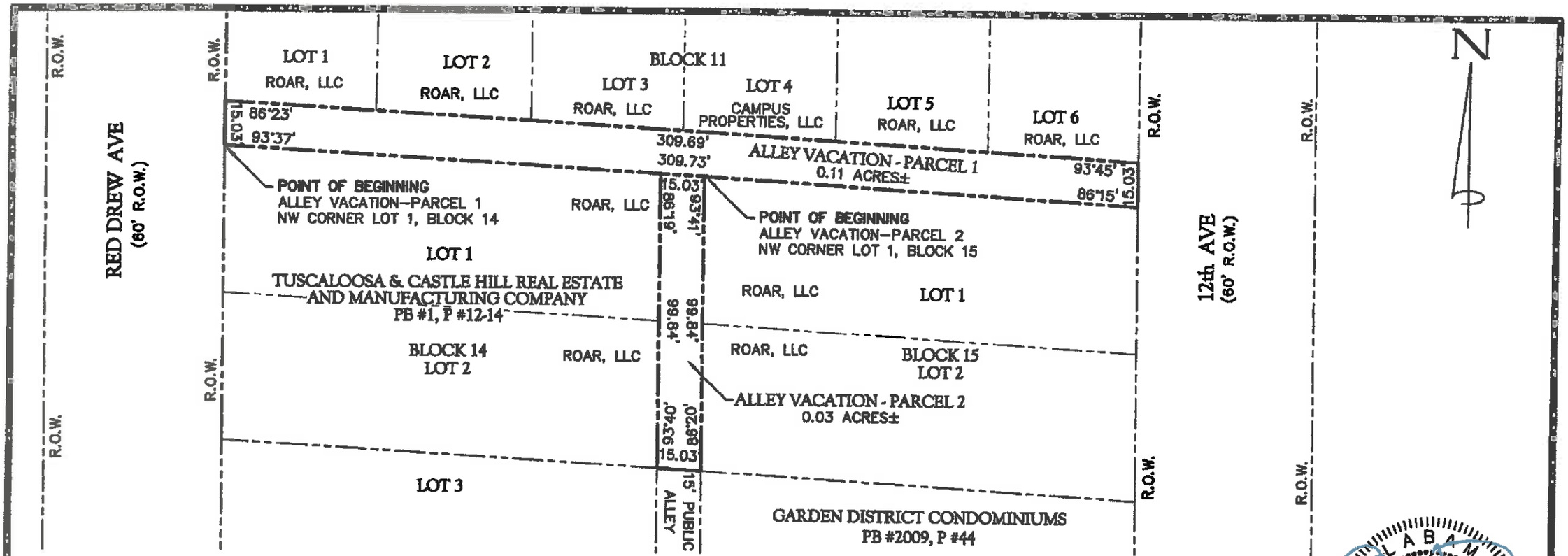
COLLEGE STATION PROPERTIES
FOUR QUARTERS REDEVELOPMENT
ALLEY VACATIONS
A PART OF THE SE 1/4 OF THE NW 1/4
TUSCALOOSA SECTION 23, T21S, R10W ALABAMA

OWNER: CITY OF TUSCALOOSA
SOURCE OF TITLE: P.B. 1, PG. 12–14

REVISION

DATE	DESCRIPTION	BY

FILE NAME: COLL–STA–4Q–ALLEY–VAC		SHEET No. 1 of 2	
DATE OF FIELD SURVEY: N/A	SCALE: 1"=40'	CHECKED BY: JD	DWG. No. 379–18
FIELD BOOK: N/A	DRAWN BY: G N F		
PAGE: N/A	JOB No. 18–2431		



ADJOINING OWNERS: ROAR, LLC
1306 UNIV. BLVD., SUITE F
TUSCALOOSA, AL 35401

CAMPUS PROPERTIES, LLC
1410 UNIV. BLVD., SUITE 1
TUSCALOOSA, AL 35401

GRAPHIC SCALE 1" = 40'
0' 40' 80'

ALABAMA LICENSED
No. 18388
PROFESSIONAL
10-23-18
LAND
SURVEYOR
GARY NEAL FAULKNER

McGiffert and Associates, LLC
— SINCE 1949 —
CIVIL ENGINEERS
2814 STILLMAN BLVD. • P.O. BOX 20559
TUSCALOOSA, ALABAMA 35402-0559
WWW.MCGIFFERT.COM (205)759-1521 FAX (205)759-1524

ALLEY VACATION PLAT & DESCRIPTION

OWNER: CITY OF TUSCALOOSA
SOURCE OF TITLE: P.B. 1, PG. 12-14

REVISION

DATE	DESCRIPTION	BY

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COLLEGE STATION PROPERTIES
FOUR QUARTERS REDEVELOPMENT
ALLEY VACATIONS

A PART OF THE SE 1/4 OF THE NW 1/4
SECTION 23, T21S, R10W
TUSCALOOSA ALABAMA

FILE NAME: COLL-STA-40-ALLEY-VAC		SHEET No. 2 of 2
DATE OF FIELD SURVEY: N/A	SCALE: 1"=40'	
FIELD BOOK: N/A	DRAWN BY: G N F	CHECKED BY: JD
PAGE: N/A	JOB No. 18-2431	DWG. No. 379-18

V-06-19 Vicinity Map

1 inch = 400 feet

0 200 400 600 800

N

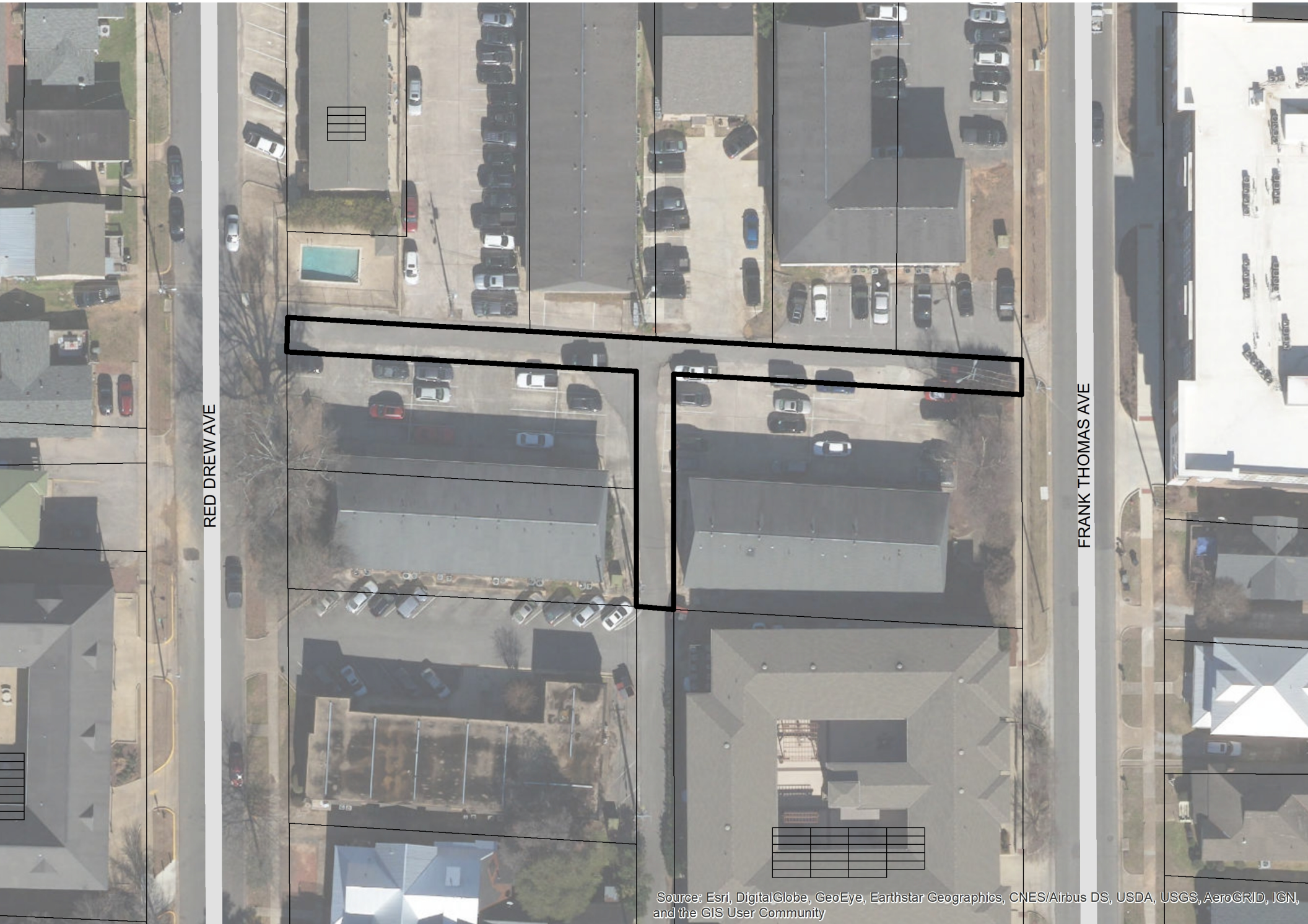
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

V-06-19 Aerial Map

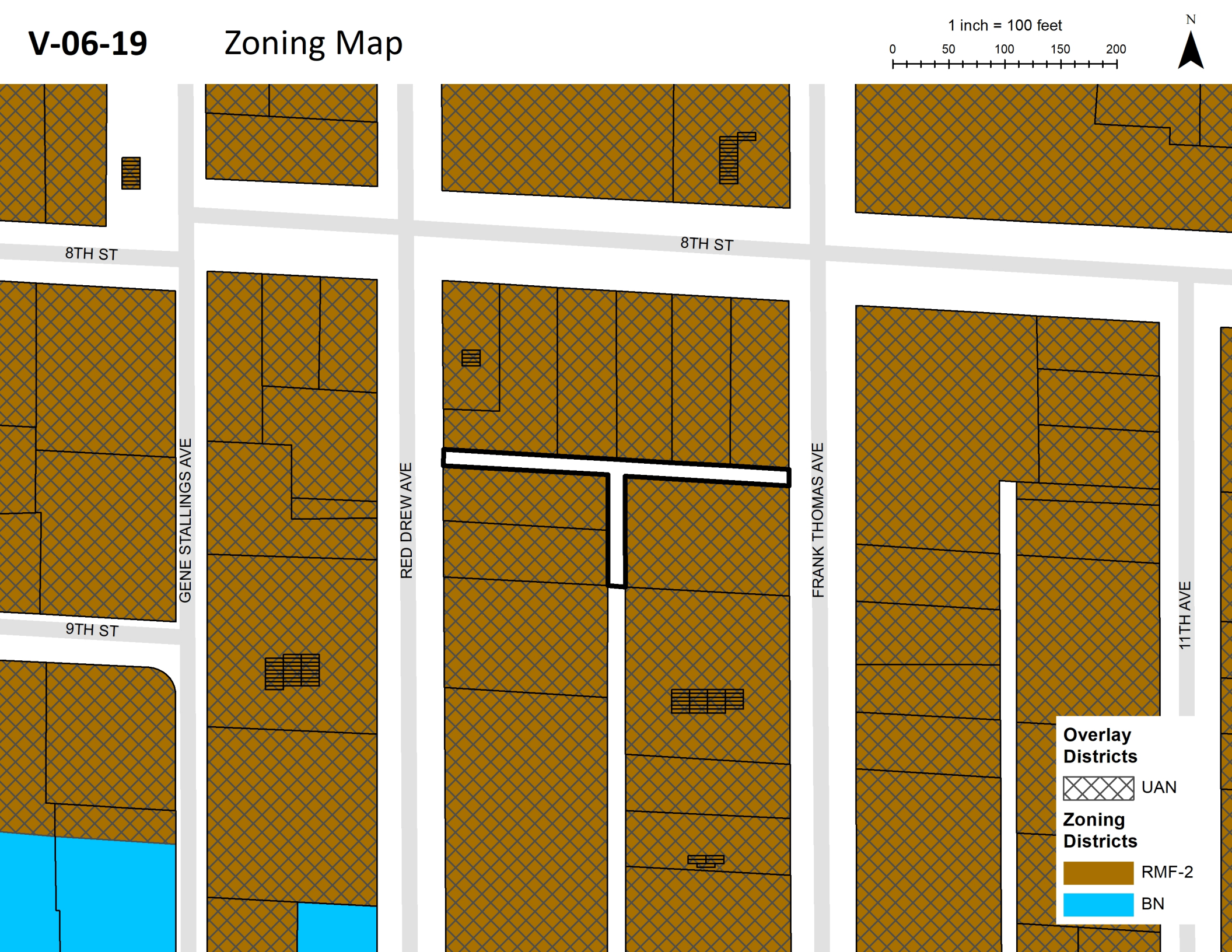
1 inch = 50 feet

0 25 50 75 100

N



V-06-19

1 inch = 100 feet
0
50
100
150
200
N
8TH ST
8TH ST
GENE STALLINGS AVE
RED DREW AVE
FRANK THOMAS AVE
11TH AVE
9TH ST

V-06-19 Zoning Map