



# MEETING AGENDA



District 1  
Matthew Wilson  
Chairperson

District 2  
Raevan Howard  
Vice Chairperson

District 3  
Norman Crow  
Member

District 4  
Lee Busby

District 5  
Kip Tyner  
Alternate

District 6  
John Faile

District 7  
Cassius Lanier

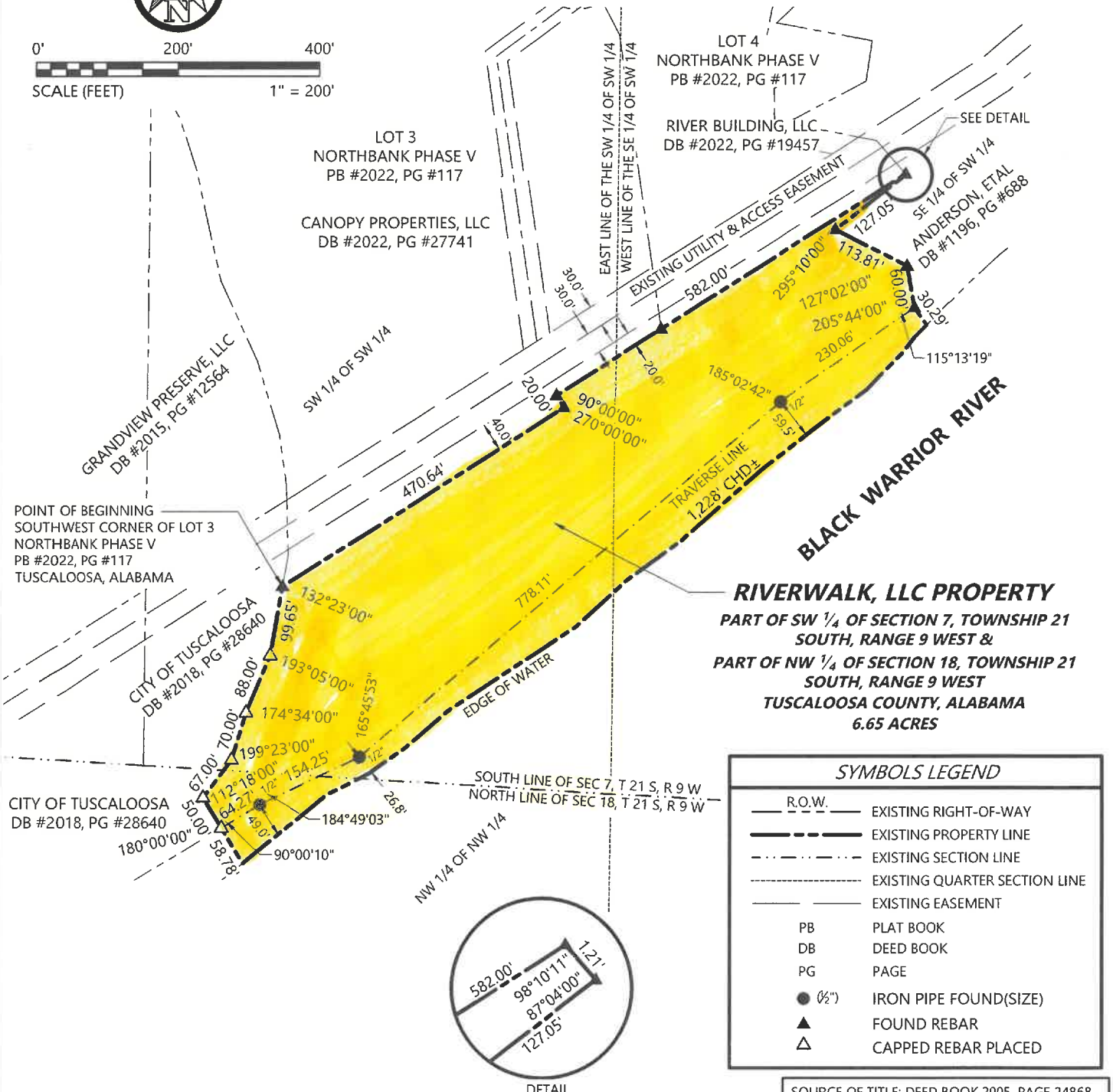
## Council Properties Committee Meeting Agenda

Tuesday, December 6, 2022 Daugherty Room 5:00 p.m.

TOPIC	PRESENTER	SUPPORTING MATERIAL
<b>Approval of Minutes</b>		
<b>NEW BUSINESS</b>		
1. Donation by the Randall family of the third tract of land for the Northern Riverwalk	<b>Tom Bobitt</b>	2
2. Authorization to negotiate and enter into lease agreement with Twin Hangar, LLC	<b>Jeff Powell</b>	3
3. Request for ingress-egress, utility easement across City right-of-way on Bull Slough Road	<b>Ken Williamson</b>	4
<b>ADJOURN</b>		



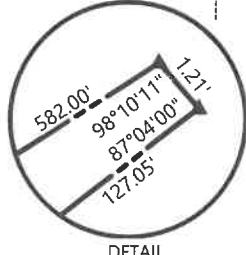
0' 200' 400'  
SCALE (FEET) 1" = 200'



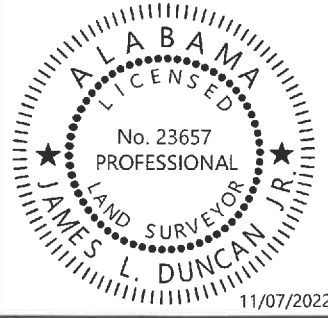
**RIVERWALK, LLC PROPERTY**  
 PART OF SW 1/4 OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 9 WEST &  
 PART OF NW 1/4 OF SECTION 18, TOWNSHIP 21 SOUTH, RANGE 9 WEST  
 TUSCALOOSA COUNTY, ALABAMA  
 6.65 ACRES

SYMBOLS LEGEND	
	R.O.W. EXISTING RIGHT-OF-WAY
	EXISTING PROPERTY LINE
	EXISTING SECTION LINE
	EXISTING QUARTER SECTION LINE
	EXISTING EASEMENT
PB	PLAT BOOK
DB	DEED BOOK
PG	PAGE
● (Ø")	IRON PIPE FOUND(SIZE)
▲	FOUND REBAR
△	CAPPED REBAR PLACED

SOURCE OF TITLE: DEED BOOK 2005, PAGE 24868



DETAIL



**DC**  
**DUNCAN □ COKER**  
**ASSOCIATES**  
 CIVIL ENGINEERING □ SURVEYING □ PLANNING  
 302 MERCHANTS WALK, SUITE 250  
 TUSCALOOSA, AL 35406  
 WWW.DUNCANCOKER.COM 205-561-0808

**BOUNDARY SURVEY**  
**RIVERWALK, LLC PROPERTY**  
 PART OF SW 1/4 OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 9 WEST &  
 PART OF NW 1/4 OF SECTION 18, TOWNSHIP 21 SOUTH, RANGE 9 WEST  
 TUSCALOOSA COUNTY, AL

NO.	DATE	DESCRIPTION

DATE: 11/07/2022 CHECKED BY: L E P DRAWN BY: D W H Sh. No. **C1.1**  
 FILENAME: Randall-2022COT PROJECT NUMBER: 22-206.2



**Memorandum**

December 6<sup>th</sup>, 2022

To: Properties Committee

From: Jeff Powell  
Tuscaloosa National Airport

**RE: Authorization to negotiate and enter into a lease agreement with Twin Hangar, LLC**

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**Request:**

The Tuscaloosa National Airport is requesting authorization to finalize negotiations and enter into a lease agreement with Twin Hangar, LLC.

**Background:**

The previously leased premises utilized by the Tuscaloosa County Sheriff's Office was offered publicly through a RFP process. The group with the preferred proposal has since negotiated the necessary terms and conditions for a lease agreement with the Tuscaloosa National Airport. Twin Hangar, LLC has met the desired requirements to enter into a long-term lease for 3.5 acres of airport property.

**Funding:**

N/A

**District:**

District 1

**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
- X- FENCE LINE
- M.B.L. MINIMUM BUILDING LINE
- UTILITY POLE
- P- POWER LINE
- <sub>WM</sub> WATER METER
- <sub>P</sub> POWER METER

Capped Rebar Found (HERNDON)

S00° 11' 59"W  
753.10'

Accepted West Boundary of the NE 1/4 OF THE SE 1/4 SECTION 16, T- 19-S,R-10-W, TUSCALOOSA COUNTY, ALABAMA

P.O.B. PARCEL and the P.O.C. 30' INGRESS/EGRESS EASEMENT 1/2" CRIMP-IRON PIPE FOUND and Accepted to mark the NW Corner of NE 1/4 of the SE 1/4 Sec. 16,T-19-S, R-10-W, Tuscaloosa Co., Alabama

N87° 06' 54"W  
214.69'

1/2" Iron Pipe Found

Accepted North Boundary of the NE 1/4 OF THE SE 1/4 SECTION 16, T- 19-S,R-10-W, TUSCALOOSA COUNTY, ALABAMA

Lake Tuscaloosa Tract 108 Acquisition Line Elev. 230.7

**PARCEL**  
**Tract 108**  
PART OF THE NE 1/4 OF THE SE 1/4 SECTION 16, T- 19-S,R-10-W, TUSCALOOSA COUNTY, ALABAMA CONTAINING 10.04 ACRES +/-  
DB-2016 PG-24308

Lake Tuscaloosa

Lake Tuscaloosa Tract 108 Acquisition Line Elev. 230.7

GRAVEL DRIVE

N88° 38' 24"E  
60.86'

36" RMP

BULL SLOUGH ROAD

60' R.O.W.

P.O.B. 30' INGRESS/EGRESS/UTILITY EASEMENT

S87° 07' 17"E  
730.31'

N04° 56' 17"W  
75.80'

1/2" Iron Pipe Found


30' INGRESS/EGRESS/UTILITY EASEMENT LAKE TUSCALOOSA TRACT 108 PART OF THE NE 1/4 OF THE SE 1/4 SECTION 16, T- 19-S,R-10-W, TUSCALOOSA COUNTY, ALABAMA

Line Table		
Line #	Bearing	Distance
L1	N04° 56' 17"W	146.56'
L2	N26° 56' 01"W	64.64'
L3	N01° 11' 06"W	72.05'
L4	N09° 17' 03"W	86.78'
L5	N38° 45' 55"W	69.60'
L6	N35° 23' 59"W	158.78'
L7	N49° 16' 15"W	53.46'
L8	N60° 34' 29"W	70.71'
L9	N60° 22' 07"W	70.06'
L10	N52° 48' 26"W	75.22'
L11	N48° 52' 58"W	128.08'

**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 the 19th day of September, 2022

  
Kevin Douglas Hinkle, P.L.S.  
Alabama License No. 24024




SCALE: 1"=100 FEET



ALL IMPROVEMENTS NOT SHOWN

BASIS OF SURVEY - GRID NORTH - ALABAMA WEST ZONE.



	Drawn By T.L.M./D.S.M.	Appd. By K.D.H.	Surveyed By T.H.	Field Work 9/13/2022	Date 9/19/2022
	Scale 1"=100'	Source of Information DB-2016 PG-24308	Survey Type BOUNDRY	Drawing No. 2209-015.dwg	Job No. 2209-015
<b>Montgomery and Hinkle, inc.</b> Professional Land Surveyors Kevin@mhisurvey.com			203 Hargove Road East Tuscaloosa, Alabama 35401 OFFICE: 205-248-7396 FAX: 205-248-73984		