

1 SB88
2 215408-1
3 By Senator Allen (N & P)
4 RFD: Local Legislation
5 First Read: 13-JAN-22

A BILL
TO BE ENTITLED
AN ACT

To alter, rearrange, and extend the boundary lines and corporate limits of the City of Lake View in Tuscaloosa County.

BE IT ENACTED BY THE LEGISLATURE OF ALABAMA:

Section 1. The boundary lines and corporate limits of the City of Lake View in Tuscaloosa County are altered, rearranged, and extended to include within the corporate limits of the City of Lake View, in addition to the lands now included, all of the following territory:

TRACT 1: (Dollar General)

A parcel of land located in the Southwest Quarter of the Southwest Quarter of Section 20, Township 20 South, Range 5 West and being a portion of Lot 3, Bucksville Manor, as recorded in the Probate Office of Tuscaloosa County; Alabama

1 in Plat Book 18, at Page 58, said parcel being more
2 particularly described as follows:

3 Commence at the Southwest corner of said Section 20;
4 thence run North 00 degrees, 01 minutes, 13 seconds West and
5 along the section line 487.49 feet; thence run North 82
6 degrees, 05 minutes, 00 seconds East 536.68 feet to a 1/2 inch
7 pipe found at a corner on the West line of said Lot 3 to the
8 point of beginning; thence run North 00 degrees, 03 minutes,
9 40 seconds West 322.52 feet to a capped rebar found (H-Dansby)
10 at the Northwest corner of said Lot 3, said corner being on
11 the South Right-of-Way of Alabama Highway 216, an 80-foot wide
12 Right of Way; thence run South 82 degrees ,449 minutes, 05
13 seconds East along said Right of Way 167.37 feet to a 2 inch
14 pipe found; thence run South 6 degrees, 27 minutes, 37 seconds
15 East 479.85 feet to an iron bar found on the West boundary of
16 said Lot 3: thence run North 42 degrees, 37 minutes, 16
17 seconds West and along said West boundary 229.55 feet to a
18 capped rebar set thence run North 84 degrees, 15 minutes, 20
19 seconds West and along said boundary 65.25 feet to the point
20 of beginning.

21 Lying and situated in Tuscaloosa County, Alabama.

22 TRACT 2: (Tannehill General)

23 A parcel of land containing 0.485 acre, located in
24 the South 1/2 of the SW 1/4, Section 20 Township 20 South,
25 Range 5 West, Tuscaloosa County, Alabama, described as
26 follows:

1 Commence at the Southwest corner of said Section 20
2 and run North 0 degrees 24 minutes 31 seconds East along the
3 West boundary of said Section 487.49 feet; thence run North 78
4 degrees 37 minutes 15 seconds East 1314.88 feet to an iron pin
5 on the South right of way of Alabama Highway No. 216, said
6 point being the point of beginning; thence run South 07
7 degrees 25 minutes 53 seconds West along the flair of the
8 right of way of Tannehill Parkway 34.0 feet to a concrete
9 right of way monument; thence run South 53 degrees 11 minutes
10 27 seconds East along said right of way of Tannehill Parkway
11 69.0 feet to an iron pin; thence run South 73 degrees 21
12 minutes 11 seconds East along said right of way 57.89 feet to
13 an iron pin at the intersection of the North right of way of
14 U. S. Highway No. 11; thence run North 55 degrees 53 minutes
15 52 seconds East along the right of way of said U. S. Highway
16 No. 11 a distance of 12.0 feet to an iron pin; thence run
17 North 34 degrees 06 minutes 08 seconds West 5.0 feet to an
18 iron pin; thence run North 55 degrees 55 minutes 42 seconds
19 East along the North right of way of said U.S. Highway No. 11
20 a distance of 241.55 feet to an iron pin at the intersection
21 of the South right of way of said Alabama Highway No. 216;
22 thence run along the arc of a curve concave Northeasterly
23 subtended by a chord bearing South 80 degrees 07 minutes 44
24 seconds West, said arc having a central angle of 12 degrees 13
25 minutes 40 seconds, a radius of 1492.02 feet, a distance of
26 318.84 feet to the point of beginning.

27 TRACT 3: (Carvana)

1 PARCEL I:

2 COMMENCE AT THE NORTHEAST CORNER OF THE S.E. 1/4 OF
3 THE S.W. 1/4 OF SECTION 20, TOWNSHIP 20 SOUTH, RANGE 5 WEST,
4 THENCE RUN WEST AND ALONG THE NORTH LINE FOR A DISTANCE OF
5 125.05' FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY OF
6 THE OLD TUSCALOOSA HIGHWAY, THENCE TURN 40°12' TO THE LEFT AND
7 ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 267.11' FEET TO THE
8 POINT OF BEGINNING. THENCE CONTINUE ALONG SAME LINE FOR A
9 DISTANCE OF 75.0' FEET, THENCE TURN 89°57' TO THE LEFT FOR A
10 DISTANCE OF 433.69' FEET, THENCE TURN 82°43' TO THE LEFT FOR A
11 DISTANCE OF 75.61' FEET, THENCE TURN 97°17' TO THE LEFT FOR A
12 DISTANCE OF 443.33' FEET TO THE POINT OF BEGINNING.

13 PARCEL II:

14 A PART OF THE S.E. 1/4 OF THE S.W. 1/4 OF SECTION
15 20, TOWNSHIP 20 SOUTH, RANGE 5 WEST, AND BEING MORE
16 PARTICULARLY DESCRIBED AS FOLLOWS:

17 COMMENCE AT THE NORTHEAST CORNER OF THE ABOVE SAID
18 S.E. 1/4 OF THE S.W. 1/4 OF SECTION 20, THENCE RUN WESTERLY
19 ALONG THE NORTH LINE FOR 125.05' TO A POINT ON THE
20 SOUTHEASTERLY RIGHT OF WAY OF THE OLD TUSCALOOSA HIGHWAY NO.
21 11, THENCE TURN 40°12'00" TO THE LEFT AND RUN SOUTHWESTERLY
22 ALONG SAID RIGHT OF WAY FOR 342.11' FEET TO THE POINT OF
23 BEGINNING. THENCE CONTINUE ALONG SAME LINE FOR 54.77' FEET TO
24 THE POINT OF BEGINNING OF A CURVE TO THE RIGHT, SAID CURVE
25 HAVING AN INTERSECTING ANGLE OF 03°40'36", A RADIUS AT ITS
26 RIGHT OF WAY OF 5769.65' FEET, THENCE TURN 00°06'02" TO THE
27 RIGHT AND TO THE CHORD AND RUN SOUTHWESTERLY ALONG THE ARC.

1 FOR 20.23' FEET, THENCE TURN 90°06'02" FROM THE CHORD AND TO
2 THE LEFT AND RUN SOUTHEASTERLY FOR 149.42' FEET TO A POINT ON
3 THE NORTHWESTERLY EDGE OF A DITCH, THENCE TURN 68°32'25" TO
4 THE RIGHT AND RUN SOUTHWESTERLY ALONG SAID DITCH FOR 80.36'
5 FEET, THENCE TURN 61°15'52" TO THE LEFT AND RUN SOUTHEASTERLY
6 FOR 234.04' FEET., THENCE TURN 90°00'00" TO THE LEFT AND RUN
7 NORTHEASTERLY FOR 180.88' FEET, THENCE TURN 97°16'30" TO THE
8 LEFT AND RUN NORTHWESTERLY FOR 433.95' FEET (NOTE: DEED GIVE
9 433.69' FEET), TO THE POINT OF BEGINNING, AND CONTAINING
10 01.2575 ACRES, MORE OR LESS.

11 LESS AND EXCEPT:

12 A TWENTY-FIVE (25') FOOT WIDE REAL ESTATE PARCEL
13 BEING SITUATED IN TUSCALOOSA COUNTY ALABAMA AND BEING MORE
14 PARTICULARLY DESCRIBED AS FOLLOWS:

15 A STRIP OF LAND IN TUSCALOOSA COUNTY, ALABAMA THAT
16 IS 25.0' WIDE AND LYING TWELVE AND ONE-HALF FEET (12.5') ON
17 EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE.

18 BEGINNING AT A POINT IN THE SOUTHEAST QUARTER OF THE
19 SOUTHWEST QUARTER OF SECTION 20 SOUTH, RANGE 5 WEST,
20 TUSCALOOSA COUNTY, ALABAMA THAT IS TWELVE AND ONE-HALF FEET
21 (12.5') NORTHEAST OF ALONG THE SOUTHEASTERN PROPERTY LINE FROM
22 THE SOUTHWESTERNMOST CORNER OF SUBJECT TAX I.D. PARCEL; AND
23 RUN THENCE NORTHWESTERLY TWELVE AND ONE-HALF FEET (12.5')
24 EAST-NORTHEASTERLY OF AND PARALLEL AND CONTIGUOUS TO THE
25 SOUTHWESTERNMOST PROPERTY LINE OF SUBJECT TAX I.D. PARCEL A
26 DISTANCE OF 236.30', MORE OR LESS, TO A POINT ON THE

1 CENTERMOST NORTHWESTERLY BORDER OF SUBJECT TAX I.D. PARCEL AND
2 THE END OF THIS PARTICULAR EASEMENT.

3 THIS LESS AND EXCEPT BEING THE SAME PROPERTY AS
4 REFERENCED IN THE GRANT OF SEWER PARCELS, EASEMENTS AND OTHER
5 RIGHTS AS RECORDED IN DEED BOOK 2002, PAGE 2431 AND IN DEED
6 BOOK 2015, PAGE 615 IN THE PROBATE OFFICE OF TUSCALOOSA
7 COUNTY, ALABAMA.

8 TRACT 4: (Baptist Church)

9 Commence at the Southwest corner of Section 20,
10 Township 20 South, Range 5 West; thence run N 90°00'00" E
11 along the south line of said section for a distance of
12 1905.40'; thence 0°00'00" W for a distance of 358.08'; thence
13 N 57°07'30" E for a distance of 595.97' to a 3" capped pipe,
14 being the Southwest corner of the WRWA property; thence N
15 32°53'00" W for a distance of 228.88' to the point of
16 beginning; thence N 32°53'00" W for a distance of 5.01 ' ;
17 thence N 28°23'08" E for a distance of 80.36'; thence N
18 40°09'17" W for a distance of 149.42' to the southerly Right
19 of Way of Old US #11 and to the beginning of a curve concave
20 to the Northwest having a radius of 5769.65' and a central
21 angle of 3°28'33" and being subtended by a chord which bears S
22 51°47'03" W for 349.95'; thence southwesterly along said curve
23 for a distance of 350.01'; thence S 53°31'19" W tangent to
24 said curve for a distance of 56.55' to the beginning of a
25 curve tangent to said line; thence southwesterly a distance of
26 137.47' along the curve concave to the northwest, having a
27 radius of 3000.00' and a central angle of 2°37'32"; thence S

1 56°08'51" W tangent to said curve for a distance of 197.78' to
2 the point of intersection with the easterly Right of Way of
3 Tannehill Parkway: thence S 54°30'47" E for a distance of
4 136.98' to the beginning of a curve tangent to said line;
5 thence southeasterly a distance of 19.25' along the curve
6 concave to the southwest, having a radius of 600.00' and a
7 central angle of 1°50'16"; thence N 59°32'22" E for a distance
8 of 359.66'; thence N 54°15'33" E for a distance of 272.12' to
9 the point of beginning.

10 TRACT 5: (Curren)

11 A parcel of land containing 1.60 acres, located in
12 the South 1/2 of the SW 1/4, Section 20, Township 20 South,
13 Range 5 West, Tuscaloosa County, Alabama, described as
14 follows: Commence at the Southwest, corner of said Section 20
15 and run North 0 degrees 00 minutes East along the West
16 boundary of said section 909.80 feet; thence run North 64
17 degrees 27 minutes East 638.67 feet; thence run North 61
18 degrees 00 minutes East to a 640.13 feet to an iron pipe, said
19 point being the point of beginning; thence continue on the
20 same line 52.86 feet to 3/4 inch to a rebar; thence run South
21 38 degrees 11 minutes 34 seconds East 216.78 feet to an iron
22 pin; thence run South 07 degrees 22 minutes 51 seconds West
23 261.84 feet to an iron pin at the intersection of the North
24 right of way of Alabama Highway No. 216; thence run North 82
25 degrees 59 minutes 06 seconds West along said right of way
26 198.44 feet to a nail in a asphalt access road; thence run

1 North 07 degrees 32 minutes 25 seconds East 383.50 feet to the
2 point of beginning.

3 TRACT 6: (Petro)

4 Commence at the NE corner of the NW 1/4 of the SW
5 1/4 of Section 20, Township 20 South, Range 5 West for the
6 point of beginning. Thence westerly along the north line of
7 said 1/4-1/4 section for a distance of 724.90 feet to the
8 southeasterly right of way of Interstate 59, said point being
9 in a curve to the left having a central angle of 5 degrees 28
10 minutes 50 seconds and a radius of 7,489.49 feet; thence run
11 in a southwesterly direction along said right of way for an
12 arc distance of 716.40 feet to end of said curve; thence
13 continue in a southwesterly direction along said right of way
14 and tangent to said curve for a distance of 131.88 feet;
15 thence angle left of 11 degrees 44 minutes in a southwesterly
16 direction and along said right of way for a distance of 205.20
17 feet; thence angle left of 8 degrees 33 minutes 30 seconds in
18 a southwesterly direction and along said right of way for a
19 distance of 697.10 feet; thence angle left to 55 degrees 57
20 minutes 30 seconds in a southeasterly direction and along said
21 right of way for a distance of 128.50 feet; thence angle left
22 of 46 degrees 25 minutes 45 seconds in a southeasterly
23 direction and along said right of way for a distance of 292.45
24 feet; thence angle right of 87 degrees 45 minutes in a
25 southwesterly direction and along said right of way for a
26 distance of 60.05 feet to the northerly right of way of the
27 Old Tuscaloosa Highway; thence angle left of 90 degrees 48

1 minutes in a southeasterly direction and along right of way of
2 Old Tuscaloosa Highway for a distance of 411.38 feet; thence
3 angle left of 2 degrees 02 minutes 30 seconds in a
4 southeasterly direction and along right of way of Old
5 Tuscaloosa Highway for a distance of 206.83 feet; thence angle
6 left of 13 degrees 04 minutes in a northeasterly direction and
7 along right of way of Old Tuscaloosa Highway for a distance of
8 7.60 feet; thence angle left of 23 degrees 27 minutes in a
9 northeasterly direction for a distance of 914.24 feet to the
10 intersection with the east line of the NW 1/4 of the SW 1/4 of
11 Section 20 at a point 79.20 feet north of the SE corner of
12 said NW 1/4 of SW 1/4; thence angle left of 61 degrees 02
13 minutes in a northerly direction along the east line of said
14 NW 1/4 of SW 1/4 for a distance of 1253.61 feet to the point
15 of beginning.

16 TRACT 7: (McCutchen)

17 A parcel of land, being a part of Lot 3, Bucksville
18 Manor Subdivision as recorded In Plat Book 18, Page 58, in the
19 Office of the Judge of Probate, Tuscaloosa County, Alabama.
20 Said parcel being situated in the Southwest 1/4 of the
21 Southwest 1/4 of Section 20, Township 20 South, Range 5 West,
22 Huntsville Principal Meridian, Tuscaloosa County, Alabama,
23 being more particularly described as follows, to wit:

24 Commence at the Southwest Corner of the Southwest
25 1/4 of the Southwest 1/4 of said Section 20; thence run in a
26 Northerly direction along the West line thereof for a distance
27 of 487.49 feet; thence leaving said 1/4- 1/4 section line,

1 turn an angle to the right or 82 degree(s) 06 minute(s) and 13
2 second(s) and run in a Northeasterly direction for a distance
3 of 536.68 feet to a point on the West line of aforesaid Lot 3,
4 said point also being the Northernmost Southwesterly Corner of
5 Nell Goldberg and Hagit Cohen-Goldberg, as Trustees of the
6 Nell Goldberg and Hagen Cohen-Goldberg Living Trust: Deed Book
7 2005, Page 27549; thence turn an angle to the left of 82
8 degree(s) 16 minute(s) 24 second(s) and run in a Northerly
9 direction along the West line of said Lot 3, also being the
10 West line of said Goldberg property, for a distance of 322.40
11 feet to the Northwest Corner of said Lot 3 and Goldberg
12 property, said point lying on the Southwesterly right of way
13 of Tuscaloosa County Road 216; thence turn an angle to the
14 right of 97 degree(s) 31 minute(s) 40 second(s) and run in a
15 Southeasterly direction along the Southerly right of way of
16 said County Road 216, for a distance of 169.54 feet to the
17 POINT OF BEGINNING of the following described parcel, said
18 point being the Northeast Corner of said Goldberg property,
19 said point monumented via a found 1/2" rebar; thence continue
20 along last described course for a distance of 399.83 feet to a
21 point, said point being the Northeast Corner of the parcel
22 described herein, and the Northwest Corner of the Health Care
23 Authority for Medical West Property, an affiliate of UAB
24 Health System, A.K.A., Tannehill Medical Clinic: Deed Book
25 2006, Page 18278, said corner being monumented via a found
26 axle, with HUB attached; thence turn an angle to the right of
27 59 degree(s) 45 minute(s) 59 second(s) and run in a

1 Southeasterly direction coincidental with the West line of
2 said Tannehill Medical Clinic, for a distance of 269.07 feet
3 to a point, said point being the Southeast Corner of the
4 parcel described herein, a point on the West line of said
5 Tannehill Medical Clinic Property and Northeast Corner of the
6 Marty Jinks Property: Deed Book 2001, Page 765, said point
7 being monumented via a found 1" iron rebar; thence turn an
8 angle to the right of 91 degree(s) 14 minute(s) 23 second(s)
9 and run in a Southwesterly direction, coincidental with the
10 North line of said Jinks property (Deed Book 2001, Page 765)
11 for a distance of 22.50 feet to a point, said point being
12 common to said Jinks property: Deed Book 2001, Page 765 and
13 another parcel owned by Marty Jinks: Deed Book 2004, Page
14 80311, said point being monumented via a 5/8" capped iron
15 rebar (Landmark Surveying, Inc: CA-0584-LS); thence, turn an
16 angle to the right of 20 degree(s) 28 minute(s) 03 second(s)
17 and run in a Northwesterly direction and coincidental with
18 said Jinks Northerly boundary line (Deed Book 2004, Page
19 80311) for a distance of 446.14 feet to a point on the East
20 line of aforesaid Nell Goldberg property, said point being the
21 Southwest Corner of the property described herein, said point
22 being monumented via a 1/2" iron rebar; thence turn an angle
23 to the right of 83 degree(s) 53 minute(s) 15 second(s) and run
24 in a Northwesterly direction, coincidental with the East line
25 of said Nell Goldberg property for a distance of 310.28 feet
26 to the POINT OF BEGINNING. Said parcel containing 2.76 acres.

1 Said parcel subject to all recorded and/or unrecorded
2 easements, rights of way and restrictions attached thereto.

3 ALSO:

4 AN EASEMENT FOR INGRESS @ EGRESS:

5 An easement being 15 feet in width, being situated
6 in the Southwest 1/4 of the Southwest 1/4 of Section 20,
7 Township 20 South, Range 5 West, Huntsville Principal
8 Meridian, Tuscaloosa County, Alabama, being more particularly
9 described as follows, to wit:

10 An easement for Ingress and Egress for the
11 aforescribed property, being 15 feet in width, being bounded
12 on the East via the East line of Marty Jinks property (Deed
13 Book 2001, Page 765) and being bounded on the West via a line
14 lying 15 feet West of and parallel with the East line of said
15 Marty Jinks property. Said easement being attached to and to
16 run with said Jinks property as recorded in Deed Book 2001,
17 Page 765, in the Office of the Judge of Probate, Tuscaloosa
18 County, Alabama.

19 TRACT 8: (Lake View Elementary)

20 A parcel of property being a part of the Southeast
21 quarter of the Northwest quarter of said Section 25, Township
22 20 South, Range 6 West, Tuscaloosa County, Alabama containing
23 thirty-six and eighty-three hundredth acres more or less
24 (36.83 +/-) being more particularly described as follows:

25 Commence at a two inch capped iron pipe accepted as
26 marking the Northeast corner of said Southeast quarter of the
27 Northwest quarter of Section 25 and run Westerly along the

1 Northern boundary of said Southeast quarter of the Northwest
2 quarter for 145.14 feet to a one half inch capped rebar and
3 POINT OF BEGINNING, thence with an angle to the right of 180°
4 00' continue Westerly along the same line for 1200.00 feet to
5 a two inch iron pipe accepted as marking the Northwest corner
6 of said Southeast quarter of the Northwest quarter, thence
7 with an interior angle to the right of 88° 23' 41" run
8 Southerly along the Western boundary of said Southeast quarter
9 of the Northwest quarter for 1338.79 feet to a two inch iron
10 pipe accepted as marking the Southwest corner of said
11 Southeast quarter of the Northwest quarter thence with an
12 interior angle to the right of 91° 28' 56" run Easterly along
13 the Southern boundary of said Southeast quarter of the
14 Northwest quarter for 1200.00 feet to a capped one half inch
15 rebar, thence with an interior angle to the right of 88° 30'
16 53" run Northerly for 1336.21 feet to the POINT OF BEGINNING
17 making an interior closing angle to the right of 91° 36' 30".

18 Section 2. In accordance with Section 11-42-6(b) of
19 the Code of Alabama 1975, a map showing what territory is
20 proposed to be annexed to the City of Lake View is on file in
21 the Office of the Judge of Probate in Tuscaloosa County,
22 Alabama, and the map is open to the inspection of the public.

23 Section 3. This act shall become effective
24 immediately following its passage and approval by the
25 Governor, or its otherwise becoming law.