

OPP CITY SCHOOLS

Office of the Superintendent

Mr. Michael D. Smithart, Superintendent

P.O. Box 840
305 East Stewart Avenue
Opp, Alabama 36467

(334) 493-3173
FAX (334) 493-3060

"We build the future"

Aylisa Beach, Opp Middle School 2001

October 30, 2017

Real Estate Sealed Bid Offer Instructions:

Sealed bids for the sale of three parcels of property located on the campus of the former elementary school known as South Highlands Elementary at 503 Brown Street, Opp, Alabama will be accepted beginning October 30, 2017 until 2:00 p.m. on November 30, 2017.

The *Real Estate Sealed Bid Offer* form must be completed with offer amount, parcel number(s) indicated, buyers name, address, phone number, date, signature of bidder and properly notarized. Only original *Real Estate Sealed Bid Offer forms* will be accepted. Copies of forms or faxed forms will not be considered.

The *Real Estate Sealed Bid Offer* form must be returned to the Opp City Board of Education located at 305 East Stewart Avenue (P.O. Box 840) Opp, Alabama 36467 no later than 2:00 p.m. on November 30, 2017 in the envelope provided. Late submissions will not be accepted. The buyer assumes all closing costs and related expenses. The Board reserves the right to reject any and all offers.

Questions may be addressed to Mr. Michael Smithart at 305 East Stewart Avenue, Opp, Al. by calling 334-493-3173 Monday through Friday during the hours of 8:00 a.m. to 4:00 p.m.



Parcel 2

Parcel 1-A

Parcel 1-B

PARCEL 1A

A 0.46 acre parcel of land located in the NW¼ of the NW¼ of Section 33, Township 4 North, Range 18 East, Covington County, Alabama being more particularly described as follows:

COMMENCING at an open pipe at the intersection of the South margin of Thompson Avenue and the East margin of Dorsey Street; thence North 0°43'09" East for a distance of 49.93' to an open pipe; thence North 0°05'16" East for 358.96' to a capped iron (CA0026); thence North 89°50'16" East for a distance of 450.04' to a capped iron (CA0026); thence North 2°52'14" East along the East margin of Brown Street for 52.38' to a nail and washer, being the POINT OF BEGINNING; thence continue along said margin North 02°52'14" East for a distance of 160.98' to an iron bolt; thence run South 87°17'44" East for a distance of 121.38' to a capped iron (21469); thence run South 04°43'40" East for a distance of 143.49' to a capped iron (21469); thence run South 85°07'12" West for a distance of 141.99' to the POINT OF BEGINNING.

PARCEL 1-B

A 1.18 acre parcel of land located in the NW¼ of the NW¼ of Section 33, Township 4 North, Range 18 East, Covington County, Alabama being more particularly described as follows:

COMMENCING at an open pipe at the intersection of the South margin of Thompson Avenue and the East margin of Dorsey Street; thence North 0°43'09" East for a distance of 49.93' to an open pipe; thence North 89°57'00" East for 675.03' to an open pipe, being the POINT OF BEGINNING; thence run North 04°43'40" West for a distance of 429.34' to a capped iron (25655); thence run South 04°43'40" East for a distance of 118.33' to a capped iron (21469); thence run South 85°07'12" East for a distance of 439.33' to a capped iron (21469) set on the North margin of said Thompson Avenue; thence run along said margin South 89°57'00" West for a distance of 118.72' to the POINT OF BEGINNING.

Dorsey Street (50' RW)

Thompson Avenue (50' RW)

Brown Street

Hill Street (40' RW)

Hill Street (40' RW)

Parcel 1-A
0.46 AC

Parcel 2
1.60 AC

Parcel 1-B
1.18 AC

Parcel 3
5.64 AC

BREEDLOVE SUBDIVISION
BK 4, PG 30

Legend
○ Power Pole
(d) Disturbed
● Monument Found
⊙ Iron & Cap Set (#21469)
☒ Concrete Monument

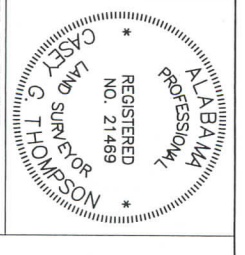
Rev	Date	Description
1		

Date of Field Survey: 10-2017
Date of Drawing: 10-16-2017

COVINGTON COUNTY, ALABAMA
SEC. 33 TWP. 4N R. 18E
Casey G. Thompson
21127 Benvalen Road
Andalusia, AL 36420
(334) 488-4922

BOUNDARY SURVEY
FOR
OPP CITY SCHOOLS
OF PROPERTY KNOWN AS
SOUTH HIGHLANDS SCHOOL
TAX ID No. 23-11-08-33-2-002-004.000

I hereby certify that all parts of this survey and drawing have been completed in accordance with the current standards of Practice for Surveyors in the State of Alabama to the best of my knowledge, information, and belief.
10-18-2017
Casey G. Thompson
Casey G. Thompson P.E., PLS
Alabama Reg. No. 21469-S



2017-S142-1

*BEARING BASIS: DEED NORTH (DB.2011, PG.9664)
SCALE: 1" = 100'

- SURVEYOR NOTES**
1. Underground encroachments, if any, are not located.
 2. This surveyor has not been provided a title opinion or abstract of the property shown hereon, nor has he done a title search.
 3. There may be additional restrictions, easements, or rights-of-way that may be found in the public records of Covington County, Alabama.
 4. Record or deed dimensions are shown in parenthesis.
 5. No environmental assessment (wetland identification, pollution identification, flood plane location, etc) was performed as part of this survey.
 6. Owners, parcel numbers and deed references are those shown in the records of the Covington County Revenue Commissioner's Office as of 10/18/17.
 7. BOUNDARY LINES WERE NOT MARKED AND OPENED UNLESS NOTED

PARCEL 2

A 1.60 acre parcel of land located in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 33, Township 4 North, Range 18 East, Covington County, Alabama being more particularly described as follows:

COMMENCING at an open pipe at the intersection of the South margin of Thompson Avenue and the East margin of Dorsey Street; thence North 0°43'09" East for a distance of 49.93' to an open pipe; thence North 0°05'16" East for 358.96' to a capped iron (CA0026); thence North 89°50'16" East for a distance of 450.04' to a capped iron (CA0026); thence North 2°52'14" East along the East margin of Brown Street for 52.38' to a nail and washer; thence continue along said margin North 02°52'14" East for a distance of 160.98' to an iron bolt, being the POINT OF BEGINNING; thence continue North 02°52'14" East for a distance of 167.18' to the South margin of Hill Street; thence run along the South margin of Hill Street North 89°18'53" East for a distance of 262.70' to an iron bolt; thence run South 04°43'40" East for a distance of 305.92' to a capped iron (21469); thence run South 85°07'12" West for a distance of 118.33' to a capped iron (25655); thence continue South 85°07'12" West for a distance of 45.12' to a capped iron (21469); thence run North 04°51'58" West for a distance of 143.49' to a capped iron (21469); thence run North 87°17'44" West for a distance of 121.38' to the POINT OF BEGINNING.

Dorsey Street (50' RW)

Thompson Avenue (50' RW)

23-11-08-33-2-002-004.001
SOUTHSIDE BAPTIST CHURCH
600 Dorsey Street
Opp, AL
DB.2011 Pg.9664

Legend

- Power Pole
- Disturbed
- Monument Found
- Iron & Cap Set (#21469)
- Concrete Monument

Rev	Date	Description
1		

Date of Field Survey: 10-2017
Date of Drawing: 10-16-2017

COVINGTON COUNTY, ALABAMA
SEC. 33 TWP. 4N R. 18E

Casey G. Thompson
21127 Benvalen Road
Andalusia, AL 36420
(334) 488-4922

BOUNDARY SURVEY
FOR
OPP CITY SCHOOLS
OF PROPERTY KNOWN AS
SOUTH HIGHLANDS SCHOOL

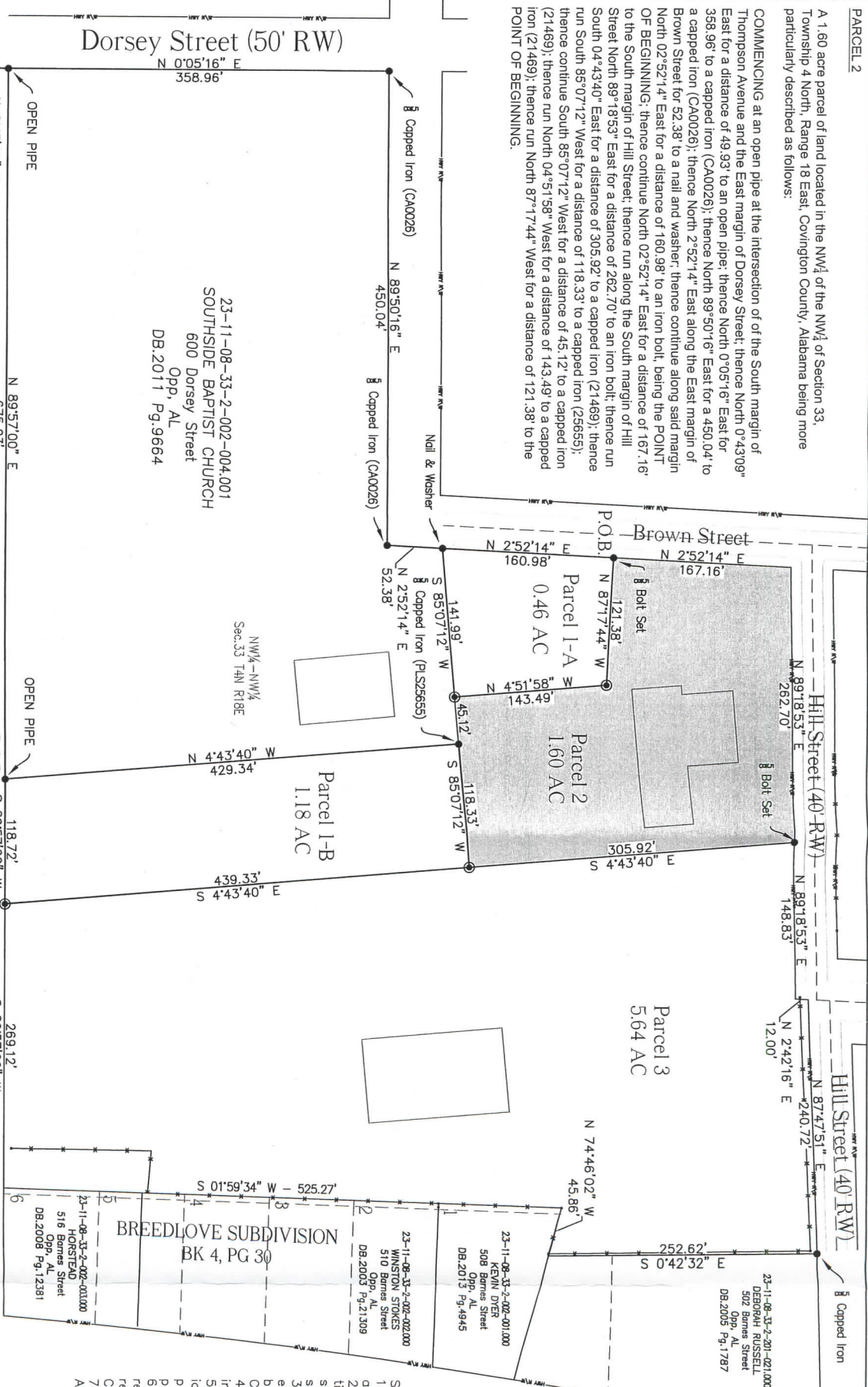
TAX ID No. 23-11-08-33-2-002-004.000

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 for Surveying in the State of Alabama to the best of my knowledge, information, and belief.

10-18-2017

Casey G. Thompson
Casey G. Thompson P.E., PLS
Alabama Reg. No. 21469-S

NOT VALID WITHOUT ORIGINAL SEAL AND SIGNATURE



2017-S142-2

***BEARING BASIS: DEED NORTH**
(DB.2011, PG.9664)

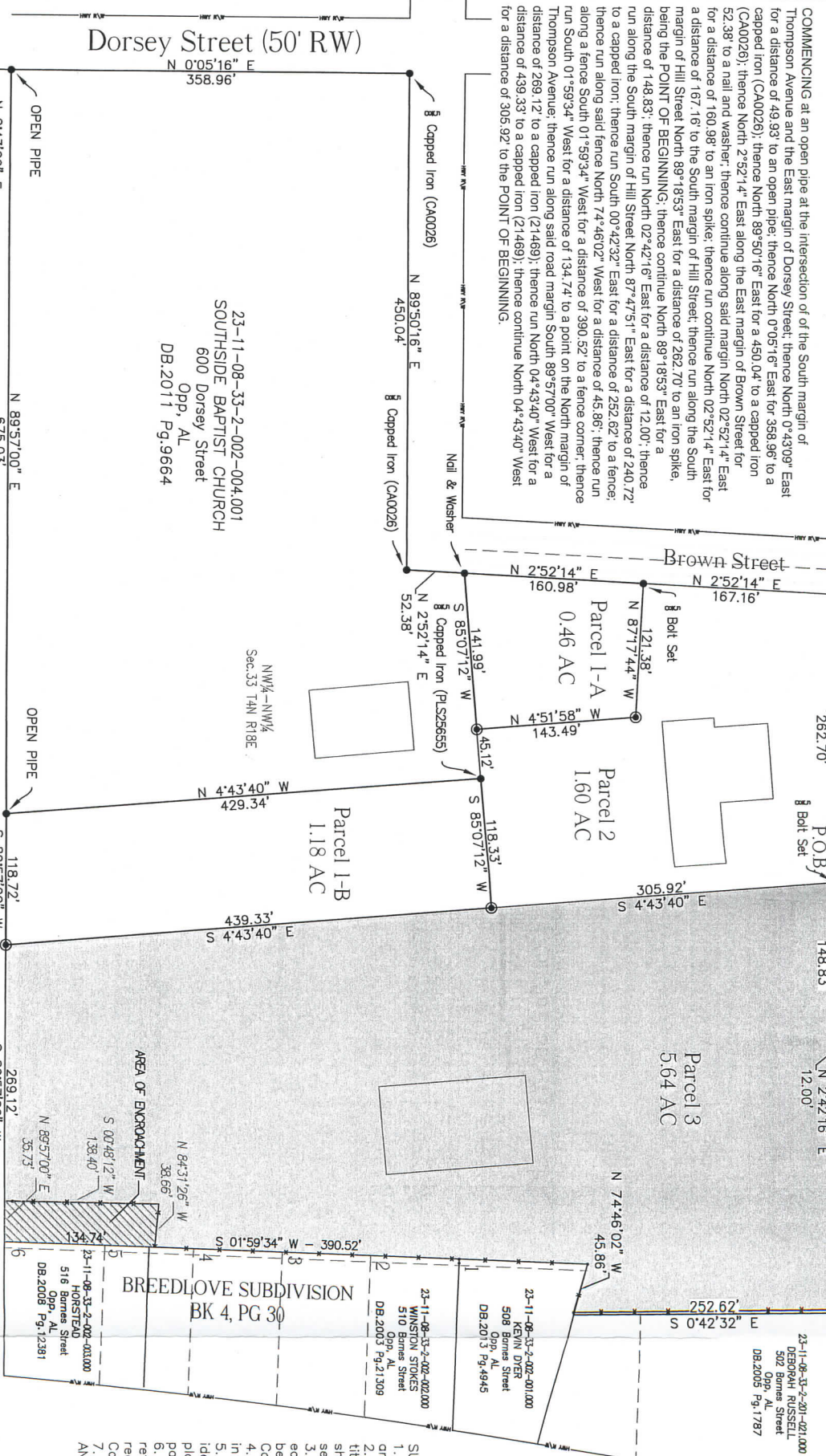
SCALE: 1" = 100'

SURVEYOR NOTES

1. Underground encroachments, if any, are not located.
2. This surveyor has not been provided a title opinion or abstract of the property shown hereon, nor has he done a title search.
3. There may be additional restrictions, easements, or rights-of-way that may be found in the public records of Covington County, Alabama.
4. Record or deed dimensions are shown in parenthesis.
5. No environmental assessment (wetland identification, pollution identification, flood plane location, etc) was performed as part of this survey.
6. Owners, parcel numbers and deed references are those shown in the records of the Covington County Revenue Commissioner's Office as of 10/18/17.
7. BOUNDARY LINES WERE NOT MARKED AND OPENED UNLESS NOTED

PARCEL 3
 A 5.64 acre parcel of land located in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 33, Township 4 North, Range 18 East, Covington County, Alabama being more particularly described as follows:

COMMENCING at an open pipe at the intersection of the South margin of Thompson Avenue and the East margin of Dorsey Street; thence North 0°43'09" East for a distance of 49.93' to an open pipe; thence North 0°05'16" East for 358.96' to a capped iron (CA0026); thence North 89°50'16" East for 450.04' to a capped iron (CA0026); thence North 2°52'14" East along the East margin of Brown Street for 52.38' to a nail and washer; thence continue along said margin North 02°52'14" East for a distance of 160.98' to an iron spike; thence run continue North 02°52'14" East for a distance of 167.16' to the South margin of Hill Street; thence run along the South margin of Hill Street North 89°18'53" East for a distance of 262.70' to an iron spike, being the POINT OF BEGINNING; thence continue North 89°18'53" East for a distance of 148.83'; thence run North 02°42'16" East for a distance of 12.00'; thence run along the South margin of Hill Street North 87°47'51" East for a distance of 240.72' to a capped iron; thence run South 00°42'32" East for a distance of 252.62' to a fence; thence run along said fence North 74°46'02" West for a distance of 45.86'; thence run along a fence South 01°59'34" West for a distance of 390.52' to a fence corner; thence run South 01°59'34" West for a distance of 134.74' to a point on the North margin of Thompson Avenue; thence run along said road margin South 89°57'00" West for a distance of 289.12' to a capped iron (21469); thence run North 04°43'40" West for a distance of 439.33' to a capped iron (21469); thence continue North 04°43'40" West for a distance of 305.92' to the POINT OF BEGINNING.



23-11-08-33-2-002-004.001
 SOUTHSIDE BAPTIST CHURCH
 600 Dorsey Street
 Opp, AL
 DB.2011 Pg.9664

- Legend**
- Power Pole
 - Disturbed
 - Monument Found
 - Iron & Cap Set (#21469)
 - Concrete Monument

Rev	Date	Description
1		

Date of Field Survey: 10-2017
 Date of Drawing: 10-16-2017

COVINGTON COUNTY, ALABAMA
 SEC. 33 TWP. 4N R. 18E
 Casey G. Thompson
 21127 Benvalen Road
 Andalusia, AL 36420
 (334) 488-4922

BOUNDARY SURVEY
 FOR
 OPP CITY SCHOOLS
 OF PROPERTY KNOWN AS
 SOUTH HIGHLANDS SCHOOL
 TAX ID No. 23-11-08-33-2-002-004.000

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 for Surveying in the State of Alabama to the best of my knowledge, information, and belief.

10-18-2017
 Casey G. Thompson
 Casey G. Thompson, P.E., PLS
 Alabama Reg. No. 21469-S



2017-S142-3

- SURVEYOR NOTES**
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 - This surveyor has not been provided a title opinion or abstract of the property shown hereon, nor has he done a title search.
 - There may be additional restrictions, easements, or rights-of-way that may be found in the public records of Covington County, Alabama.
 - Record or deed dimensions are shown in parentheses.
 - No environmental assessment (wetland identification, pollution identification, flood plain location, etc) was performed as part of this survey.
 - Owners, parcel numbers and deed references are those shown in the records of the Covington County Revenue Commissioner's Office as of 10/18/17.
 - BOUNDARY LINES WERE NOT MARKED AND OPENED UNLESS NOTED

*BEARING BASIS: DEED NORTH
 (DB.2011, PG.9664)
 SCALE: 1" = 100'

