



Specializing in the sale of large properties across the state of Alabama

Valley

50 Acres (+/-)

Location: About ten minutes from I-85. Five minutes from Lake Harding.

Land: Relatively flat with some excellent views.

Building: 5600 sq/ft. Building. Four different units which would be ideal for office space or storage of any kind.

Development: Owner has plans of a development opportunity on the property. Reason for not pursuing development is moving away to retire.

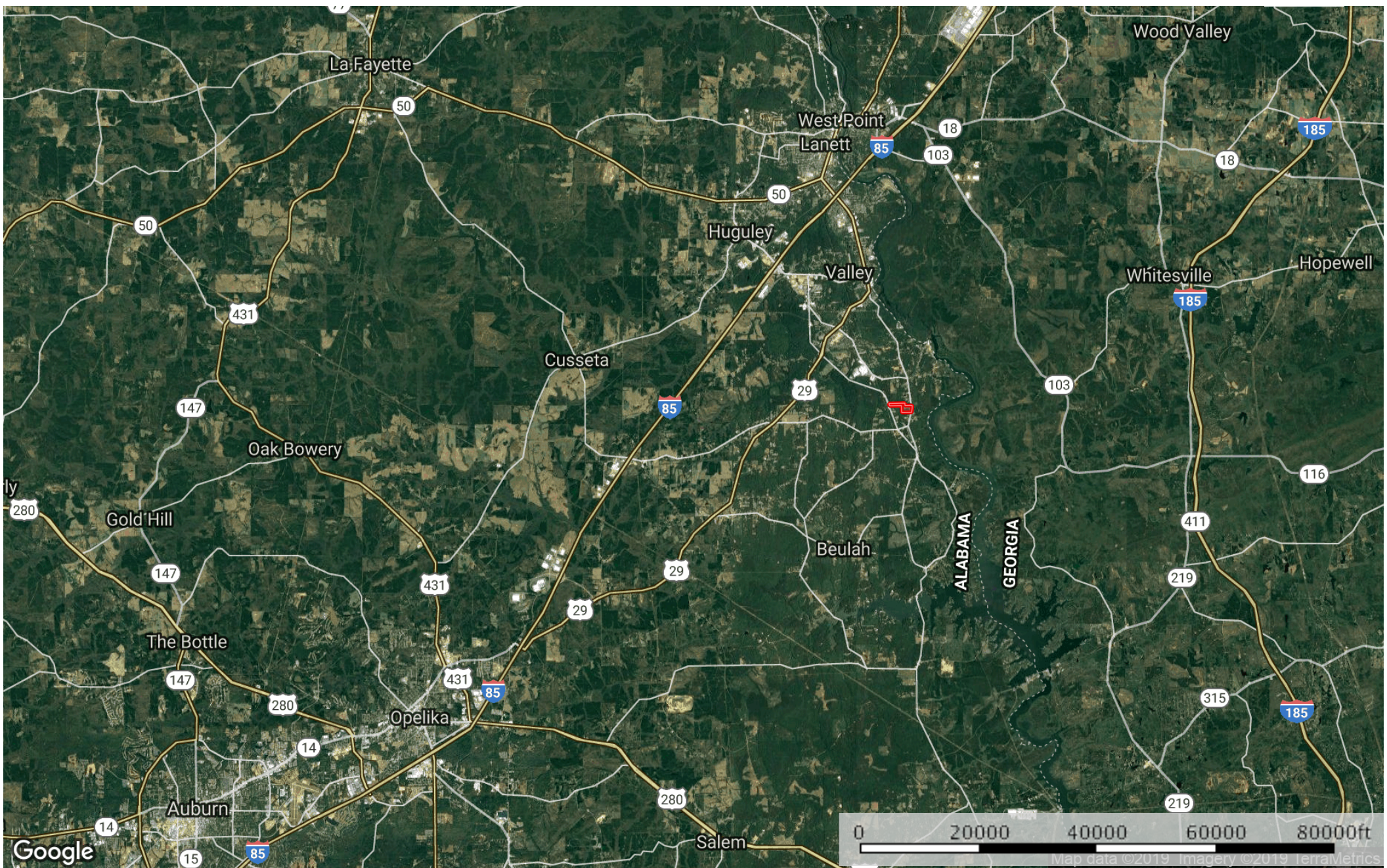
Comments: This property is the ideal investment vehicle for anyone looking to invest in real estate. The future purchaser can rent out office space, sell lots, or simply lease out the land.


Price: \$550,000

Contact:
Jackson Speaks
334.740.0675 c
jackson@speaksland.com

Valley 50

Alabama, AC +/-

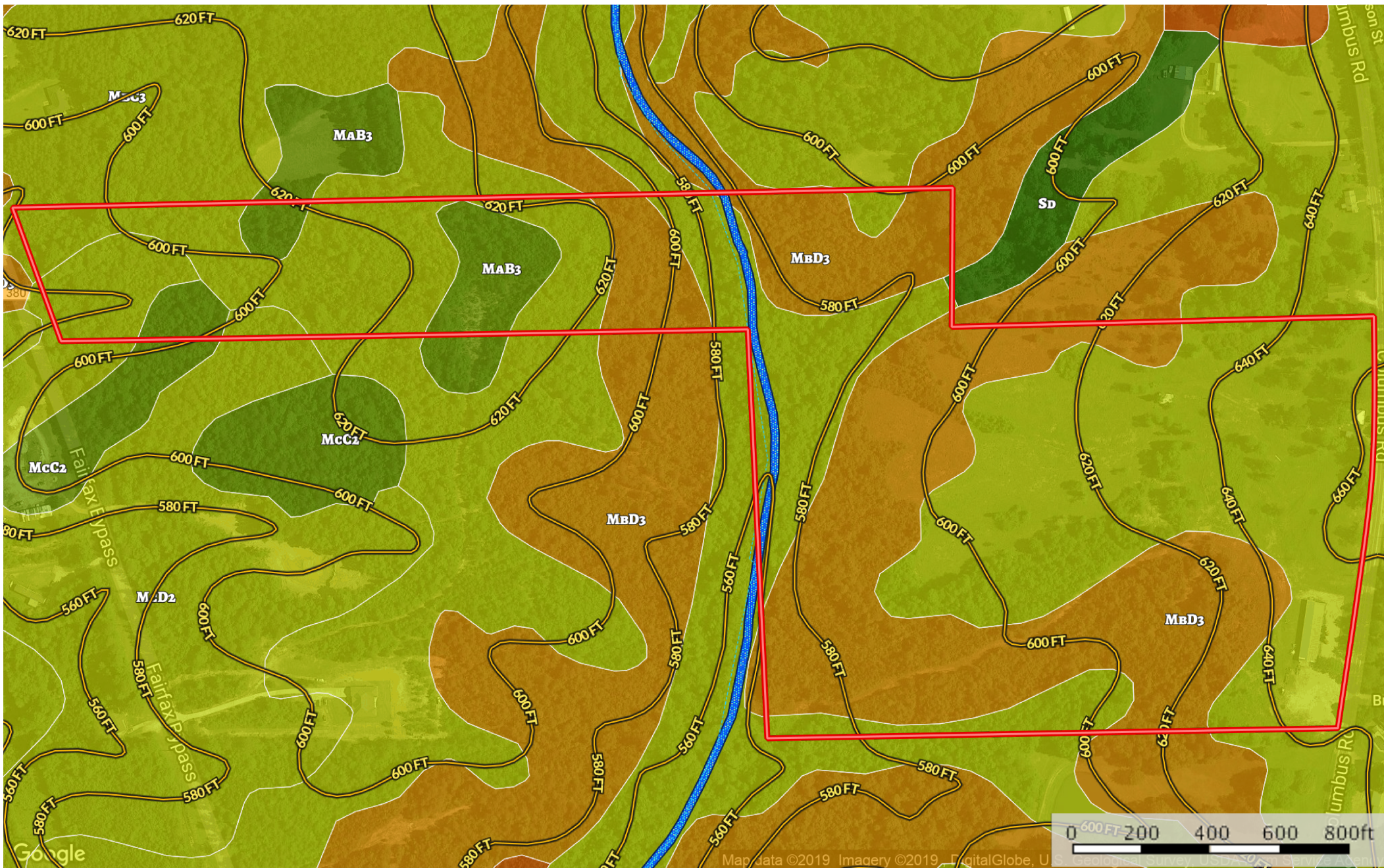


 Boundary



Valley 50

Alabama, AC +/-



- Boundary
- Wetlands
- Riparian
- Stream, Intermittent
- River/Creek
- Water Body

PRELIMINARY SITE PLAN SHINE CREEK SUBDIVISION

SURVEYOR'S CERTIFICATE DESCRIPTION OF LAND PLATED
STATE OF ALABAMA
COUNTY OF CHAMBERS
CITY OF VALLEY

I, James Stothard, a registered Engineer-Surveyor of Chambers County, Alabama, hereby certify that I have surveyed the property of the Shine Creek Subdivision, situated in the City of Valley, Chambers County, Alabama, and described as follows:

LEGAL DESCRIPTION

A parcel of land located in Section 32, Township 21 North, Range 29 East, City of Valley, Chambers County, Alabama, said parcel being more particularly described as follows:

Commencing at an Iron Pin Found marking the Northwest corner of the Northeast 1/4 of the Southeast 1/4 of Section 32, Township 21 North, Range 29 East, City of Valley, Chambers County, Alabama;

THENCE North 88 degrees 04 minutes 28 seconds West for a distance of 1943.11 feet to an Iron Pin Found;

THENCE South 00 degrees 33 minutes 53 seconds East for a distance of 304.08 feet to an Iron Pin Found and the POINT OF BEGINNING of the parcel herein described;

THENCE South 87 degrees 38 minutes 14 seconds East for a distance of 1027.79 feet to an Iron Pin Set on the westerly right of way of County Road 379 (aka West Point-Columbus Rd.);

THENCE South 02 degrees 57 minutes 24 seconds West for a distance of 233.34 feet along said right of way to an Iron Pin Set;

THENCE along a curve to the right having a radius of 2696.30 feet and an arc length of 1.48 feet, being subtended by a chord of South 03 degrees 53 minutes 58 seconds West for a distance of 1.48 feet to an Iron Pin Set;

THENCE along a curve to the right having a radius of 2696.30 feet and an arc length of 119.34 feet, being subtended by a chord of South 05 degrees 11 minutes 00 seconds West for a distance of 119.33 feet continuing along said right of way to an Iron Pin Set;

THENCE North 87 degrees 30 minutes 14 seconds West for a distance of 1018.40 feet to an Iron Pin Set;

THENCE North 02 degrees 21 minutes 46 seconds East for a distance of 360.00 feet to an Iron Pin and the POINT OF BEGINNING.

Together with and subject to covenants, easements and restrictions of record.

Said property contains 369,108 square feet (8.473 acres) more or less.

And that the plat or map contained herein is a true and correct map showing the subdivision into which the property described is divided giving the length and bearings of the boundaries of each lot and its number and showing the streets, said map further shows the relation of the land so platted to the Government Survey, and that permanent monuments have been placed at points marked thus (O) as herein shown.

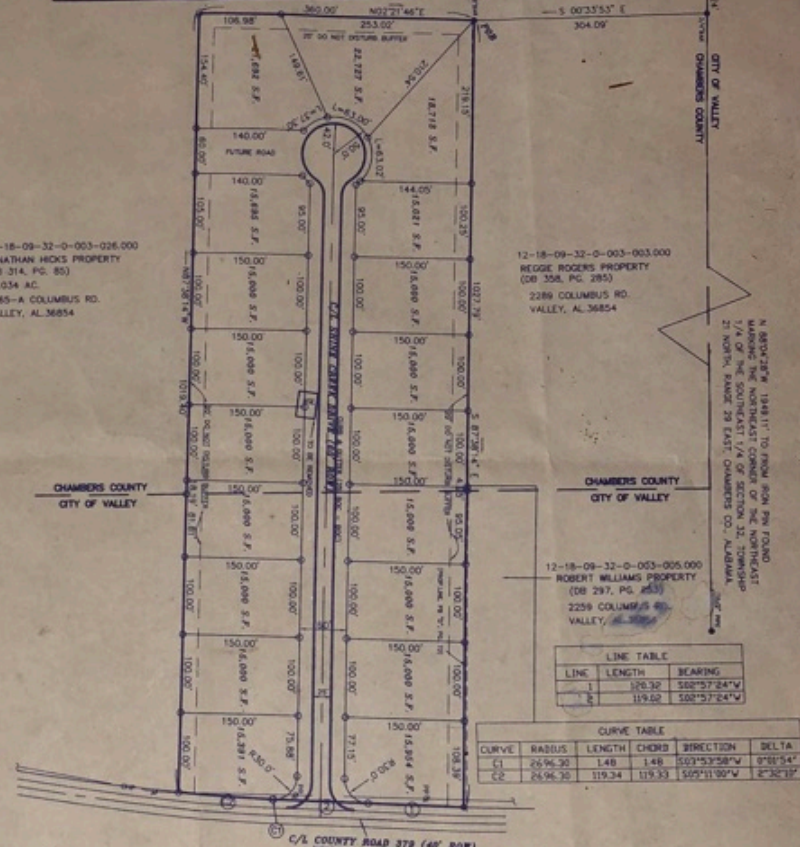
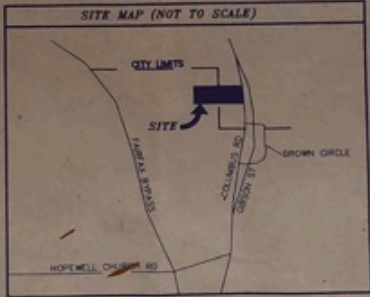
WITNESS my hand this the 18th day of December, 2002.

James Stothard
James Stothard, Registration No. 11282

12-18-09-32-0-003-026.000
JONATHAN HICKS PROPERTY
(DB 314, PG. 85)
78.034 AC.
2165-A COLUMBUS RD.
VALLEY, AL 36854

- NOTES:**
- MINIMUM BUILDING SETBACK LINES
 - REQUESTING - 648R
 - FRONT: 45 FEET
 - SIDES: 12 FEET
 - REAR: 40 FEET
 - SIZE STREET: 20 FEET FROM A PUBLIC STREET ROW
 - TOTAL ACRES: 369,108 SQUARE FEET (8.473 ACRES)
 - TOTAL LOTS: 19
 - MINIMUM LOT SIZE: 15,000 SQUARE FEET
 - MAXIMUM LOT SIZE: 23,727 SQUARE FEET
 - TOTAL ACRES IN ROADS: 63,915 SQUARE FEET (1.467 AC)
 - THIS TRACT OF LAND IS SUBJECT TO APPROVAL OF AN ON-SITE DISPOSAL SYSTEM BY THE CHAMBERS COUNTY HEALTH DEPARTMENT.
 - THERE IS A 20' UTILITY EASEMENT ALONG THE FRONT AND REAR OF EACH LOT FOR THE INSTALLATION AND MAINTENANCE IF REQUIRED.
 - THERE IS A 5' UTILITY EASEMENT ALONG THE SIDE OF EACH LOT DEDICATED FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES IF REQUIRED.
 - THERE IS A 5' DRAINAGE EASEMENT ALONG THE FRONT, REAR AND EACH SIDE OF EACH LOT SHOWN HEREON DEDICATED TO THE ADJOINING PROPERTY OWNERS. THE DRAINAGE EASEMENT IS NOT DEDICATED TO THE CITY OF VALLEY AND WILL NOT BE ACCEPTED BY THE CITY OF VALLEY.
 - ALL IRON PINS SET ARE 1/2" REBAR.

RECORDED IN:
PLAT BOOK:
PAGE:



LINE TABLE

LINE	LENGTH	BEARING
1	119.32	S03°53'58" W
2	119.62	S03°57'24" W

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	DIRECTION	DELTA
C1	2696.30	1.48	1.48	S03°53'58" W	0°00'54"
C2	2696.30	119.34	119.33	S05°11'00" W	2°32'33"

Dedication

I, Jonathan Hicks of 2165 Columbus Rd., Valley, AL, have caused the land embraced in the within plot to be surveyed, laid out, and platted to be known as Shine Creek Subdivision, a part of Section 32, City of Valley, Chambers County, Alabama, and the street shown on said plot are hereby dedicated to the use of the public.

Signed and sealed in the presence of:

Kelly M. Cox
Witness

Jonathan Hicks
Owner

ACKNOWLEDGMENT
STATE OF ALABAMA
COUNTY OF CHAMBERS
CITY OF VALLEY

I, _____, Notary Public in and for said City, and in said State, hereby certify that Jonathan Hicks, whose name as owner of the Shine Creek Subdivision is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the content of the instrument, she as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

GIVEN under my hand and official seal the ____ day of _____, 200__.

Notary Public

CERTIFICATE OF APPROVAL BY THE CITY AGENT

The undersigned, as City Agent of Valley, Alabama, Chambers Co., Alabama, hereby approved the within plot for the recording of same in the Probate Office of Chambers County, Alabama, this the ____ day of _____, 200__.

City Agent
Valley, Alabama
County of Chambers, Alabama

CERTIFICATE OF APPROVAL BY CITY PLANNING COMMISSION

The within plot of Shine Creek Subdivision, Chambers County, Valley, Alabama, is hereby approved by the City Planning Commission of Valley, Chambers County, Alabama, this the ____ day of _____, 200__.

City Planning Commission of Valley, Alabama
Chambers County, Alabama

CERTIFICATE OF APPROVAL BY CHAMBERS COUNTY HEALTH DEPARTMENT

The undersigned, as authorized by the Chambers County Health Department, Valley, Alabama, hereby approved the within plot for the recording of same in the Probate Office of Chambers County, Alabama, this the ____ day of _____, 200__.

Health Officer

CERTIFICATE OF APPROVAL BY THE ALABAMA POWER COMPANY

The undersigned, as authorized by the Alabama Power Company hereby approved the within plot for the recording of same in the Probate Office of Chambers County, Alabama, this ____ day of _____, 200__.

Signature

CERTIFICATE OF APPROVAL BY THE EAST ALABAMA WATER SEWER & FIRE PROTECTION DISTRICT

The undersigned, as authorized by the East Alabama Water Sewer & Fire Protection District hereby approved the within plot for recording of the same in the Probate Office of Chambers County, Alabama, this ____ day of _____, 200__.

Signature



- IRON PIN FOUND
- CONCRETE MONUMENT FOUND
- 1/2" REBAR IRON SET
- CONCRETE MONUMENT SET
- STAMP
- LAMP POST
- TELEPHONE POLE
- TELEPHONE BOX
- OVERHEAD POWER
- OVERHEAD TELEPHONE
- UNDERGROUND POWER
- UNDERGROUND TELEPHONE
- NOT

THE FIELD DATA UPON WHICH THIS PLAN IS BASED WAS A CLOSURE OF ONE FOOT IN _____, 2002 FEET AND AN ANGULAR ERROR OF _____ PER ANGLE POINT, AND WAS ADJUSTED USING THE COLLINGS RULE. THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO WITHIN ONE Tenth OF AN INCH. FEET ANGLES AND DISTANCES WERE MEASURED WITH WOODEN TAPES TOTAL STATION, MIN. DIRECT ANGLE READING 5.0" FIELD WORK WAS COMPLETED ON NOV 21, 2002.

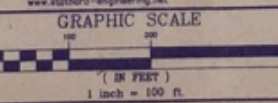
STATE OF ALABAMA, CHAMBERS COUNTY

I, James Stothard, a Licensed Land Surveyor in the State of Alabama, do hereby certify that the above plot or map is a true and accurate representation of a survey conducted under my direction, that the structures now erected on said property are within the boundaries of same, except as shown hereon, that there are no encroachments on said property by structures erected on other property, except as shown hereon, that there are no easements, joint tenancy, or rights of way, on, over or across said property on the surface, except as shown hereon. This property is not located within the 100 year flood zone, as delineated on Chambers Co. FIRM: 67022N 026 B and July 14, 1995.

NOT A VALID OR RECORDABLE PLAT OR MAP UNLESS SIGNED ACROSS SEAL WITH ORIGINAL SIGNATURE OF SURVEYOR

REFERENCES: DEED BOOK 314, PAGE 85 AT BOOK "D", PAGE 73

Stothard Engineering, Inc.
1008 Capital St. LuVerne, Georgia 30241
Ph: (706) 864-5279 Fax: (706) 864-9857
www.stothard-engineering.net



I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF ALABAMA



PRELIMINARY SITE PLAN FOR:
JONATHAN HICKS
2165-A COLUMBUS ROAD
VALLEY, AL 36854
PHONE: (334) 578-4375

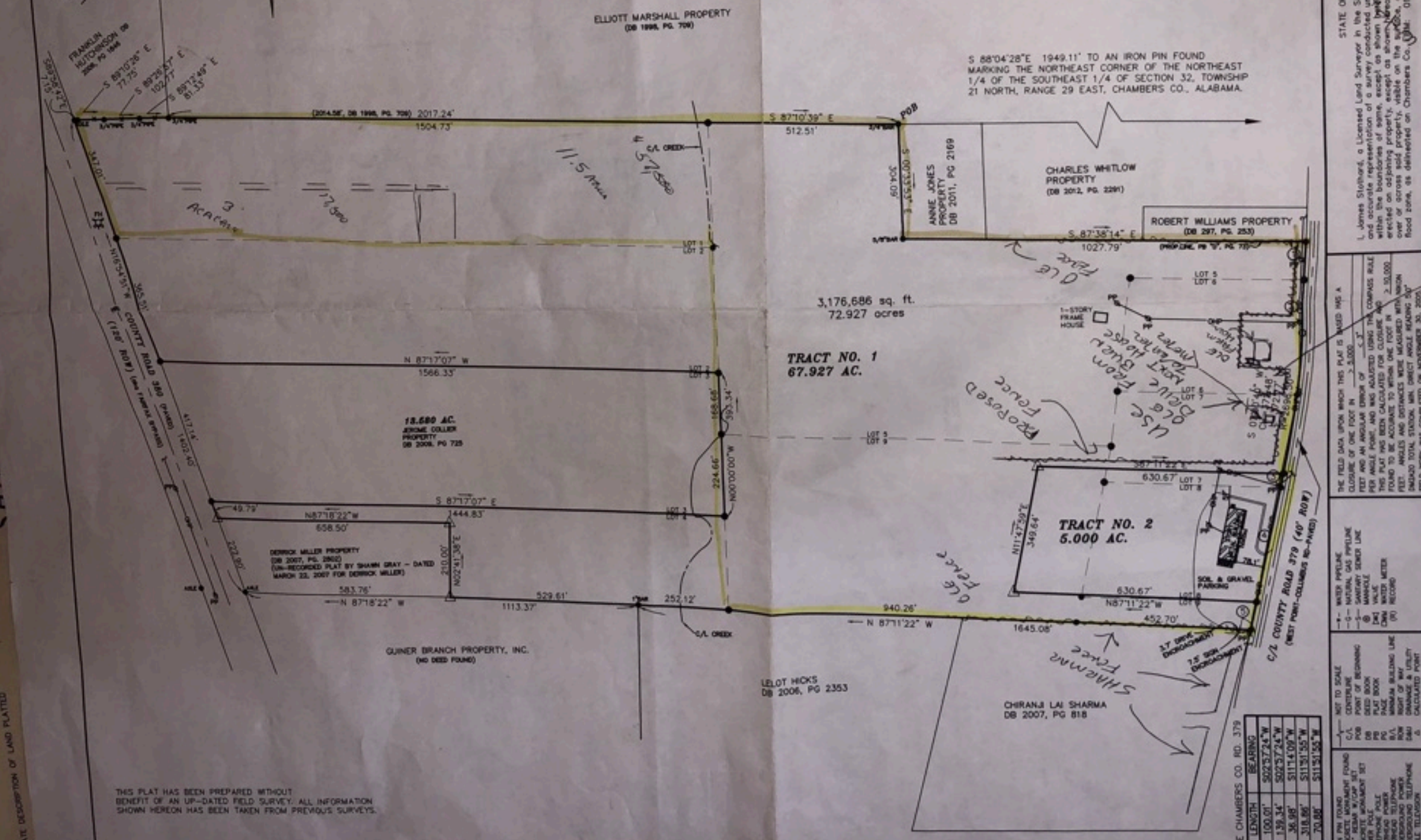
COUNTY CHAMBERS SECTION 32 TOWNSHIP 21 NORTH RANGE 29 EAST
CITY OF VALLEY

DATE: 12/09/02 DWG. NO. CHA 07-13 C. SCALE: 1"=100'

JOB FILE: ROGERS'SHINECREEK/SUBDIVAL

RECORDED IN:
PLAT BOOK: _____
PAGE: _____

PRO HICKS
800
301
2769



THIS PLAT HAS BEEN PREPARED WITHOUT
BENEFIT OF AN UP-DATED FIELD SURVEY. ALL INFORMATION
SHOWN HEREON HAS BEEN TAKEN FROM PREVIOUS SURVEYS.

LENGTH	BEARING
100.01'	S02°27'24\" W
139.34'	S02°27'24\" W
36.98'	S111°41'09\" W
318.95'	S111°51'55\" W
70.00'	S111°51'55\" W

CHAMBERS CO. RD. 379

NOTE: ALL IRON PINS FOUND ARE 1 REBAR, UNLESS OTHERWISE NOTED

STATE OF ALABAMA, CHAMBERS COUNTY
I, James Stothard, a Licensed Land Surveyor in the State of Alabama, do hereby certify that the above plat or map is a true and accurate representation of a survey conducted under my direction; that the structures now erected on said property are within the boundaries of same, except as shown hereon; that there are no encroachments on said property by structures erected on adjoining property, visible on the surface, except as shown hereon; that there are no easements, joint driveways, or rights of way, over or across said property, visible on the surface, except as shown hereon. This property is not located within the 100-foot Flood Zone, as delineated on Chambers Co., Alabama, 01017C 0294C dated February 18, 2011.

PRELIMINARY SURVEY FOR:
JONATHAN M. HICKS
RE-DIVISION OF LOTS 1, 2, & THROUGH 9 (PB "E", PG 93; DB 2012, PG 3211)

CHAMBERS COUNTY SECTION 32 TOWNSHIP 21 NORTH RANGE 29 EAST

DATE: _____

1. I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ALABAMA SURVEYING ACT.

NO. 117 DATE: _____

NO. 117 DATE: _____

Stothard Engineering, Inc.
1008 Colquitt St., LoDrange, Georgia 30241
Ph: (706) 884-5279 Fax: (706) 884-9857
www.stothard-engineering.net

GRAPHIC SCALE
0 100 200 300 400 500 600

LEGEND:
 - C/A CENTERLINE
 - P/B POINT OF BEGINNING
 - D/B DEED BOOK
 - P/B PLAT BOOK
 - B/L BOUNDARY LINE
 - M/B MANSION BUILDING LINE
 - R/W RIGHT OF WAY
 - E/M EMBANKMENT
 - D/U DRAINAGE & UTILITY
 - C/L CALCULATED POINT
 - S/L SLIP LAMP POST

NOT TO SCALE
 - C/A CENTERLINE
 - P/B POINT OF BEGINNING
 - D/B DEED BOOK
 - P/B PLAT BOOK
 - B/L BOUNDARY LINE
 - M/B MANSION BUILDING LINE
 - R/W RIGHT OF WAY
 - E/M EMBANKMENT
 - D/U DRAINAGE & UTILITY
 - C/L CALCULATED POINT
 - S/L SLIP LAMP POST

FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 2,500 FEET AND AN ANGULAR ERROR OF ONE MINUTE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND THIS PLAT IS TO BE ACCURATE TO WITHIN ONE FOOT IN 2,500 FEET. ANGLES AND DISTANCES WERE MEASURED WITH A TOTAL STATION, MIN. DIRECT ANGLE READING 0.1\"/>























