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Land • Farms • Lake Property

**Chad Camp
205-478-4974**



5.10+/- ACRES

Pell City, AL - GPS 33.535289, -86.225693

Opportunity to Raise Cattle or Horses. Property is pastured with a pond. Property located in the county according to St. Clair County. Paved Road frontage. Fenced at the Road with Gate and 1 Additional Fence Row. Additional fencing will be needed. Power at the Road. Will need a well. Seller selling with no restrictions.

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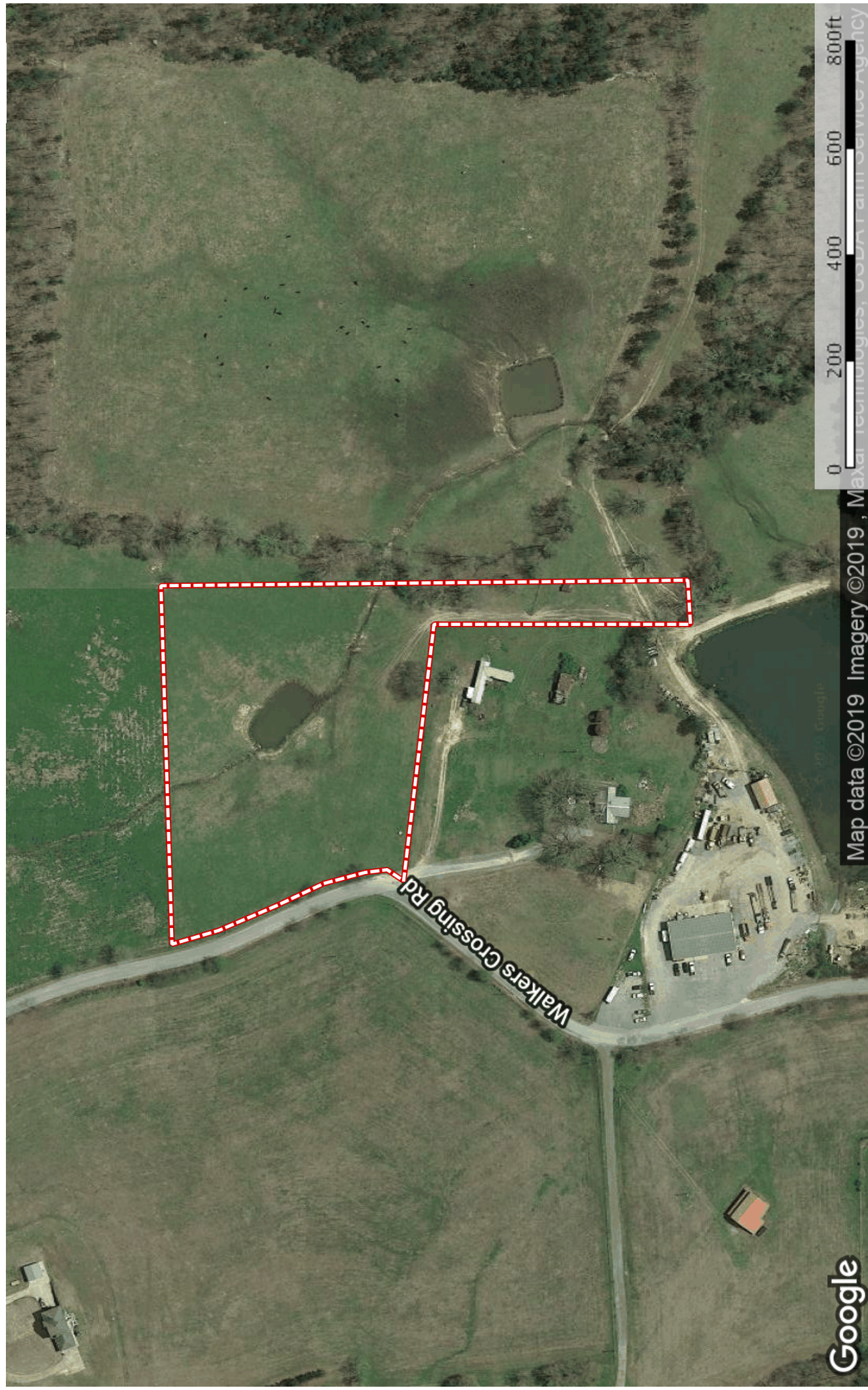
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Directions: From Mays Bend. Right on Cedar Ln. Left on Walkers Crossing Rd. Property on the left.



5.10 Acres - Walkers Crossing Road - Pell City
Alabama, AC +/-

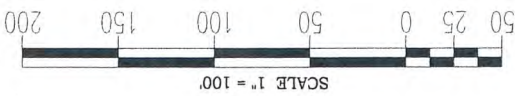


Google

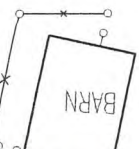
Boundary

chad camp

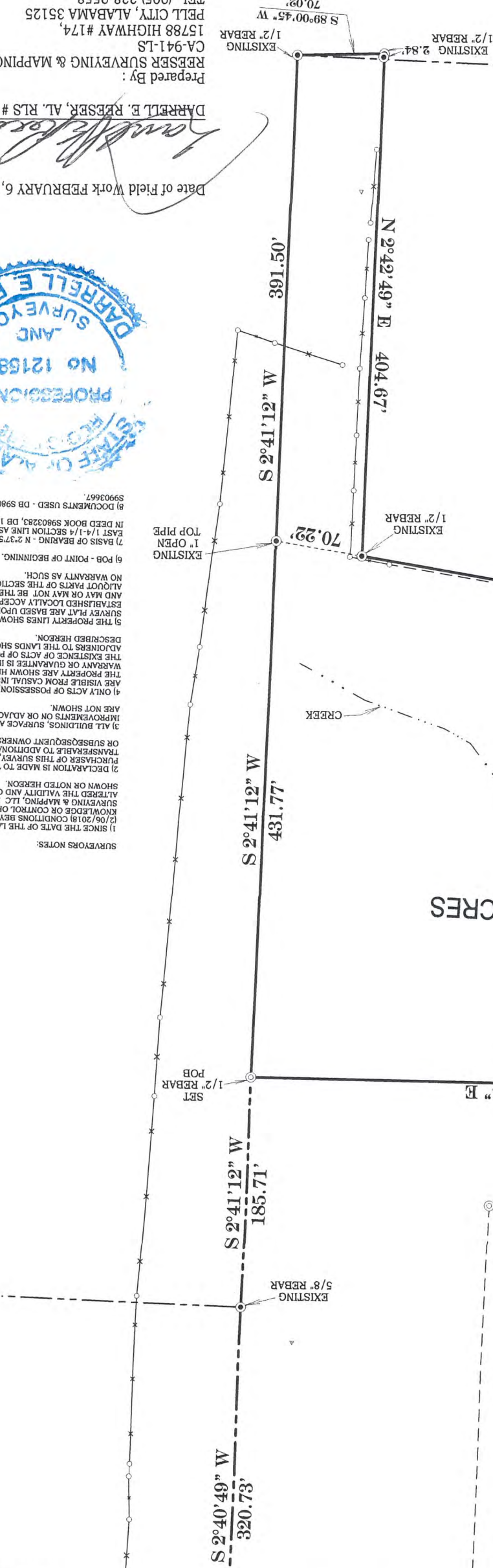
A BOUNDARY SURVEY OF
A 5.1 ACRES PARCEL OF LAND SITUATED IN
THE SOUTHEAST 1/4
SECTION 21, TOWNSHIP 17 SOUTH, RANGE 4 EAST,
ST. CLAIR COUNTY, ALABAMA



NW 1/4 - SE 1/4
SW 1/4 - SE 1/4
SE 1/4 - SE 1/4
NE 1/4 - SE 1/4



EXISTING 1" OPEN TOP PIPE
POINT OF COMMENCEMENT
NORTHEAST CORNER OF THE
SOUTHWEST 1/4 OF THE SOUTHEAST 1/4
SEC. 21-T17S-R4E
ST. CLAIR COUNTY, AL.



I, Darrell E. Reese, a Registered Land Surveyor in the State of Alabama, hereby certify to all interested parties that the following is a true and correct copy of a map of a portion of the Southwest 1/4 of the Southeast 1/4 of Section 21, Township 17 South, Range 4 East, St. Clair County, Alabama and being more particularly described as follows:

LEGAL DESCRIPTION:
COMMENCE at an existing 1" open top pipe being the locally accepted Northeast corner of the Southwest 1/4 of the Southeast 1/4 of Section 21, Township 17 South, Range 4 East, St. Clair County, Alabama; thence run S 2°40'49" W, along the East line of the said Southwest 1/4 of the Southeast 1/4 of the said parcel, a distance of 320.73 feet to an existing 5/8" rebar; thence run S 2°41'12" W, along said East line, a distance of 185.71 feet to a 1/2" rebar being the POINT OF BEGINNING of the herein described 5.1 Acre parcel; thence run S 2°41'12" W, along said East line a distance of 391.50 feet to an existing 1/2" rebar; thence run S 2°41'12" W, along said East line a distance of 70.02 feet to an existing 1/2" rebar; thence leaving said East line run S 89°00'45" W, a distance of 404.67 feet to an existing 1/2" rebar; thence run N 2°42'49" E, a distance of 404.67 feet to an existing 1/2" rebar; thence run N 2°42'49" E, a distance of 370.62 feet to an existing 1/2" rebar; thence run N 21°13'29" W, along the said Easterly Right-of-Way line, a distance of 136.92 feet to a 1/2" rebar; thence run N 80°12'38" W, along the said Easterly Right-of-Way line, a distance of 151.41 feet to a 1/2" rebar; thence run N 15°05'51" W, along the said Easterly Right-of-Way line, a distance of 97.16 feet to a 1/2" rebar; thence leaving said Right-of-Way run S 88°41'13" E, a distance of 561.76 feet to the POINT OF BEGINNING; said described parcel containing 5.1 Acres, more or less.

The sole purpose of this survey is for the use as a Boundary Survey, showing that there are no rights-of-way, easements or joint driveways over or across said land visible on the surface, except as shown (this property is subject also to any and all easements, rights-of-ways, limitations and/or restrictions of probated record or applicable by law). The Surveyor did not perform a title search on this property and does not certify to same, that there are no encroachments on said property except as shown.

I hereby certify that all parts of this survey and drawing have been completed in accordance with the requirements of the Standards for the Practice of Land Surveying in the State of Alabama to the best of my knowledge, information and belief.

SURVEYOR'S NOTES:
1) SINCE THE DATE OF THE LAST FIELD WORK (12/06/2018) CONDITIONS BEYOND THE KNOWLEDGE OR CONTROL OF REESE SURVEYING & MAPPING, LLC MAY HAVE ALTERED THE VALIDITY AND CIRCUMSTANCES PURCHASER OF THIS SURVEY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
2) DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
3) ALL BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ON OR ADJACENT TO THE SITE ARE NOT SHOWN.
4) ONLY ACTS OF POSSESSION, IF ANY, THAT ARE VISIBLE FROM CASUAL INSPECTION OF THE PROPERTY ARE SHOWN HEREON. NO EVIDENCE OF GUARANTEE IS IMPLIED AS TO THE EXISTENCE OF ACTS OF POSSESSION BY ADJOINERS TO THE LANDS SHOWN AND DESCRIBED HEREON.
5) THE PROPERTY LINES SHOWN ON THE SURVEY PLAT ARE BASED UPON OLD ESTABLISHED LOCALLY ACCEPTED CORNERS AND MAY OR MAY NOT BE THE LINES OF THE ADJUT PARTS OF THE SECTION AND CARRY NO WARRANTY AS SUCH.
6) POB - POINT OF BEGINNING.
7) BASIS OF BEARING - N 2°37'50" E ALONG THE EAST 1/4-1/4 SECTION LINE AS REFERENCED IN DEED BOOK S9803283, DB 190 PG 117.
8) DOCUMENTS USED - DB S9803283, DB S9903667.



Date of Field Work FEBRUARY 6, 2018

Darrell E. Reese
Darrell E. Reese, AL. RLS # 12158
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NOT VALID UNLESS SEALED.