



Alabama**LandAgent.com**

Land • Farms • Lake Property

Chad Camp
205-478-4974



6.45 Acres

4.07 Acres

5 Acres

4.97 Acres

4 Tracts Available

Ashville, AL ~ GPS 33.85324, -86.10082

Private Paradise Near Neely Henry Lake located in St. Clair County Alabama. 1 Hour from Birmingham and 15 minutes from Rainbow City. 4 Tracts available with frontage on Charnell Dr. Build a Butler Building to live in or while you build the home site. Wooded home sites. Only 5 Minutes from the New County Boat Launch. Only 15 Minutes from Publix. Some restrictions will apply.

\$49,900 - 4.07 Acres

\$59,900 - 4.97 Acres

\$59,900 - 5 Acres

\$69,900 - 6.45 Acres

Directions: Go I-59 to Steele Exit 174: Turn Right on Steele Station Rd. Right on Canoe Creek Rd. Right on Hwy 411. Left on Greensport Rd (Co Rd 24), Cross over second Bridge and Turn Right on Lakeview Canyon Rd. Charnell on the Right.

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SURVEYOR'S NOTES:

(1) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

(2) SINCE THE DATE OF THIS SURVEY, CONDITIONS BEYOND THE KNOWLEDGE OR CONTROL OF LARRY WALKER LAND SURVEYING, INC. MAY HAVE ALTERED THE VALIDITY AND CIRCUMSTANCES SHOWN OR NOTED HEREON.

(3) DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

(4) SURVEY IS VALID ONLY IF PRINT HAS THE ORIGINAL SEAL AND SIGNATURE (IN RED INK) OF THE SURVEYOR PRESENT.

(5) ALL BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN.

(6) ONLY ACTS OF POSSESSION, IF ANY, THAT ARE VISIBLE FROM CASUAL INSPECTION OF THE PROPERTY ARE SHOWN HEREON. NO WARRANTY OR GUARANTEE IS IMPLIED AS TO THE EXISTENCE OF ACTS OF POSSESSION BY ADJOINERS TO THE LANDS SHOWN AND DESCRIBED HEREON.

(7) THE PROPERTY LINES SHOWN ON THE SURVEY PLAT ARE BASED UPON OLD ESTABLISHED CORNERS AND AGREED CORNERS BETWEEN ADJOINING LAND OWNERS AND MAY OR MAY NOT BE THE LINES OF THE ALIQUOT PARTS OF THE SECTION AND CARRY NO WARRANTY THAT THEY ARE THE LINES OF THE ALIQUOT PARTS OF THE SECTION.

(8) DATE FIELD SURVEY COMPLETED (03/15/21)

(9) DATE DRAWING COMPLETED (03/16/21)

(10) () RECORDED BEARINGS, ANGLES OR DISTANCES.

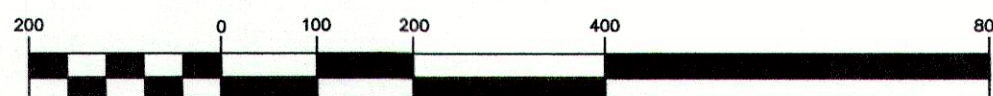
(11) PDB POINT OF BEGINNING

(12) PDC POINT OF COMMENCEMENT

(13) TYPE OF SURVEY: PROPERTY BOUNDARY SURVEY

I HEREBY STATE 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.

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

GRID NORTH & BEARINGS SHOWN ARE IN REFERENCE TO NAD83 ALABAMA EAST ZONE STATE PLANE COORDINATES ESTABLISHED BY STATIC GPS, RTK, GPS AND CONVENTIONAL SURVEYING METHODS.

ALABAMA EAST ZONE GRID

STATE OF ALABAMA
COUNTY OF ST. CLAIR

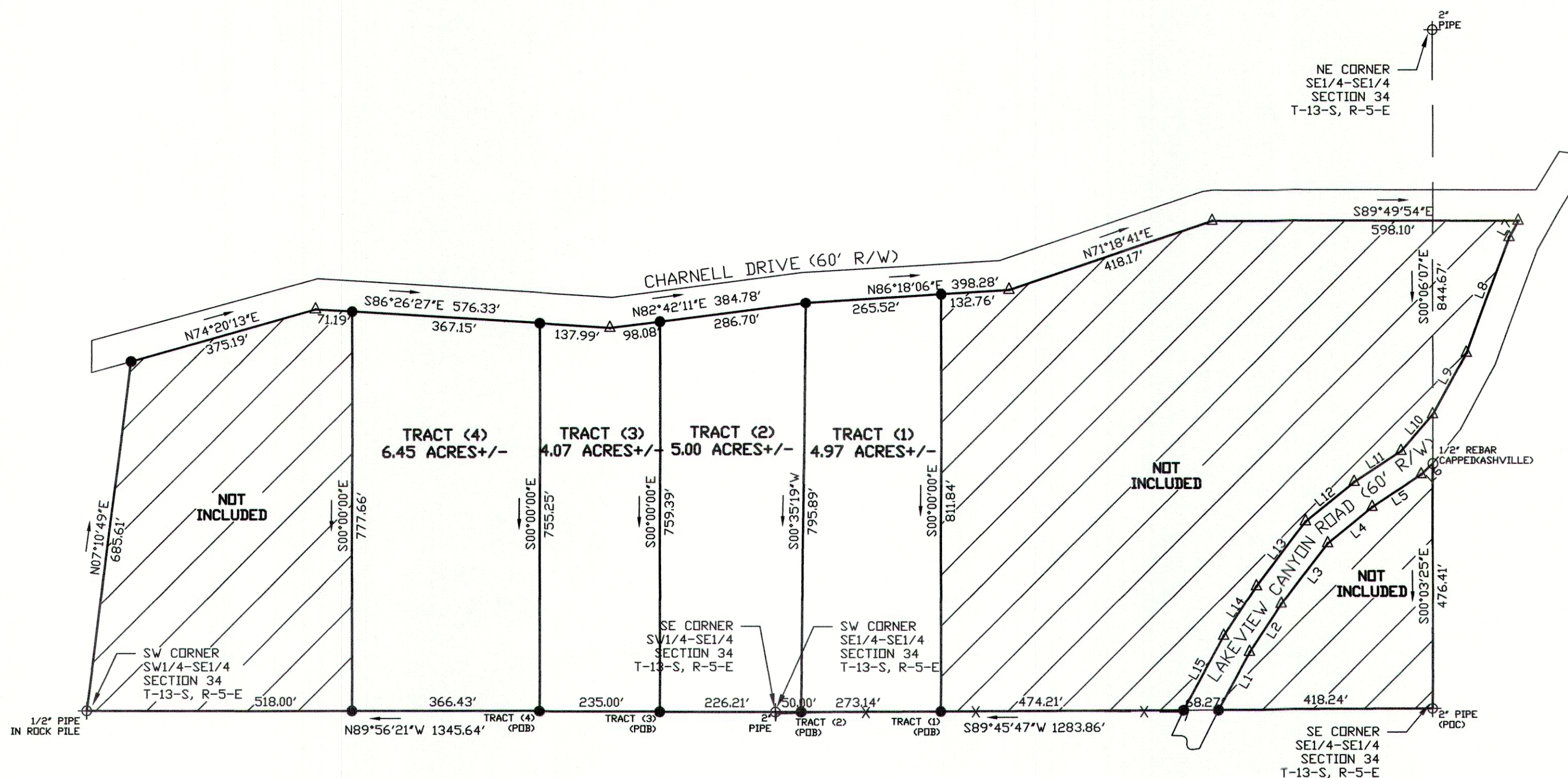
LEGAL DESCRIPTION:

TRACT (1) COMMENCE AT A 2" PIPE MARKING THE SE CORNER OF THE SE1/4-SE1/4 IN SECTION 34, T-13-S, R-5-E, THENCE S89°45'47"W 960.72' ALONG THE SOUTH LINE OF SAID FORTY TO A 1/2" REBAR CAPPED(CA-497-LS), SAID POINT BEING THE POINT OF BEGINNING, THENCE CONTINUE ALONG SAID FORTY LINE S89°45'47"W 273.14' TO A 1/2" REBAR CAPPED(CA-497-LS), THENCE LEAVING SAID FORTY LINE N00°35'19"E 795.89' TO A 1/2" REBAR CAPPED(CA-497-LS) ON THE SOUTHERLY R/W OF CHARNELL DRIVE (60' R/W), THENCE N86°18'06"E 265.52' ALONG SAID R/W TO A 1/2" REBAR CAPPED(CA-497-LS), THENCE LEAVING SAID R/W S00°00'00"W 811.84' TO THE POINT OF BEGINNING, CONTAINING 4.97 ACRES MORE OR LESS.

TRACT (2) COMMENCE AT A 2" PIPE MARKING THE SE CORNER OF THE SE1/4-SE1/4 IN SECTION 34, T-13-S, R-5-E, THENCE S89°45'47"W 1233.86' ALONG THE SOUTH LINE OF SAID FORTY TO A 1/2" REBAR CAPPED(CA-497-LS), SAID POINT BEING THE POINT OF BEGINNING, THENCE CONTINUE ALONG SAID FORTY LINE S89°45'47"W 50.00' TO A 2" PIPE MARKING THE SW CORNER OF SAID FORTY AND THE SE CORNER OF THE SW1/4-SE1/4 IN SAID SECTION 34, THENCE N89°56'21"W 226.21' ALONG THE SOUTH LINE OF SAID SW1/4-SE1/4 IN SAID SECTION 34 TO A 1/2" REBAR CAPPED(CA-497-LS), THENCE LEAVING SAID FORTY LINE N00°00'00"W 759.39' TO A 1/2" REBAR CAPPED(CA-497-LS) ON THE SOUTHERLY R/W OF CHARNELL DRIVE (60' R/W), THENCE N82°42'11"E 286.70' ALONG SAID R/W TO A 1/2" REBAR CAPPED(CA-497-LS), THENCE LEAVING SAID R/W S00°35'19"W 795.89' TO THE POINT OF BEGINNING, CONTAINING 5.00 ACRES MORE OR LESS.

TRACT (3) COMMENCE AT A 2" PIPE MARKING THE SE CORNER OF THE SE1/4-SE1/4 IN SECTION 34, T-13-S, R-5-E, THENCE S89°45'47"W 1283.86' ALONG THE SOUTH LINE OF SAID FORTY TO A 2" PIPE MARKING THE SW CORNER OF SAID FORTY AND THE SE CORNER OF THE SW1/4-SE1/4 IN SAID SECTION 34, THENCE N89°56'21"W 226.21' ALONG THE SOUTH LINE OF SAID SW1/4-SE1/4 IN SAID SECTION 34 TO A 1/2" REBAR CAPPED(CA-497-LS), SAID POINT BEING THE POINT OF BEGINNING, THENCE CONTINUE ALONG SAID FORTY LINE N89°56'21"W 235.00' TO A 1/2" REBAR CAPPED(CA-497-LS), THENCE LEAVING SAID FORTY LINE N00°00'00"W 755.25' TO A 1/2" REBAR CAPPED(CA-497-LS) ON THE SOUTHERLY R/W OF CHARNELL DRIVE (60' R/W), THENCE ALONG SAID R/W THE FOLLOWING CHORD BEARINGS AND DISTANCES: THENCE S82°26'27"E 137.99' TO A POINT, THENCE N82°42'11"E 98.08' TO A 1/2" REBAR CAPPED(CA-497-LS), THENCE LEAVING SAID R/W S00°00'00"E 795.39' TO THE POINT OF BEGINNING, CONTAINING 4.07 ACRES MORE OR LESS.

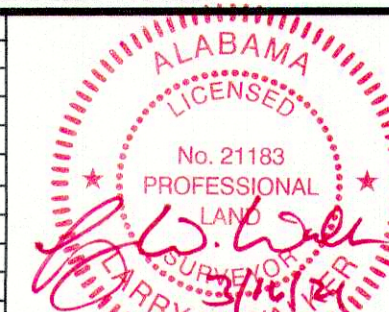
TRACT (4) COMMENCE AT A 2" PIPE MARKING THE SE CORNER OF THE SE1/4-SE1/4 IN SECTION 34, T-13-S, R-5-E, THENCE S89°45'47"W 1283.86' ALONG THE SOUTH LINE OF SAID FORTY TO A 2" PIPE MARKING THE SW CORNER OF SAID FORTY AND THE SE CORNER OF THE SW1/4-SE1/4 IN SAID SECTION 34, THENCE N89°56'21"W 461.21' ALONG THE SOUTH LINE OF SAID SW1/4-SE1/4 IN SAID SECTION 34 TO A 1/2" REBAR CAPPED(CA-497-LS), SAID POINT BEING THE POINT OF BEGINNING, THENCE CONTINUE ALONG SAID FORTY LINE N89°56'21"W 366.43' TO A 1/2" REBAR CAPPED(CA-497-LS), THENCE LEAVING SAID FORTY LINE N00°00'00"W 777.66' TO A 1/2" REBAR CAPPED(CA-497-LS) ON THE SOUTHERLY R/W OF CHARNELL DRIVE (60' R/W), THENCE ALONG SAID R/W S86°26'27"E 367.15' TO A 1/2" REBAR CAPPED(CA-497-LS), THENCE LEAVING SAID R/W S00°00'00"E 755.25' TO THE POINT OF BEGINNING, CONTAINING 6.45 ACRES MORE OR LESS.



LEGEND

	TREE
	NAIL
	CALCULATED POINT, NO PIN SET OR FOUND
	CONCRETE MONUMENT
	CONCRETE MONUMENT WITH DISC
	EXISTING IRON PIN
	FORTY CORNER
	RAILROAD SPIKE
	CAPPED 1/2" REBAR (LS#21183)
	CAPPED 1/2" REBAR (CA-497-LS)
	RAILROAD TRACKS
	LINE NOT TO SCALE
	FENCE LINE
	CENTER LINE
	POWER POLE
	OVERHEAD ELECTRIC LINE

REVISIONS



LOVEJOY REALTY
ST. CLAIR COUNTY, ALABAMA

JOB INFORMATION

DRAWN BY:	ADW
CHECKED BY:	LWW
FIELD NOTES:	2017/01 PG. 53
SURVEY CREW:	CB, SP
SURVEY #:	S17-087B S-T-R: 34-13-5

LARRY WALKER
LAND SURVEYING, INC.

P.O. BOX 2726
5430 OLD HIGHWAY #278E
HOKES BLUFF, AL 35903
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FAX: (256)492-8417
EMAIL: LARRY.LWLS@GMAIL.COM

Charnell Dr

Charnell Dr

Charnell Dr

6.45 Acres



4.07 Acres



5 Acres



4.97 Acres

