



AlabamaLandAgent.com

Land • Farms • Lake Property

**Chad Camp
205-478-4974**



55+/- ACRES

Ashville, AL ~ GPS 33.737091, -86.319177

*Looking for a Getway! Build Multiple Cabins or Homes. Possible Mountain Views!
Use as Trail Riding or Hunting. 55 Acres on Shoal Creek Road. Public Water and
Power available at the road.*

*From Birmingham: Go I-59 to Ashville, South on Hwy 231 to Co Rd 22 AKA Shoal
Creek Valley Rd. Turn right. Property on the right.*

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Google

Map data ©2019 Google Imagery ©2019, DigitalGlobe, US

Boundary

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 < 10/04/18 >
- (9) DATE DRAWING COMPLETED < 10/08/18 >
- (10) < > RECORDED BEARINGS, ANGLES OR DISTANCES.
- (11) POB POINT OF BEGINNING
- (12) POC POINT OF COMMENCEMENT
- (13) TYPE OF SURVEY: 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.

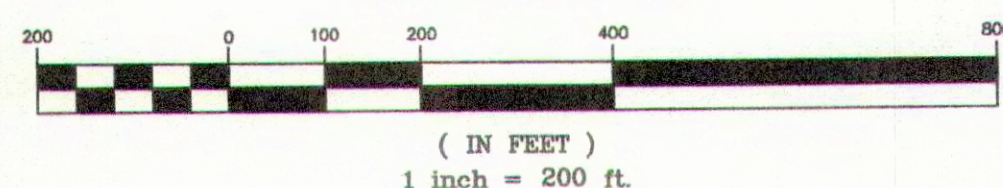
STATE OF ALABAMA
COUNTY OF ST. CLAIR

LEGAL DESCRIPTION:

TRACT (1) BEGIN AT A 5/8" REBAR MARKING THE NW CORNER OF THE NE1/4-SW1/4 IN SECTION 10, T-15-S, R-3-E, THENCE ALONG THE NORTH LINE OF SAID FORTY THE FOLLOWING BEARINGS AND DISTANCES: THENCE N89°46'45"E 339.58' TO A 1/2" REBAR CAPPED(KASHVILLE), THENCE N89°40'23"E 430.39' TO A 1/2" REBAR, THENCE N89°43'05"E 550.30' TO A 1 1/2" CAPPED PIPE MARKING THE NE CORNER OF SAID FORTY, THENCE S02°37'32"W 1295.84' ALONG THE EAST LINE OF SAID FORTY TO A 1/2" REBAR MARKING THE SE CORNER OF SAID FORTY, THENCE S00°30'49"E 269.65' TO A 1/2" REBAR CAPPED(CA-497-LS), THENCE S86°20'46"W 655.56' TO A 1/2" REBAR CAPPED(R&G), THENCE S72°24'33"W 57.29' TO A 1/2" REBAR CAPPED(R&G), THENCE S03°57'28"W 417.85' TO A 1/2" REBAR CAPPED(R&G), THENCE S05°42'42"E 234.77' TO A 1/2" REBAR CAPPED(R&G) ON THE NORTHWESTERLY R/W OF ST. CLAIR COUNTY ROAD #22 (60' R/W), THENCE ALONG SAID R/W ALONG A CURVE WITH A RADIUS OF 1535.25' AND A CHORD BEARING AND DISTANCE OF S62°38'45"W 150.00' TO A 1/2" REBAR CAPPED(CA-497-LS), THENCE LEAVING SAID R/W N33°47'41"W 350.00' TO A 1/2" REBAR CAPPED(CA-497-LS), THENCE S82°57'13"W 273.11' TO A 1/2" REBAR CAPPED(CA-497-LS), THENCE N01°22'36"E 2079.35' TO THE POINT OF BEGINNING, CONTAINING 55.13 ACRES MORE OR LESS.

TRACT (2) COMMENCE AT A 5/8" REBAR MARKING THE NW CORNER OF THE NE1/4-SW1/4 IN SECTION 10, T-15-S, R-3-E, THENCE S01°22'36"W 2079.35' TO A 1/2" REBAR CAPPED(CA-497-LS) ON THE WEST LINE OF THE SE1/4-SW1/4 IN SAID SECTION 10, SAID POINT BEING THE POINT OF BEGINNING, THENCE LEAVING SAID FORTY LINE N82°57'13"E 273.11' TO A 1/2" REBAR CAPPED(CA-497-LS), THENCE S33°47'41"E 350.00' TO A 1/2" REBAR CAPPED(CA-497-LS) ON THE NORTHWESTERLY R/W OF ST. CLAIR COUNTY ROAD #22 (60' R/W), THENCE ALONG SAID R/W THE FOLLOWING CHORD BEARINGS AND DISTANCES: THENCE ALONG A CURVE WITH A RADIUS OF 1535.25' AND A CHORD BEARING AND DISTANCE OF S55°34'33"W 228.62' TO A POINT, THENCE S53°51'36"W 249.69' TO A POINT, THENCE ALONG A CURVE WITH A RADIUS OF 2385.88' AND A CHORD BEARING AND DISTANCE OF S52°29'36"W 113.37' TO A 1/2" REBAR CAPPED(CA-497-LS), THENCE LEAVING SAID R/W N01°19'13"E 48.92' TO A PINCHED PIPE MARKING THE SW CORNER OF THE SE1/4-SW1/4 IN SECTION 10, T-15-S, R-3-E, THENCE N01°22'36"E 554.14' ALONG THE WEST LINE OF SAID FORTY TO THE POINT OF BEGINNING, CONTAINING 4.19 ACRES MORE OR LESS.

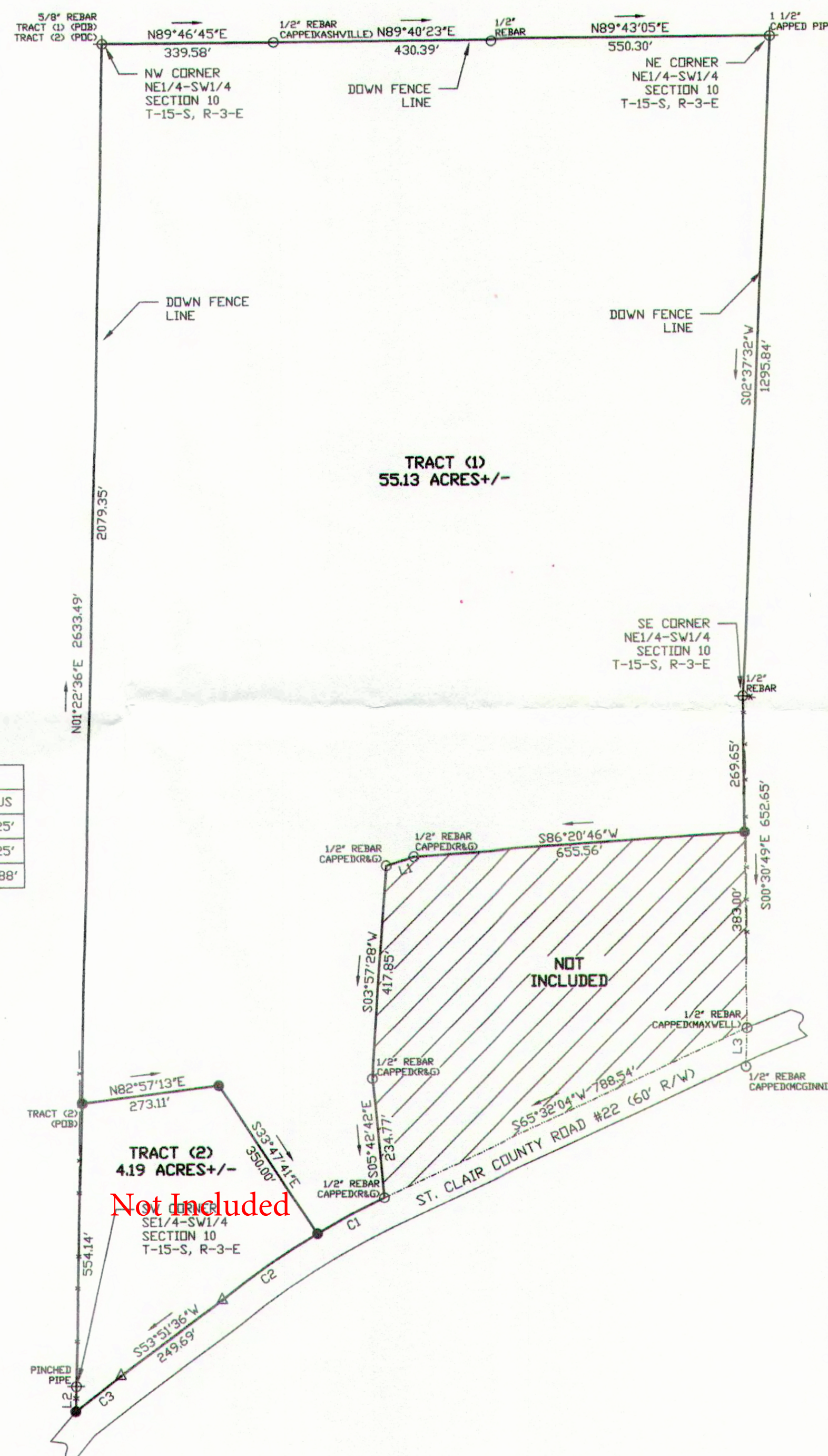
GRAPHIC SCALE

















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.

LINE TABLE		
LINE	LENGTH	BEARING
L1	57.29'	S72°24'33"W
L2	48.92'	N01°19'13"E
L3	76.02'	N02°17'18"E

CURVE TABLE				
CURVE	CHORD LENGTH	CHORD BEARING	LENGTH	RADIUS
C1	150.00'	S62°38'45"W	150.06'	1535.25'
C2	228.62'	S55°34'33"W	228.83'	1535.25'
C3	113.37'	S52°29'36"W	113.38'	2385.88'

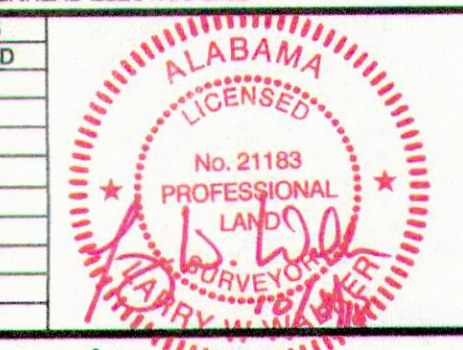


LEGEND

	TREE
	NAIL
	CALCULATED POINT, NO PIN SET OR FOUND
	CONCRETE MONUMENT
	CONCRETE MONUMENT WITH DISC
	EXISTING IRON PIN
	FORTY CORNER
	RAILROAD SPIKE
	RAILROAD TRACKS
	LINE NOT TO SCALE
	FENCE LINE
	CENTER LINE
	POWER POLE
	OVERHEAD ELECTRIC LINE

REVISIONS

10/02/18 ADDED
TRACT 2



FRIENDSHIP VOLUNTEER FIRE DEPARTMENT
ST. CLAIR COUNTY, ALABAMA

JOB INFORMATION

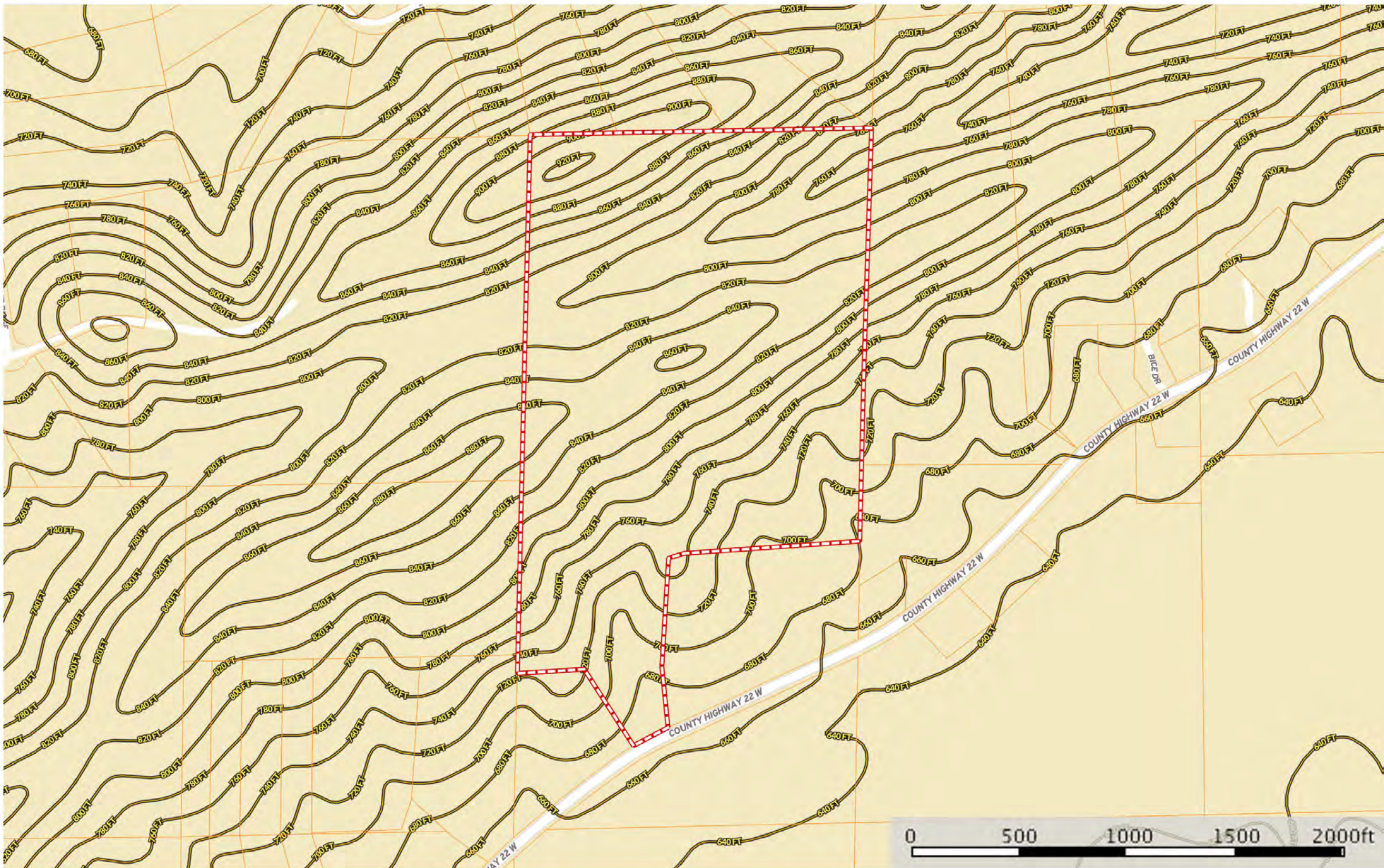
DRAWN BY:	ADW
CHECKED BY:	LWW
FIELD NOTES:	2017/01 PG. 64
SURVEY CREW:	CP, CB
SURVEY #:	S17-105 S-T-R: 10-15-3

LARRY WALKER
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Friendship Fire Dept

Alabama, 55 AC +/-



 Boundary