



AlabamaLandAgent.com

Land • Farms • Lake Property

Chad Camp
205-478-4974



60+/- ACRES

Gallant, AL ~ GPS 34.039925, -86.183863

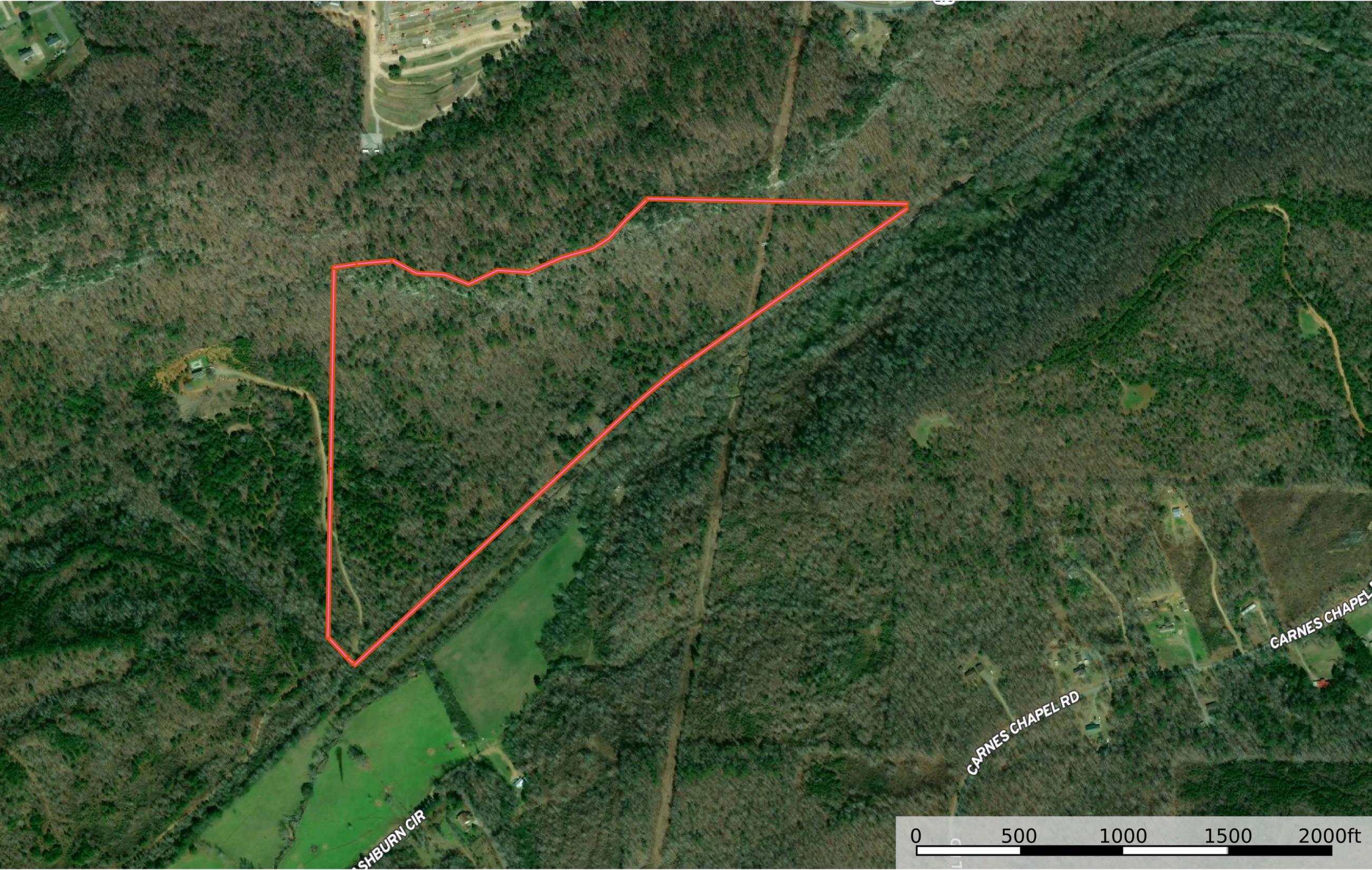
Thinking about Land? Maybe a Hunting Camp, you could live off grid for sustainable living or maybe to just your getaway for the Weekends. Then you've found the right spot. "Benny's Hideaway" is Hidden away down a private dirt drive there you'll find 60 Wooded Acres. This property will give you total isolation around larger land owners too. Property is only 20 minutes from I-59 in Attalla. Already established trails and shooting house onsite along a power line. Power transformer at the gate. Several great sites to build a cabin or setup a camper. Lots of cool rock outcroppings the size of a semi truck. Known area for traveling deer between the valley and Mountain Top. Call 205-478-4974 or send email below. Also, please do not go beyond the gate with the sign out of respect for the neighbors. Thank You! APPOINTMENT ONLY

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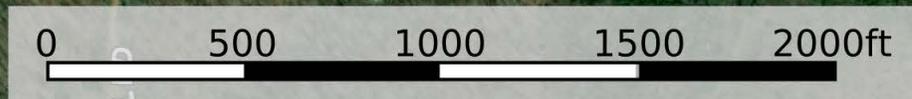




ASHBURN CIR

CARNES CHAPEL RD

CARNES CHAPEL RD



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 (11/07/16)
- (9) DATE DRAWING COMPLETED (11/09/16)
- (10) () RECORDED BEARINGS, ANGLES OR DISTANCES.
- (11) PDB 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 ETOWAH

LEGAL DESCRIPTION

BEGIN AT A 1/2" REBAR CAPPEADRESSER MARKING THE NE CORNER OF THE SE1/4-SW1/4 IN SECTION 25, T-11-S, R-4-E, THENCE S01°01'11"W 24.44' ALONG THE EAST LINE OF SAID FORTY TO A 1/2" REBAR CAPPEADRESSER ON THE NORTHWESTERLY R/W OF L & N RAILROAD (100' R/W), THENCE LEAVING SAID FORTY LINE AND ALONG SAID R/W THE FOLLOWING BEARINGS AND DISTANCES: THENCE S55°31'25"W 1322.51' TO A 1/2" REBAR CAPPEADRESSER, THENCE LEAVING SAID R/W ALONG A CURVE WITH A RADIUS OF 2709.58' AND A CHORD BEARING AND DISTANCE OF S50°58'19"W 305.16' TO A 1/2" REBAR CAPPEADRESSER, THENCE S47°44'38"W 1819.26' TO A 1/2" REBAR CAPPEADRESSER, THENCE LEAVING SAID R/W ALONG A CURVE WITH A RADIUS OF 2709.58' AND A CHORD BEARING AND DISTANCE OF S50°58'19"W 305.16' TO A 1/2" REBAR CAPPEADRESSER, THENCE N01°08'49"E 796.62' TO A 1/2" REBAR CAPPEADRESSER AT A "T" POST, THENCE N01°08'49"E 966.97' TO A 1/2" REBAR CAPPEADRESSER ON THE TOP OF A BLUFF, THENCE ALONG SAID TOP OF BLUFF THE FOLLOWING CHORD BEARINGS AND DISTANCES: THENCE N01°53'40"E 116.90' TO A 1/2" REBAR CAPPEADRESSER, THENCE N01°53'40"E 170.50' TO A POINT, THENCE S01°54'30"E 167.45' TO A POINT, THENCE S06°52'39"E 135.55' TO A POINT, THENCE S68°23'25"E 148.89' TO A POINT, THENCE S68°23'25"E 126.24' TO A POINT, THENCE N65°01'24"E 155.52' TO A POINT, THENCE S86°23'25"E 148.89' TO A POINT, THENCE N66°48'03"E 174.73' TO A POINT, THENCE N47°20'07"E 157.84' TO A POINT, THENCE N57°30'41"E 93.85' TO A POINT, THENCE N42°53'11"E 121.50' TO A POINT, THENCE N46°34'34"E 142.12' TO A 1/2" REBAR CAPPEADRESSER ON THE NORTH LINE OF SAID FORTY, THENCE S88°41'27"E 1251.09' ALONG SAID FORTY LINE TO THE POINT OF BEGINNING, CONTAINING 60.06 ACRES MORE OR LESS.

SAID ABOVE PROPERTY SUBJECT TO A 50' NON EXCLUSIVE PRIVATE ROAD EASEMENT DESCRIBED AS FOLLOWS:

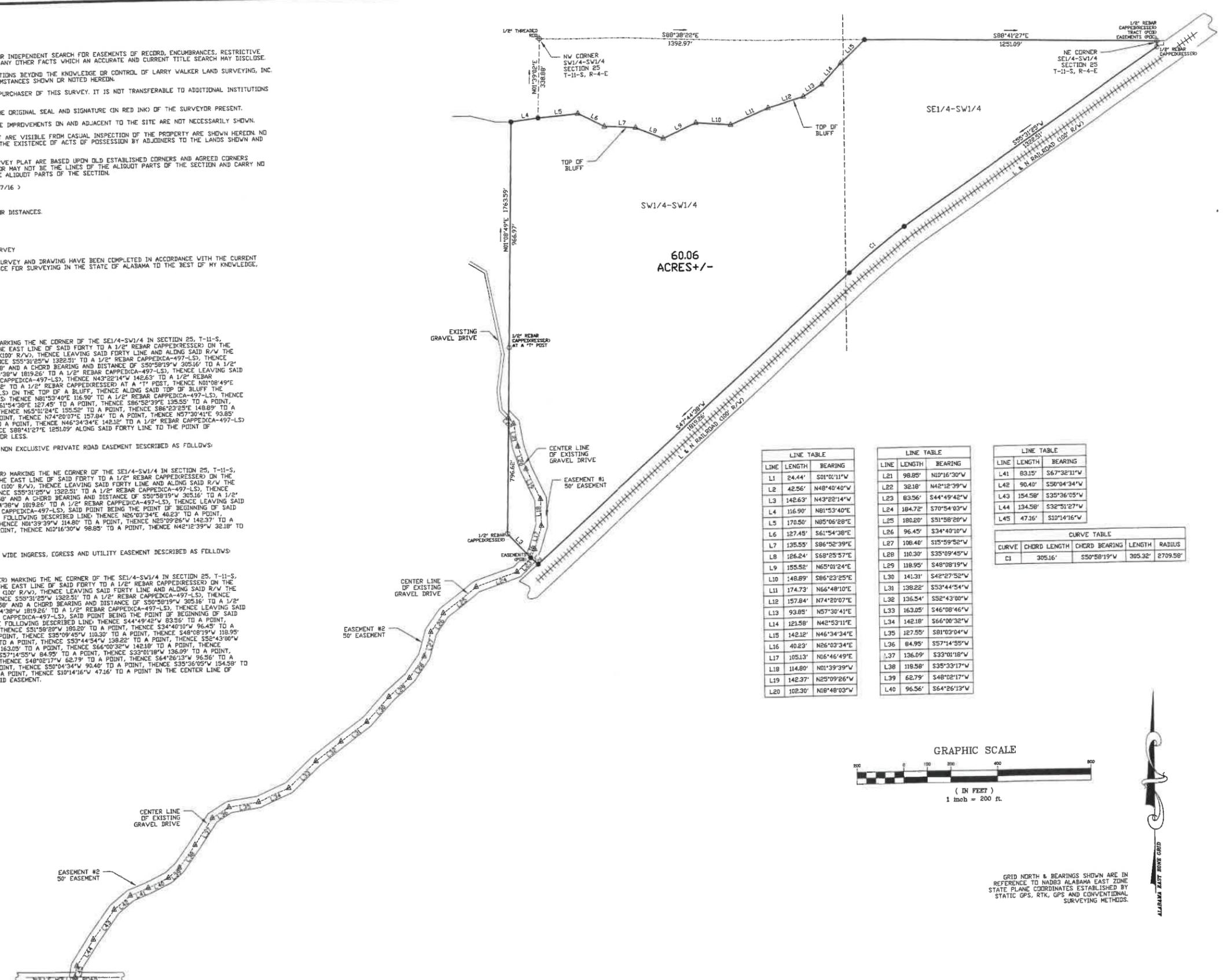
EASEMENT #1

COMMENCE AT A 1/2" REBAR CAPPEADRESSER MARKING THE NE CORNER OF THE SE1/4-SW1/4 IN SECTION 25, T-11-S, R-4-E, THENCE S01°01'11"W 24.44' ALONG THE EAST LINE OF SAID FORTY TO A 1/2" REBAR CAPPEADRESSER ON THE NORTHWESTERLY R/W OF L & N RAILROAD (100' R/W), THENCE LEAVING SAID FORTY LINE AND ALONG SAID R/W THE FOLLOWING BEARINGS AND DISTANCES: THENCE S55°31'25"W 1322.51' TO A 1/2" REBAR CAPPEADRESSER, THENCE LEAVING SAID R/W ALONG A CURVE WITH A RADIUS OF 2709.58' AND A CHORD BEARING AND DISTANCE OF S50°58'19"W 305.16' TO A 1/2" REBAR CAPPEADRESSER, THENCE S47°44'38"W 1819.26' TO A 1/2" REBAR CAPPEADRESSER, THENCE LEAVING SAID R/W ALONG A CURVE WITH A RADIUS OF 2709.58' AND A CHORD BEARING AND DISTANCE OF S50°58'19"W 305.16' TO A 1/2" REBAR CAPPEADRESSER, THENCE N01°08'49"E 796.62' TO A 1/2" REBAR CAPPEADRESSER AT A "T" POST, THENCE N01°08'49"E 966.97' TO A 1/2" REBAR CAPPEADRESSER ON THE TOP OF A BLUFF, THENCE ALONG SAID TOP OF BLUFF THE FOLLOWING CHORD BEARINGS AND DISTANCES: THENCE N01°53'40"E 116.90' TO A 1/2" REBAR CAPPEADRESSER, THENCE N01°53'40"E 170.50' TO A POINT, THENCE S01°54'30"E 167.45' TO A POINT, THENCE S06°52'39"E 135.55' TO A POINT, THENCE S68°23'25"E 148.89' TO A POINT, THENCE S68°23'25"E 126.24' TO A POINT, THENCE N65°01'24"E 155.52' TO A POINT, THENCE S86°23'25"E 148.89' TO A POINT, THENCE N66°48'03"E 174.73' TO A POINT, THENCE N47°20'07"E 157.84' TO A POINT, THENCE N57°30'41"E 93.85' TO A POINT, THENCE N42°53'11"E 121.50' TO A POINT, THENCE N46°34'34"E 142.12' TO A 1/2" REBAR CAPPEADRESSER ON THE NORTH LINE OF SAID FORTY, THENCE S88°41'27"E 1251.09' ALONG SAID FORTY LINE TO THE POINT OF BEGINNING, CONTAINING 60.06 ACRES MORE OR LESS.

SAID ABOVE PROPERTY SUBJECT TO A 50' WIDE INGRESS, EGRESS AND UTILITY EASEMENT DESCRIBED AS FOLLOWS:

EASEMENT #2

COMMENCE AT A 1/2" REBAR CAPPEADRESSER MARKING THE NE CORNER OF THE SE1/4-SW1/4 IN SECTION 25, T-11-S, R-4-E, THENCE S01°01'11"W 24.44' ALONG THE EAST LINE OF SAID FORTY TO A 1/2" REBAR CAPPEADRESSER ON THE NORTHWESTERLY R/W OF L & N RAILROAD (100' R/W), THENCE LEAVING SAID FORTY LINE AND ALONG SAID R/W THE FOLLOWING BEARINGS AND DISTANCES: THENCE S55°31'25"W 1322.51' TO A 1/2" REBAR CAPPEADRESSER, THENCE LEAVING SAID R/W ALONG A CURVE WITH A RADIUS OF 2709.58' AND A CHORD BEARING AND DISTANCE OF S50°58'19"W 305.16' TO A 1/2" REBAR CAPPEADRESSER, THENCE S47°44'38"W 1819.26' TO A 1/2" REBAR CAPPEADRESSER, THENCE LEAVING SAID R/W ALONG A CURVE WITH A RADIUS OF 2709.58' AND A CHORD BEARING AND DISTANCE OF S50°58'19"W 305.16' TO A 1/2" REBAR CAPPEADRESSER, THENCE N01°08'49"E 796.62' TO A 1/2" REBAR CAPPEADRESSER AT A "T" POST, THENCE N01°08'49"E 966.97' TO A 1/2" REBAR CAPPEADRESSER ON THE TOP OF A BLUFF, THENCE ALONG SAID TOP OF BLUFF THE FOLLOWING CHORD BEARINGS AND DISTANCES: THENCE N01°53'40"E 116.90' TO A 1/2" REBAR CAPPEADRESSER, THENCE N01°53'40"E 170.50' TO A POINT, THENCE S01°54'30"E 167.45' TO A POINT, THENCE S06°52'39"E 135.55' TO A POINT, THENCE S68°23'25"E 148.89' TO A POINT, THENCE S68°23'25"E 126.24' TO A POINT, THENCE N65°01'24"E 155.52' TO A POINT, THENCE S86°23'25"E 148.89' TO A POINT, THENCE N66°48'03"E 174.73' TO A POINT, THENCE N47°20'07"E 157.84' TO A POINT, THENCE N57°30'41"E 93.85' TO A POINT, THENCE N42°53'11"E 121.50' TO A POINT, THENCE N46°34'34"E 142.12' TO A 1/2" REBAR CAPPEADRESSER ON THE NORTH LINE OF SAID FORTY, THENCE S88°41'27"E 1251.09' ALONG SAID FORTY LINE TO THE POINT OF BEGINNING, CONTAINING 60.06 ACRES MORE OR LESS.



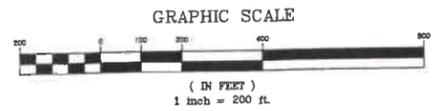
60.06
ACRES +/-

LINE	LENGTH	BEARING
L1	24.44'	S01°01'11"W
L2	42.56'	N48°40'40"W
L3	142.63'	N43°22'14"W
L4	116.90'	N81°53'40"E
L5	170.50'	N85°06'28"E
L6	127.45'	S61°54'38"E
L7	135.55'	S86°52'39"E
L8	126.24'	S68°23'57"E
L9	155.52'	N65°01'24"E
L10	148.89'	S86°23'25"E
L11	174.73'	N66°48'10"E
L12	157.84'	N74°20'07"E
L13	93.85'	N57°30'41"E
L14	121.50'	N42°53'11"E
L15	142.12'	N46°34'34"E
L16	40.23'	N86°03'34"E
L17	105.13'	N06°46'49"E
L18	114.80'	N01°39'39"W
L19	142.37'	N25°09'26"W
L20	102.30'	N18°48'03"W

LINE	LENGTH	BEARING
L21	98.85'	N10°16'30"W
L22	32.18'	N42°12'39"W
L23	83.56'	N43°49'42"W
L24	184.72'	S70°54'03"W
L25	180.20'	S91°58'28"W
L26	96.45'	S34°40'10"W
L27	106.40'	S15°59'52"W
L28	110.30'	S35°09'45"W
L29	118.95'	S48°08'19"W
L30	141.31'	S42°27'52"W
L31	138.22'	S53°44'54"W
L32	136.54'	S92°43'00"W
L33	163.05'	S46°08'46"W
L34	142.18'	S66°00'32"W
L35	127.55'	S81°03'04"W
L36	84.95'	S57°14'55"W
L37	136.69'	S33°01'18"W
L38	118.58'	S35°23'17"W
L39	62.79'	S48°02'17"W
L40	96.56'	S64°26'13"W

LINE	LENGTH	BEARING
L41	83.15'	S67°32'11"W
L42	90.40'	S50°04'34"W
L43	154.58'	S35°36'05"W
L44	134.58'	S32°51'27"W
L45	47.16'	S10°14'16"W

CURVE	CHORD LENGTH	CHORD BEARING	LENGTH	RADIUS
CI	305.16'	S50°58'19"W	305.32'	2709.58'



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.

LEGEND

- ☐ TREE
- ✕ NAIL
- △ CALCULATED POINT, NO PIN SET OR FOUND
- CONCRETE MONUMENT
- ▣ CONCRETE MONUMENT WITH DISC
- EXISTING IRON PIN
- ⊕ FORTY CORNER
- ✕ RAILROAD BPKE
- CAPPED 1/2" REBAR (LS&T183)
- CAPPED 1/2" REBAR (CA-4074S)
- RAILROAD TRACKS
- LINE NOT TO SCALE
- X—X— FENCE LINE
- CENTER LINE
- POWER POLE
- OVERHEAD ELECTRIC LINE

REVISIONS

ALABAMA LICENSED PROFESSIONAL SURVEYOR
No. 21183
LARRY WALKER

LOVEJOY REALTY
ETOWAH COUNTY, ALABAMA

JOB INFORMATION

DRAWN BY: ADW
CHECKED BY: LWW
FIELD NOTES: 201607 PG. 27
SURVEY CREW: CP, CM, RM
SURVEY #: 816-414 S-T-R 25-11-4

LARRY WALKER
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