



AlabamaLandAgent.com

Land • Farms • Lake Property

Chad Camp  
205-478-4974



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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## **DEED RESTRICTIONS**

1. Property is restricted to residential use.
2. Any repairs, additions or remodels to existing homes/barns and new construction must have the exterior completed within One (1) YEAR from beginning of construction.
3. Manufactured homes are not permitted on the property.
4. A new dwelling must have a minimum 1300 sq. ft. of heated floor area.
5. Any new structured built must be 30 feet from any property line.
6. No camper, tent, shack, barn, bus on any tract shall, at any time be used as a residence. A Butler Building (Steel Building) may be used as a residence permanently or during construction of home.
7. Property may not be re-subdivided in such a manner as to make any one tract less than three (3) acres in size. If a parcel should be sold off, it will be subject to the existing restrictions.
8. No commercial poultry or hog operations, or commercial dog or cat kennels shall occur on any parcel.
9. Home Owner(s) shall maintain homes exterior (roofing, siding, yard) to not to become an eyesore or nuisance. No parcel shall be used or maintained as a dumping ground for garbage or rubbish of any description. No garbage or rubbish of any description shall be kept or allowed to remain on any parcel except such as may be customary or normal during construction of any dwelling. Trash shall be stored in sanitary containers until collected or removed.
10. There shall be no commercial junk yards or salvage operations of any type upon said property or any such thing considered to be an eyesore or a detriment to the other tracts are to accumulate on the property.
11. Enforcement of Covenants: These restrictions shall be enforced through any proceedings, at the law or in equity, against any person or persons violating or threatening to violate such restrictions and to recover any damages suffered from any violation of such restrictions, including but not limited to, the recovery of a reasonable attorney's fee such as shall be incurred in connection with enforcement of the restrictions.

**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 )

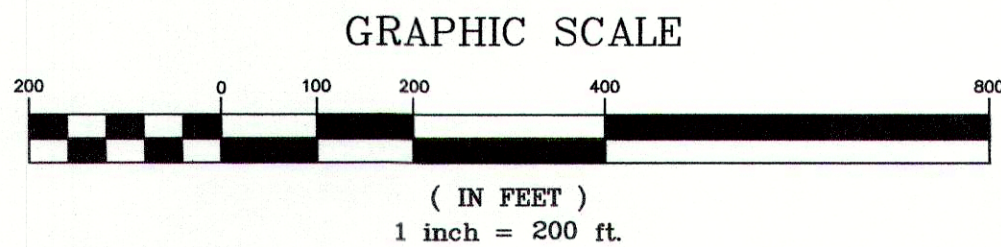
(10) ( ) RECORDED BEARINGS, ANGLES OR DISTANCES.

(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.



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.

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.

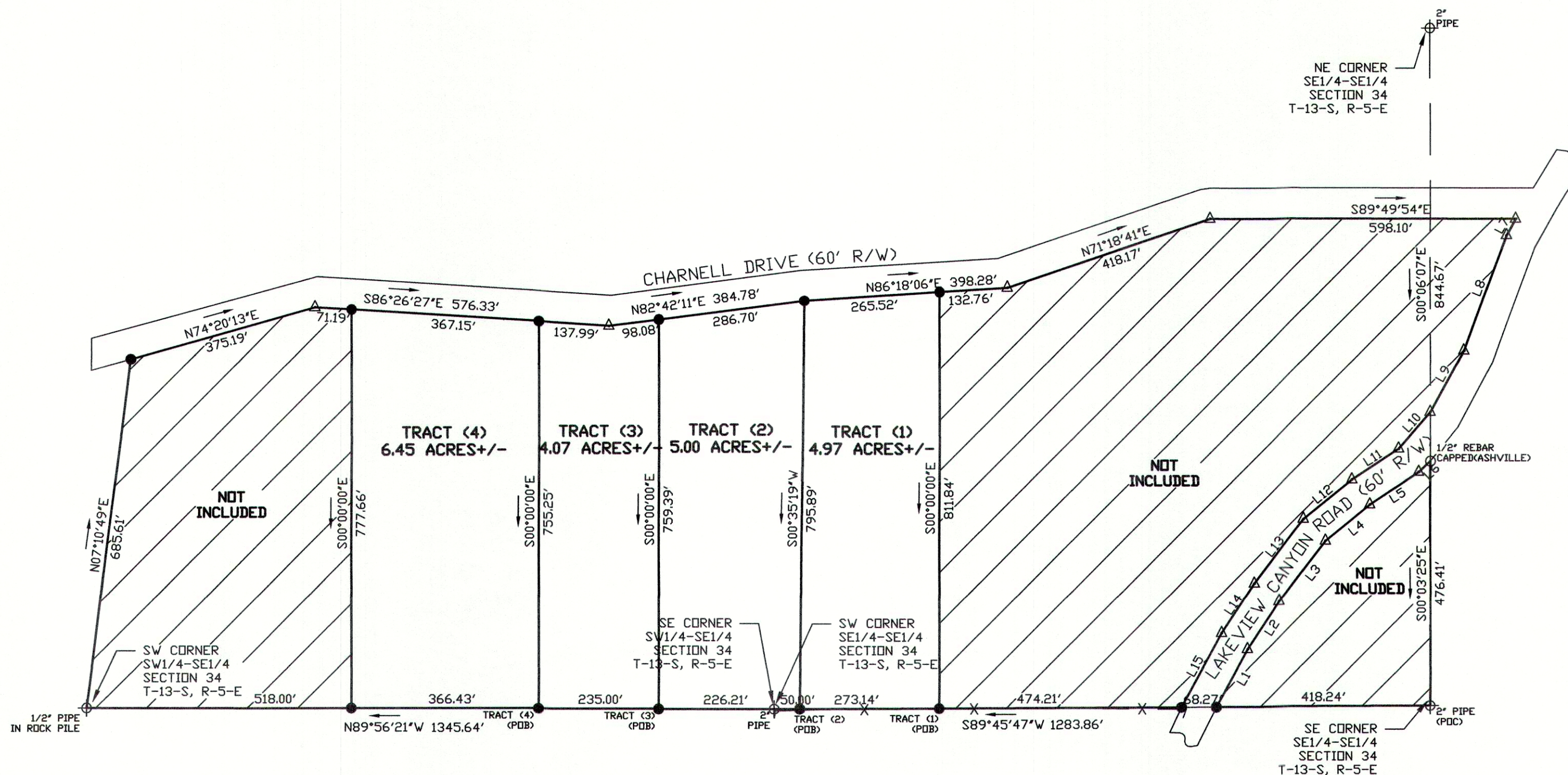
TRACT (2) COMMENCE AT A 2" PIPE MARKING THE SE CORNER OF THE SE1/4-SE1/4 IN SECTION 34, T-13-S, R-5-E, THENCE S89°45'47"W 1233.86' ALONG THE SOUTH LINE OF SAID FORTY TO A 1/2" REBAR CAPPED(CA-497-LS), SAID POINT BEING THE POINT OF BEGINNING, THENCE CONTINUE ALONG SAID FORTY LINE S89°45'47"W 50.00' TO 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.

LINE	LENGTH	BEARING
L1	128.21'	N28°22'15"E
L2	111.96'	N33°25'51"E
L3	148.08'	N37°46'00"E
L4	111.86'	N50°52'06"E
L5	114.47'	N56°36'03"E
L6	30.67'	N46°12'16"E
L7	36.30'	S29°08'38"W
L8	239.56'	S20°16'10"W

LINE	LENGTH	BEARING
L9	136.93'	S28°48'13"W
L10	94.62'	S40°52'34"W
L11	109.17'	S56°36'03"W
L12	121.76'	S50°52'06"W
L13	157.24'	S37°46'00"W
L14	116.15'	S33°25'51"W
L15	164.29'	S28°22'15"W



**LEGEND**

- TREE
- RAIL
- 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

ALABAMA LICENSED PROFESSIONAL LAND SURVEYOR No. 21183 LARRY W. WALKER

**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  
PHONE: (256)492-7940  
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**

