

# SMITH LAKE PROPERTY FOR SALE

LISTED BY SHANNON | WALTCHACK

## DETAILS:

- ◆ 52.2 +/- Acres in Winston County
- ◆ 7,161 +/- linear feet of shoreline (510' contourline)
- ◆ Asking price \$1.6million, will consider selling a portion
- ◆ Only \$325 per Water Front Foot
- ◆ Access from CR3066
- ◆ Surrounded by Bankhead National Forest on the Southern and Eastern border of the property
- ◆ This gorgeous piece of property is one of the last large contiguous pieces left on the lake. We've priced the property to allow for an investor/developer to purchase the property, divide it up and make a profit.



## CONTACT:

Derek R. Waltchack  
(205) 977-9797 x 222  
dw@shanwalt.com

2824 Linden Avenue . Birmingham, Alabama 35209 . T: (205) 977-9797 . F: (205) 977-9793

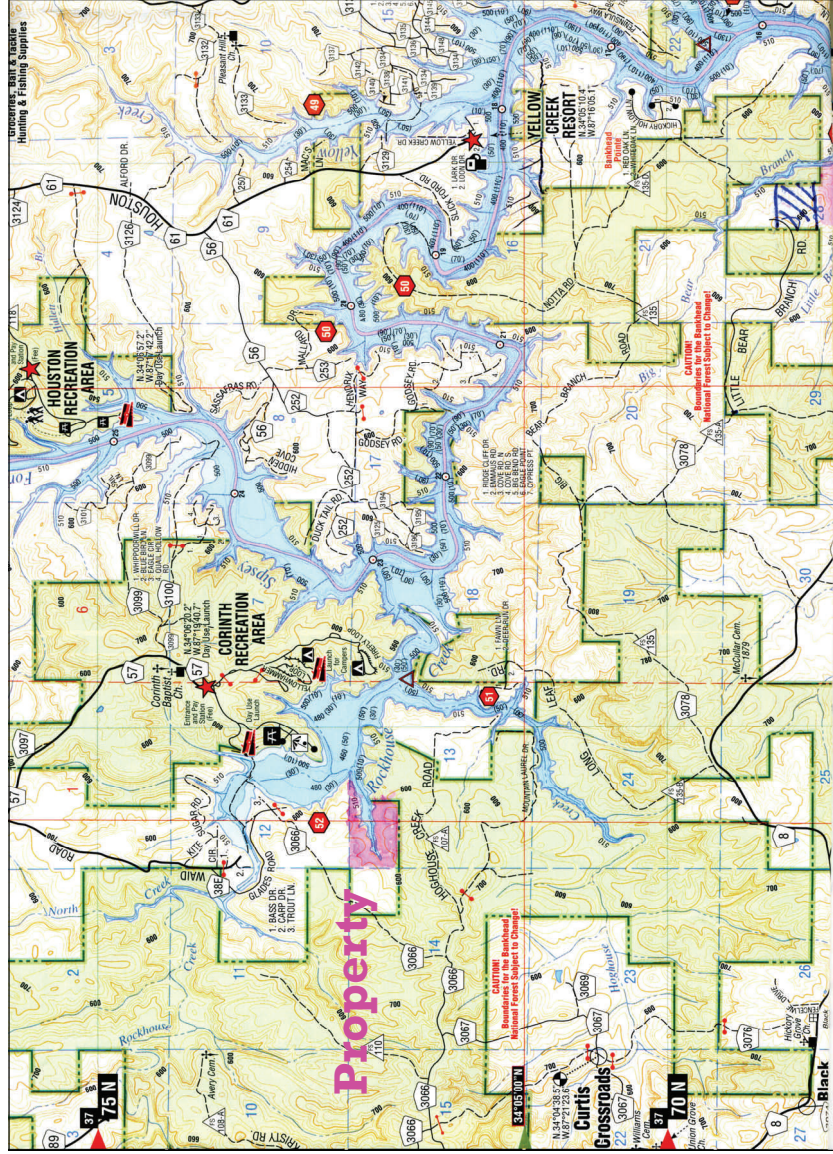
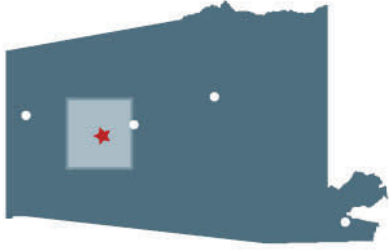
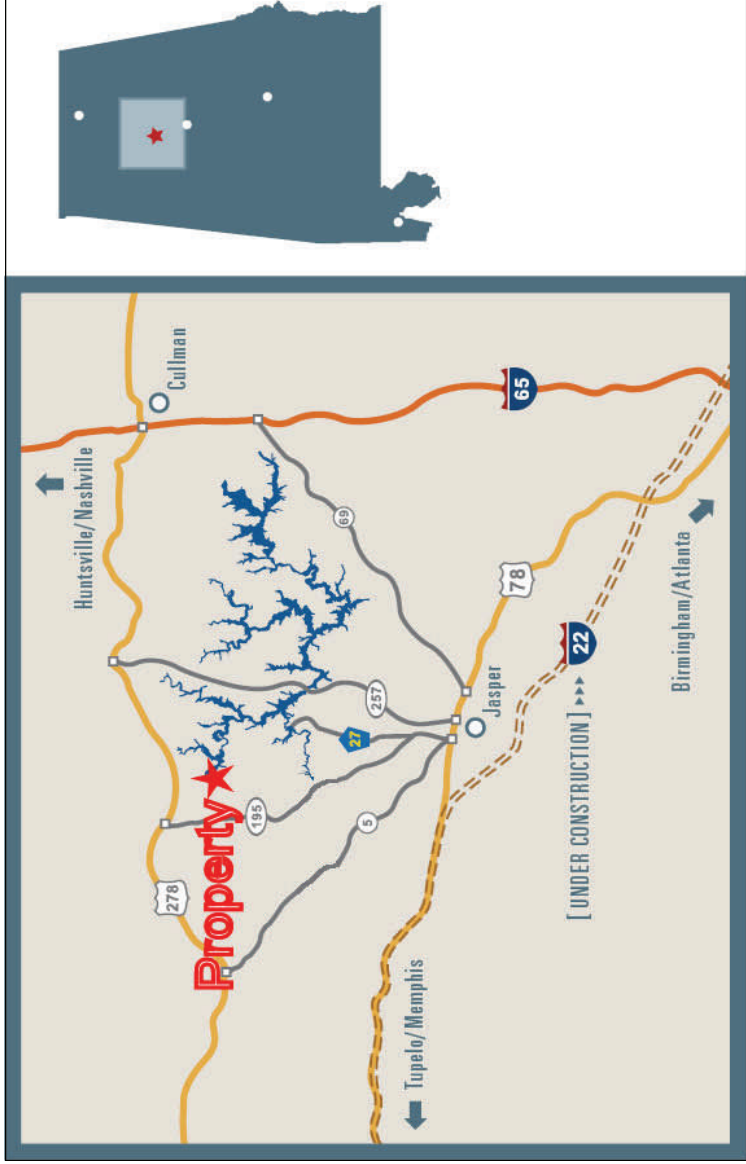
[www.shanwalt.com](http://www.shanwalt.com)

The information contained herein is from sources deemed reliable. No representation is made to the accuracy herein.

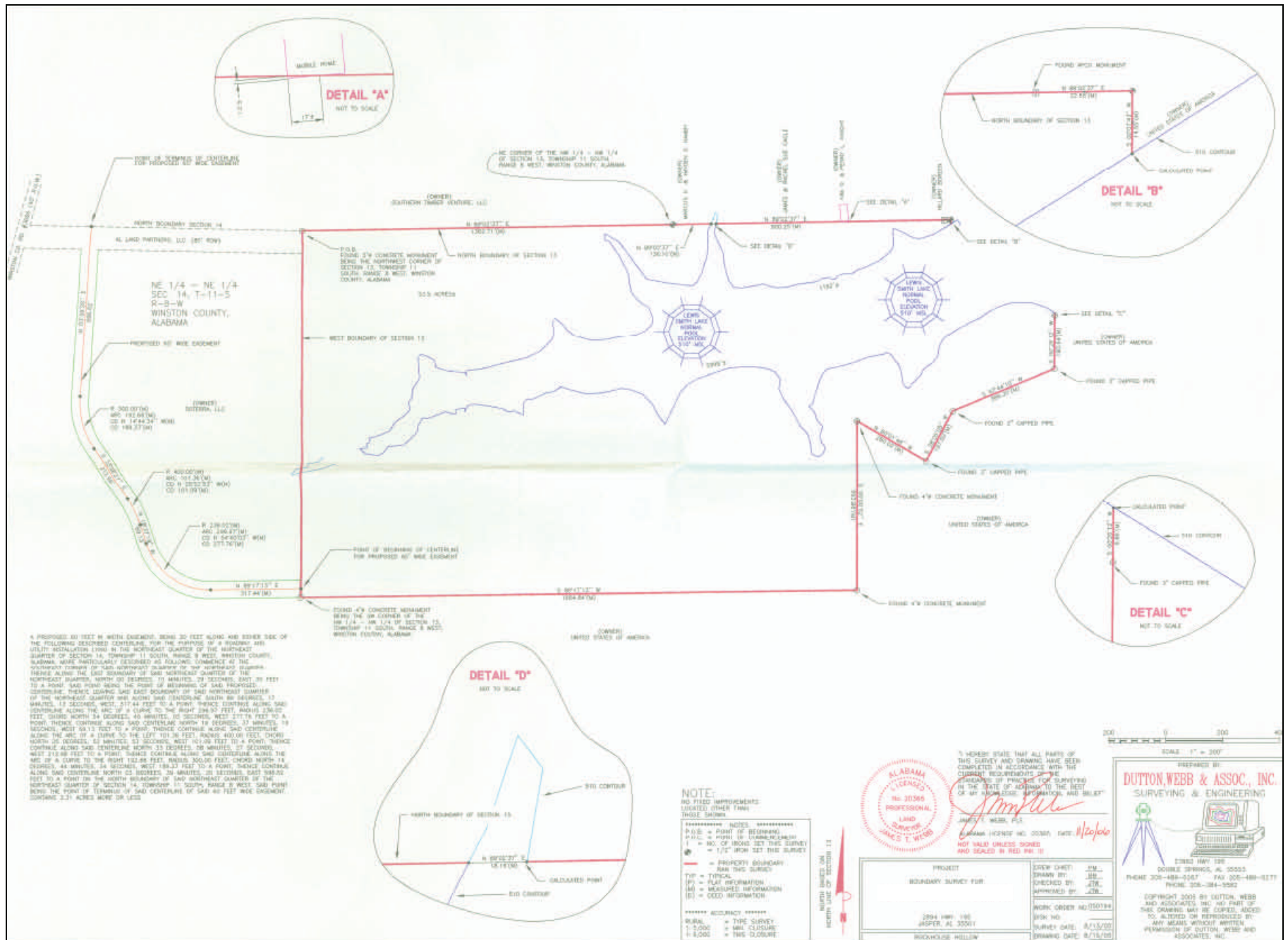


SHANNON | WALTCHACK

INVESTMENT REAL ESTATE



# Survey



A PROPOSED 40 FEET WIDE EASEMENT, BEING 20 FEET ALONG ONE BORDER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, FOR THE PURPOSE OF A ROADWAY AND UTILITY RECONSTRUCTION 1980 IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 11 SOUTH, RANGE 8 WEST, WINSTON COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER, THENCE ALONG THE EAST BOUNDARY OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER, NORTH 00 DEGREES, 20 MINUTES, 00 SECONDS, DIST 20 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING OF SAID PROPOSED EASEMENT, THENCE LEAVING SAID EAST BOUNDARY OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND CONTINUING SOUTH 88 DEGREES, 13 MINUTES, 12 SECONDS, WEST, 277.44 FEET TO A POINT, THENCE CONTINUE ALONG SAID CENTERLINE ALONG THE ARC OF A CURVE TO THE RIGHT 236.92 FEET, ANGLE 236.92 FEET, BEARING NORTH 54 DEGREES, 40 MINUTES, 20 SECONDS, WEST 217.78 FEET TO A POINT, THENCE CONTINUE ALONG SAID CENTERLINE NORTH 19 DEGREES, 57 MINUTES, 58 SECONDS, WEST 58.13 FEET TO A POINT, THENCE CONTINUE ALONG SAID CENTERLINE ALONG THE ARC OF A CURVE TO THE LEFT 101.26 FEET, RADIUS 400.00 FEET, CHORD NORTH 56 DEGREES, 53 MINUTES, 53 SECONDS, WEST 101.26 FEET TO A POINT, THENCE CONTINUE ALONG SAID CENTERLINE NORTH 35 DEGREES, 28 MINUTES, 37 SECONDS, WEST 218.88 FEET TO A POINT, THENCE CONTINUE ALONG SAID CENTERLINE ALONG THE ARC OF A CURVE TO THE RIGHT 122.88 FEET, RADIUS 300.00 FEET, CHORD NORTH 18 DEGREES, 44 MINUTES, 24 SECONDS, WEST 184.23 FEET TO A POINT, THENCE CONTINUE ALONG SAID CENTERLINE NORTH 02 DEGREES, 24 MINUTES, 20 SECONDS, EAST 388.82 FEET TO A POINT ON THE NORTH BOUNDARY OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 11 SOUTH, RANGE 8 WEST, SAID POINT BEING THE POINT OF TERMINATION OF SAID CENTERLINE OF SAID 40 FEET WIDE EASEMENT, CONTAINING 2.31 ACRES MORE OR LESS.

**NOTE:**  
NO FIELD IMPROVEMENTS LOCATED OTHER THAN SINGLE BOUNDS.

\*\*\*\*\* NOTES \*\*\*\*\*  
P.O.B. = POINT OF BEGINNING  
P.O.T. = POINT OF TERMINATION  
I = NO. OF INCH SET THIS SURVEY  
= 1/2" FROM SET THIS SURVEY

◆ = PROPERTY BOUNDARY (SEE THIS SURVEY)  
TYP = TYPICAL  
P.P. = PLAT INFORMATION  
[M] = MEASURED INFORMATION  
[E] = DEED INFORMATION

\*\*\*\*\* ACCURACY \*\*\*\*\*  
RURAL = THIS SURVEY  
1:5,000 = MEASUREMENT  
1:3,000 = THIS CLOSURE



I HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE BOARD OF PROFESSIONAL SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

JAMES T. WEBB, PLS.  
1/20/06

PROJECT: BOUNDARY SURVEY FOR 2804 HWY 136 JASPER, AL 35001 ROCKWELL HOLLOW

DRAWN BY: JWB  
CHECKED BY: JWB  
APPROVED BY: JWB

PLAT ORDER #0100194  
JOB NO.  
SURVEY DATE: 8/13/05  
DRAWING DATE: 8/15/05

SCALE: 1" = 200'

PREPARED BY: DUTTON, WEBB & ASSOC., INC. SURVEYING & ENGINEERING

12802 HWY 120 DOUBLE SPRINGS, AL 35003  
PHONE 205-489-0167 FAX 205-489-0177  
PHONE 205-384-3592

© COPYRIGHT 2005 BY DUTTON, WEBB AND ASSOCIATES, INC. NO PART OF THIS DRAWING MAY BE COPIED, ADDED TO, ALTERED OR REPRODUCED BY ANY MEANS WITHOUT WRITTEN PERMISSION OF DUTTON, WEBB AND ASSOCIATES, INC.