

# *Johnnie's Creek*



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*Fort Payne, AL - GPS 34.36903, -85.69066*

Cabin Location on 15+/- Acres Near Little River Canyon Park- \$150,000

- Fort Payne - 18 Minutes
- Leesburg - 30 Minutes "Weiss Lake"
- Collinsville - 28 Minutes
- Dekalb Regional Medical Center - 24 Minutes
- Birmingham, AL - 1.5 Hr
- Chattanooga, TN - 1.14 Hr
- Atlanta, GA - 2.5 Hr

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# TODD WHEELER'S CHEROKEE COUNTY, ALABAMA

LOCATED IN THE NE 1/4 OF THE NE 1/4 IN SECTION 32, AND IN THE SW 1/4 OF THE NW 1/4 IN SECTION 33, ALL IN TOWNSHIP 8 SOUTH, RANGE 9 EAST, CHEROKEE COUNTY, ALABAMA. THE RIGHT OF WAY OF SHOWN ROADS AND IS SUBJECT TO ANY OWNERSHIP OF SHOWN POSSIBLE EXCEPTION (SEE NOTE #2)



THIS PLAT IS FOR THE SOLE AND EXCLUSIVE USE OF THE PARTY NAMED IN THE TITLE BLOCK. ALL OTHERS USE AT THEIR OWN RISK.

**BOUNDARY SURVEY FOR**  
**TODD WHEELER**  
BAKER LAND SURVEYING, LLC  
225 COUNTY ROAD 475, CENTRE, AL 35960  
PHONE: (256) 927-2795 FAX: (256) 927-4749  
WEBSITE: BAKERLANDSURVEYING.COM  
EMAIL: BAKER@LSIDS.NET

FILE # 15101 SCALE: SEE BAR SCALE  
DATE SIGNED: NOVEMBER 30, 2015 REVISION #:

NOTES CONTINUED:  
5) PROPERTY SHOWN HEREON IS SUBJECT TO THE FEMA 100 YEAR FLOOD PLAN AND IS SUBJECT TO THE CHEROKEE COUNTY FLOOD ORDINANCE. CONTRACT THE ORDINANCE ADMINISTRATION (256) 927-3573 PRIOR TO ANY CONSTRUCTION.  
6) BOUNDARY LEGAL DESCRIPTION COMBINING SHOWN TRACTS 1, 2 AND 3 IS ATTACHED.

NOTES:  
1) BOUNDARY SURVEY - NO IMPROVEMENTS EXIST ON SHOWN PROPERTY AT THIS DATE. NO ATTEMPT WAS MADE TO LOCATE UTILITY LINES.  
2) CURRENT TAXES, RECORDS DENOTES OWNERSHIP OF PARCEL SHOWN AS "POSSIBLE EXCEPTION" TO BE OWNED BY DAVID & OLENE MAGNANIEL AS PER DEED BK4-388 AT PG.254. SAID DEED DESCRIBES TAX ID PARCEL# 19-07-08-03-0-000-013,000 WITH NO OTHER INTERESTS OR EASEMENTS. THE LINES OF POSSESSION EXIST ON SAID PROPERTY.  
3) SOURCE OF SURVEY: DEED BOOK A-286, PG.230; PREVIOUS SURVEY BY C.M. LANDSTREET AS NOTED, ROAD R/W DEEDS: A-74, PG.689; A-74, PG.684; A-86, PG.272 AND SHOWN ADDITION DEEDS.  
4) NO TITLE SEARCH WAS PROVIDED TO THIS SURVEYOR AND NO REPRESENTATION IS MADE AS TO THE NATURE OF TITLE, PREVIOUSLY CONVEYED PARCELS, EASEMENTS, RESTRICTIONS, ETC.

LEGEND	
●	CAPPED PIN FOUND - 1/2" CAPPED REBAR FOUND STAMPED "BAKER #20628" UNLESS NOTED OTHERWISE
○	IRON PIN SET - 1/2" CAPPED REBAR STAMPED "BAKER 20628" (UNLESS NOTED OTHERWISE)
—	RIGHT OF WAY
■	CONCRETE MARKER FOUND
△	POINT OF BEGINNING
△	POINT OF COMMENCEMENT
△	UNMONUMENTED POINT





## Johnnies' Creek

Swing, Swim or Float - Own a private natural swimming pool upstream from Little River Canyon Park. Large Natural Pool sheltered by Rock Bluffs which on oneside, almost forms a grotto. Build the Cabin of your Dreams and listen to Gushing Water from your deck. 15 Acres with lots of road frontage on Cherokee Co 43 and 275. Great property for all outdoor enthusiast including hiking, rock climbing or lounging around. Property is between Sand Rock and Fort Payne. Only 15 Minutes from Collinsville and Dogtown. Visit Weiss Lake in Leesburg and only a few minutes away. Property's unique layout features opportunity to build cabins around Johnnies Creek. The pool is deep and supports fish. Orbix Hot Glass is near the property too. Don't let this opportunity escape.

**Directions: (COLLINSVILLE DIRECTIONS):** From I-59 to Collinsville Exit 205. Take 68 to Collinsville. Right on hwy 11 and Turn Left on 68 toward Leesburg. Left on Co Rd 48 to Sand Rock. Left on Co Rd 83 then Righth on Co Rd 43. Stay on Co Rd 43. Property starts at intersection of Co Rd 43 and Co Rd 275. Go Past Orbix and Parking area near the bridge.

**(FORT PAYNE DIRECTIONS):** From Fort Payne on Wallace Ave, Take Fruit Farm Rd to Co Rd 89, Left on Co Rd 115 to Cherokee Co Rd 786. Right on Co Rd 43. Property on the Right.