

HALLIGAN TWIN FARMS FINAL PLAT OF

A SUBDIVISION OF 39.61 ACRES LYING IN THE
NW 1/4 OF THE NW 1/4 OF SECTION 13,
AND ALSO LYING IN THE
NE 1/4 OF THE NE 1/4 OF SECTION 14,
ALL IN TOWNSHIP 9 SOUTH, RANGE 1 EAST,
CULLMAN COUNTY, ALABAMA

0' 100' 200' 300'
SCALE: 1" = 100'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 03°35'08" E	60.11'
L2	N 45°27'41" E	28.56'
L3	N 89°28'18" E	153.25'
L4	S 03°10'44" E	30.06'
L5	S 03°35'08" E	31.90'

OWNER INFORMATION

ESTATE OF RICHARD HALLIGAN
PERSONAL REPRESENTATIVE: BERTHA GILES
C/O YAWANNA McDONALD
PHONE NUMBER: 205-224-0756
MAILING ADDRESS:
505 20TH STREET NORTH
SUITE 1600
BIRMINGHAM, ALABAMA 35203
SOURCE OF OWNERSHIP
MISC. 355, PAGE 106

SMALLEST LOT - TRACT 1 - 11.52 ACRES
LARGEST LOT - TRACT 2 - 28.09 ACRES
TRACT 2 IS LOCATED IN FLOOD ZONE "X"
AND FLOOD ZONE "A" ACCORDING TO
FEMA FLOOD MAP NUMBER 01043C0140E
EFFECTIVE 05-24-2011.

ACKNOWLEDGEMENT

I, BERTHA GILES, THE PERSONAL REPRESENTATIVE OF THE ESTATE OF RICHARD HALLIGAN, THE OWNER OF SAID LANDS SURVEYED BY BRENT MEANS LAND SURVEYING, LLC, DO HEREBY CERTIFY THAT TITLE WAS AND IS VESTED IN SAID OWNER(S) AND JOIN IN THE FOREGOING STATEMENT MADE BY SAID ALLEN LAND SURVEYING, LLC, AND AS STATED IN CODE OF ALABAMA 1975, § 35-2-50 ET SEQ., DO HEREBY CERTIFY THAT IS WAS AND IS MY (OUR) INTENTION TO DIVIDE SAID LANDS INTO LOTS AS SHOWN BY SAID PLAT AND DO HEREBY DEDICATE, GRANT, AND CONVEY FOR PUBLIC USE THE STREETS, ALLEYS, AND PUBLIC GROUNDS AS SHOWN ON SAID PLAT.

SIGNED AND SEALED IN THE PRESENCE OF:

PROPERTY OWNER

STATE OF ALABAMA
COUNTY OF MARSHALL

I, _____, NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT BERTHA GILES, PERSONAL REPRESENTATIVE FOR THE ESTATE OF RICHARD HALLIGAN, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENT OF THE INSTRUMENT, EXECUTED THE SAME VOLUNTARILY.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 2025.

NOTARY PUBLIC

STATE OF ALABAMA
COUNTY OF CULLMAN

I, BRENTON S. MEANS, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALABAMA, STATE THAT THIS IS A PLAT OF AN ACTUAL FIELD SURVEY OF LOTS 1 THROUGH 4, INCLUSIVE OF SUNNY HOLLOW, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" REBAR MARKING THE NORTHEAST CORNER OF THE NW 1/4 OF THE NW 1/4 OF SECTION 13, TOWNSHIP 9 SOUTH, RANGE 1 EAST, RUN ALONG THE NORTH LINE THEREOF NORTH 89°50'57" WEST A DISTANCE OF 1120.95 FEET TO A 1/2" REBAR; THENCE LEAVING SAID NORTH LINE SOUTH 00°22'12" EAST A DISTANCE OF 390.11 FEET TO A CAPPED 1/2" REBAR (HOPPER); THENCE SOUTH 89°54'09" WEST A DISTANCE OF 370.06 FEET TO A 1/2" REBAR ON THE EASTERLY RIGHT-OF-WAY OF U.S. HWY. 231; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES: THENCE SOUTH 03°35'08" EAST A DISTANCE OF 92.02 FEET TO A 1/2" REBAR; THENCE SOUTH 03°10'44" EAST A DISTANCE OF 30.06 FEET TO A 1/2" REBAR; THENCE SOUTH 03°24'21" EAST A DISTANCE OF 149.88 FEET TO A 1/2" REBAR; THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 89°58'30" EAST A DISTANCE OF 155.61 FEET TO A 1/2" REBAR; THENCE SOUTH 01°39'40" WEST A DISTANCE OF 669.55 FEET TO A 1/2" REBAR; THENCE NORTH 89°28'18" EAST A DISTANCE OF 153.25 FEET TO A 1/2" REBAR; THENCE SOUTH 89°58'46" EAST A DISTANCE OF 796.18 FEET TO A 1/2" REBAR; THENCE SOUTH 89°28'07" EAST A DISTANCE OF 387.62 FEET TO AN IRON ROD SET MARKING THE SOUTHEAST CORNER OF SAID NW 1/4 OF THE NW 1/4 OF SECTION 13, SAID IRON BEING A 1/2" REBAR WITH PLASTIC CAP STAMPED "B MEANS LS 27727"; THENCE ALONG THE EAST LINE THEREOF NORTH 00°02'45" WEST A DISTANCE OF 1331.04 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND BEING 39.61 ACRES, MORE OR LESS, AND BEING ALL OF THE NW 1/4 OF THE NW 1/4 OF SECTION 13, AND A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SECTION 14, ALL IN TOWNSHIP 9 SOUTH, RANGE 1 EAST, CULLMAN COUNTY, ALABAMA.

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.

THIS THE ____ DAY OF SEPTEMBER, 2026.

BRENTON S. MEANS, PLS
REGISTRATION #27727

STATE OF ALABAMA
COUNTY OF ETOWAH

I, _____, NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT BRENTON S. MEANS, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENT OF THE INSTRUMENT, EXECUTED THE SAME VOLUNTARILY.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 2026.

NOTARY PUBLIC

U.S. HIGHWAY NO. 231
(120' R/W)

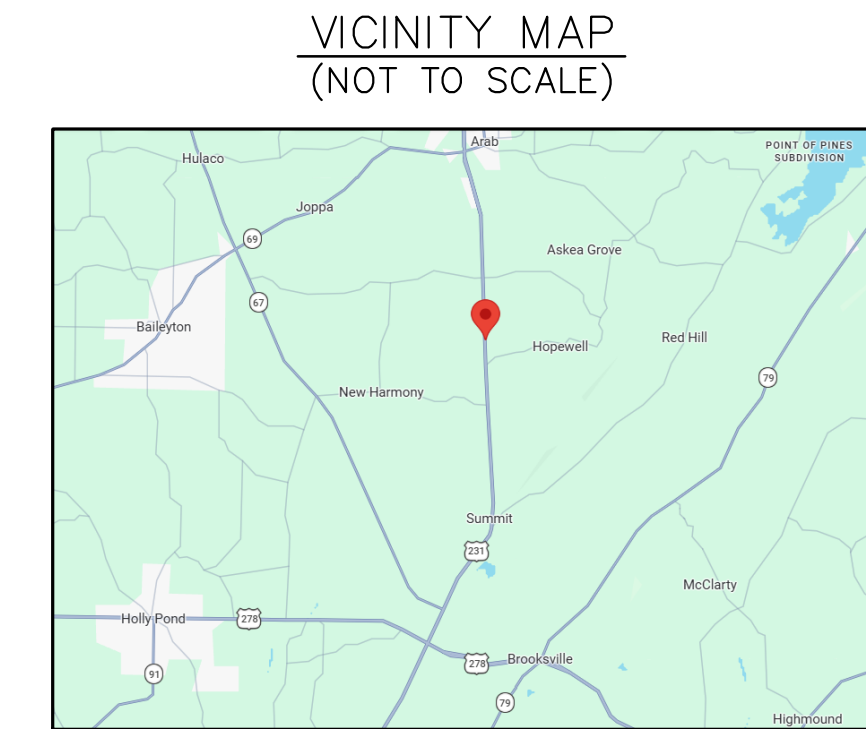
ALA. WEST
ZONE GRID



OFFICE OF THE JUDGE OF PROBATE	
STATE OF ALABAMA COUNTY OF CULLMAN	
I, HEREBY CERTIFY THAT THIS MAP OF PLAT WAS FILED IN THIS OFFICE FOR RECORD. THIS THE ____ DAY OF _____, 2026 AT ____ O'CLOCK ____ RECORDING FEE ____ PAID.	
PLAT BOOK ____	PAGE ____
JUDGE OF PROBATE, CULLMAN COUNTY, ALABAMA	

LEGEND			
○	1/2" REBAR UNLESS NOTED	—X—	CHAIN LINK FENCE
●	CAPPED 1/2" REBAR SET STAMPED "B MEANS LS 27727"	—□—	WOOD PRIVACY FENCE
⊗	MAGNETIC NAIL FOUND OR SET	—△—	AWNING
□	CONCRETE MONUMENT OR CORNER FOUND	—■—	ASPHALT PAVEMENT
△	CALCULATED POINT	—■—	CONCRETE PAVEMENT
☆	SEE SPECIAL NOTE CORRESPONDING TO LETTER IN CIRCLE	—■—	CHERT AND/OR GRAVEL

BRENT MEANS LAND SURVEYING, LLC
BOUNDARY SURVEYS / MORTGAGE SURVEYS / PERCOLATION TESTS
TOPOGRAPHIC SURVEYS / SUBDIVISION AND CONSTRUCTION LAYOUT
217 HARTWOOD DR.
GADSDEN, AL 35901
PHONE: 256-312-2292
EMAIL: bmlslc@gmail.com
brentmeanslandsurveying.com



CULLMAN COUNTY HEALTH DEPARTMENT

THE LOTS ON THIS PLAT ARE SUBJECT TO APPROVAL OR DELETION BY THE MARSHALL COUNTY LHD. NO REPRESENTATION IS MADE THAT ANY LOT ON THIS PLAT WILL ACCOMMODATE AN ONSITE SEWAGE SYSTEM (OSS). THE APPROPRIATENESS OF A LOT FOR WASTEWATER SEWAGE TREATMENT AND DISPOSAL SHALL BE DETERMINED WHEN AN APPLICATION IS SUBMITTED. IF PERMITTED, THE LOT APPROVAL MAY CONTAIN CERTAIN CONDITIONS WHICH RESTRICT THE USE OF THE LOT OR OBLIGATE OWNERS TO SPECIAL MAINTENANCE AND REPORTING REQUIREMENTS, AND THESE ARE ON FILE WITH SAID HEALTH DEPARTMENT AND ARE MADE A PART OF THIS PLAT AS IF SET OUT HERE ON.

LHD, CULLMAN COUNTY, ALABAMA HEALTH DEPARTMENT

CERTIFICATE OF APPROVAL BY THE ARAB ELECTRIC COOPERATIVE

THE UNDERSIGNED AS AUTHORIZED BY THE ARAB ELECTRIC COOPERATIVE HEREBY APPROVED THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF CULLMAN COUNTY, ALABAMA. THIS THE ____ DAY OF _____, 2025.

ARAB ELECTRIC COOPERATIVE AUTHORIZED SIGNATURE

CERTIFICATE OF APPROVAL BY THE ARAB WATER WORKS

THE UNDERSIGNED AS AUTHORIZED BY THE ARAB WATER WORKS HEREBY APPROVED THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF CULLMAN COUNTY, ALABAMA. THIS THE ____ DAY OF _____, 2025.

ARAB WATER WORKS AUTHORIZED SIGNATURE
APPROVAL OF PLAT DOES NOT GUARANTEE WATER AVAILABILITY

CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER.

I, THE UNDERSIGNED, AS COUNTY ENGINEER FOR CULLMAN COUNTY, ALABAMA, AND AFTER WRITTEN NOTIFICATION OF APPROVAL BY THE MUNICIPALITY OF THE CITY ARAB, ALABAMA, HEREBY SIGN THIS PLAT FOR RECORDING OF THE SAME IN THE PROBATE OFFICE OF CULLMAN COUNTY, ALABAMA. THE SIGNATURE HERETO DOES NOT GUARANTEE THE ACCURACY OF THE SURVEY NOR INDICATE PHYSICAL INSPECTION, APPROVAL OR ACCEPTANCE OF THE DESIGN, CONSTRUCTION OR MAINTENANCE RESPONSIBILITY BY CULLMAN COUNTY OF THE SUBDIVISION STREETS, RIGHT OF WAYS, UTILITIES, OR DRAINAGE STRUCTURES.

COUNTY ENGINEER, CULLMAN COUNTY, ALABAMA

DATE

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION.

THE WITHIN PLAT OF HALLIGAN TWIN FARMS, CULLMAN COUNTY, ALABAMA, IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF ARAB, ALABAMA, THIS THE ____ DAY OF _____, 2025.

CHAIRMAN PLANNING COMMISSION FOR THE CITY OF ARAB, ALABAMA

SURVEY INFO		SEAL
SURVEY #: S26-175		
SURVEY CREW: RC		
DRAWN BY: HP		
CHECKED BY: BSM		
FIELD BOOK: #2026/03		
PAGE(S): 20		
CONTROL FILE:		
REVISIONS:		
		BRENTON S. MEANS, PLS AL. LICENSE NO. 27727