

HALLIGAN FARMS AT WARRIOR RIVER
A RURAL SUBDIVISION OF 231.08± ACRES INTO
THREE (3) BLOCKS, AND LYING AND BEING IN
SECTIONS 22, 23 AND 27, ALL IN
TOWNSHIP 9 SOUTH, RANGE 1 EAST,
BLOUNT COUNTY, ALABAMA

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 35°29'52" E	139.27'
L2	N 16°37'34" W	95.91'
L3	N 10°21'16" W	95.52'
L4	N 03°29'09" E	150.31'
L5	N 02°19'01" E	103.90'
L6	N 03°07'57" W	128.47'
L7	N 00°29'08" E	27.23'
L8	N 00°29'08" E	123.38'
L9	N 05°48'06" E	260.67'
L10	N 05°48'06" E	99.19'
L11	N 02°49'20" E	181.46'
L12	N 22°09'59" E	55.82'
L13	N 32°14'33" E	49.04'
L14	N 42°44'44" E	57.35'
L15	N 49°19'30" E	53.85'
L16	N 43°18'19" E	62.11'
L17	N 38°54'50" E	101.85'
L18	N 27°58'11" E	104.77'
L19	N 22°14'56" E	121.36'
L20	N 11°42'29" E	198.13'
L21	N 05°11'40" E	119.83'
L22	N 01°03'16" W	104.04'
L23	N 12°07'53" W	69.85'
L24	N 19°01'32" W	58.73'
L25	N 32°28'16" W	49.93'
L26	N 54°44'37" W	45.33'
L27	N 74°48'17" W	53.57'
L28	N 84°01'32" W	55.18'
L29	S 78°01'26" E	43.06'
L30	S 89°15'21" W	49.14'
L31	N 63°53'52" W	205.50'
L32	N 52°43'34" W	68.83'
L33	N 37°59'01" W	32.93'
L34	S 89°50'55" E	44.55'
(L35 THRU L47 INTENTIONALLY OMITTED)		
L48	S 88°57'31" E	178.30'
(L49 INTENTIONALLY OMITTED)		
L50	S 88°41'09" E	150.03'
L51	N 89°27'55" E	150.01'
L52	N 89°14'42" E	178.15'
(L53 THRU L54 INTENTIONALLY OMITTED)		
L55	N 80°18'59" W	333.61'
L56	N 78°25'45" W	329.01'
L57	S 89°26'24" E	326.55'
L58	N 88°48'04" E	323.65'
L59	S 88°04'48" W	171.39'
L60	N 54°27'45" W	120.97'
L61	N 29°12'08" E	197.76'
L62	N 44°37'03" W	205.95'
L63	S 58°54'46" E	192.48'
L64	S 27°57'19" W	248.88'
L65	N 59°46'05" W	342.83'
L66	N 60°51'19" E	182.45'
L67	N 05°27'02" W	62.43'
L68	N 39°43'38" W	117.83'
L69	N 76°59'16" W	187.63'
L70	S 53°35'50" W	44.54'
L71	S 07°37'16" E	191.72'
L72	N 59°38'10" W	51.63'
L73	S 59°38'48" E	133.41'
L74	S 00°33'43" W	8.87'
L75	S 00°52'36" W	19.97'
L76	N 00°15'34" E	28.73'
L77	S 00°06'55" W	31.29'
L78	N 14°33'07" E	275.09'
L79	S 00°17'46" W	266.41'
L80	N 89°52'59" W	67.74'
(L81 THRU L82 INTENTIONALLY OMITTED)		
L83	S 63°24'51" W	292.03'
(L84 THRU L95 INTENTIONALLY OMITTED)		
L96	N 68°55'16" E	175.00'
L97	N 68°55'16" E	371.73'
L98	N 72°04'12" E	131.37'
L99	N 76°16'05" E	85.38'
L100	S 88°49'50" W	101.89'
L101	S 87°13'20" W	98.26'
L102	S 84°19'02" W	63.78'
L103	S 80°13'45" W	47.44'
L104	S 74°54'46" W	81.53'
L105	S 72°04'12" W	117.71'
L106	S 72°04'12" W	115.81'
L107	N 68°55'16" E	254.73'
L108	N 68°55'16" E	290.34'

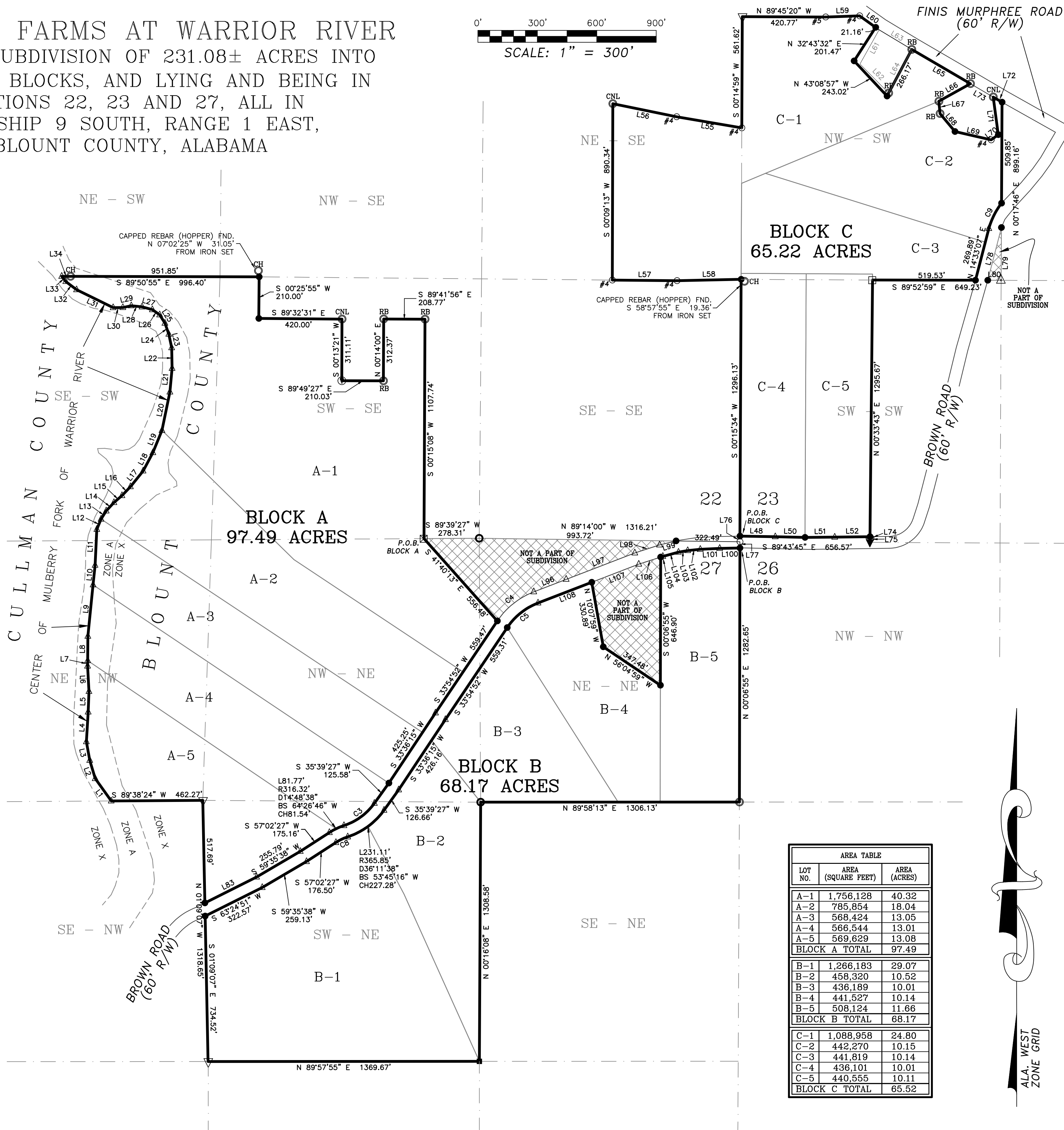
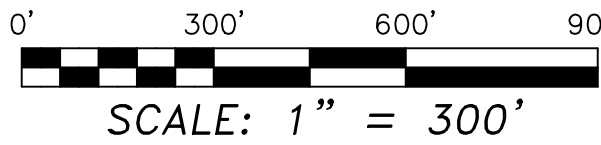
CURVE TABLE						
CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	
C1	38.67'	316.32'	S 60°32'35" W	38.65'	7°00'17"	
C2	43.09'	316.32'	S 67°56'54" W	43.06'	7°48'21"	
C3	193.20'	305.85'	S 53°45'16" W	190.01'	36°11'38"	
C4	238.95'	391.09'	N 51°25'04" E	235.25'	35°00'24"	
C5	202.29'	331.09'	N 51°25'04" E	199.16'	35°00'24"	
C6	115.55'	365.85'	N 44°42'21" E	115.07'	18°05'49"	
C7	115.55'	365.85'	S 62°48'10" W	115.07'	18°05'49"	
C8	66.28'	286.32'	S 64°26'46" W	66.07'	14°48'38"	
C9	143.79'	370.93'	N 26°33'46" E	142.89'	22°12'37"	

LEGEND			
RB	CAPPED REBAR (R. BURGETT)	▼	RAILROAD SPIKE
CH	CAPPED REBAR (C. HOPPER)	▽	ANGLE IRON
CNL	CAPPED REBAR (CAP NOT LEGIBLE)	⊕	T-POST
#4	1/2" REBAR	■	1/2" SQUARE ROD
#5	5/8" ROD OR REBAR	□	ROCK MONUMENT FOUND
○	1" PIPE	⊠	FENCE POST (HELD AS CORNER)
●	CAPPED 1/2" REBAR SET STAMPED "B MEANS LS 27727"	△	CALCULATED POINT
—X—	FENCE LINE		
			ASPHALT PAVEMENT
			CONCRETE PAVEMENT
			CHERT AND/OR GRAVEL

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

SURVEY INFO		SEAL
SURVEY #: S26-173		
SURVEY CREW: BM,RC		
DRAWN BY: BSM		
CHECKED BY: BSM		
FIELD BOOK: #2026/03		
PAGE(S): 9		
CONTROL FILE:		
REVISIONS:		

1
SHEET ONE OF SIX
BRENTON S. MEANS, PLS AL. LICENSE NO. 27727



BLOUNT COUNTY NOTES:

- Roads constructed as part of this subdivision have not yet been accepted for County maintenance at the time of the signing of this plat.
- All easements on this map are for public utilities, sanitary sewers, storm sewers, storm ditches, and may be used for such purposes to serve the property both within and without the subdivision. Blount County is not responsible for the maintenance of any easements shown on this plat outside of the public right-of-way.
- Contractor and/or developer are responsible for providing building sites free of drainage problems.
- No further subdivision of any parcel shown hereon shall be allowed without the prior approval of the Blount County Commission.
- Driveways shall be restricted to the locations as shown on this plat. Driveway pipe permit required prior to installation of driveway(s) pipes. Contact the Blount County Engineering Department to obtain pipe permit.
- This entire property is located in Flood Zone X, with exception to those portions of the lots in Block A that lie within Zone A, as shown on the latest Federal Insurance Rate Maps 010230 (Blount County), Community Panel Number 0100800075E, dated August 3, 2009, the delineation of Zone A and Zone X being shown plotted hereon.
- Maintenance of detention ponds and all associated structures and appurtenances are the responsibility of the Homeowners Association.
- Any construction or encroachment in a designated flood plain must comply with the Blount County Flood Damage Prevention Ordinance.
- No encroachments, including structures or fill material, shall be placed within a designated flood plain unless and until a Flood Plain Development Permit has been submitted and approved by the County Engineer. All development within a designated flood plain must comply with the Blount County Flood Damage Prevention Ordinance.
- Blount County is not now, nor will be in the future, responsible for the maintenance of private roads or easements shown on this plat.
- Side drain pipes shall not be installed in the ditch section except to provide a driveway access to each lot. Driveway side drains shall be a maximum of forty (40) feet long. No more than two (2) drive side drains will be allowed per lot. Where a lot has two (2) drive side drains, they must be separated by at least thirty (30) feet.

DEDICATION

I, Bertha Giles, the personal representative of the Estate of Richard Halligan, owner(s) 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 Estate of Richard Halligan, and as stated in Code of Alabama 1975, § 35-2-50 et seq., do hereby certify that it 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:

Personal Representative
Estate of Richard Halligan

ACKNOWLEDGMENT
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, _____, Notary Public in and for said County, in said State, hereby certify that Bertha Giles, 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 _____, 20____.

NOTARY PUBLIC

CERTIFICATE OF APPROVAL BY ALABAMA POWER

The undersigned, as authorized by Alabama Power, hereby approved the within plat for the recording of same in the Probate Office of Blount County, Alabama, this ____ day of _____, 20____.

(Electric utility authorized signature)

CERTIFICATE OF APPROVAL BY JOPPA HULACO RYAN WATER AUTHORITY

The undersigned, as authorized by the Joppa Hulaco Ryan Water Authority hereby approved the within plat for the recording of same in the Probate Office of Blount County, Alabama, this ____ day of _____, 20____.

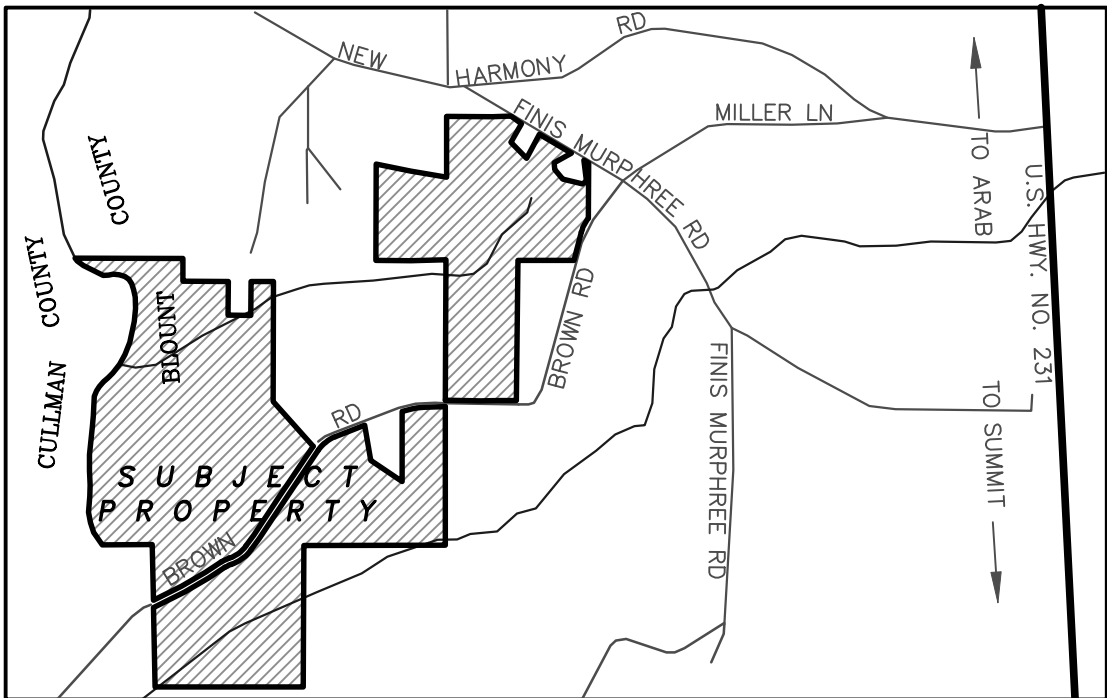
(Water utility authorized signature)

CERTIFICATE OF APPROVAL BY THE E-911 BOARD

The within plat for Halligan Farms at Warrior River, Blount County, Alabama, is hereby approved by the E-911 Board of Blount County, Alabama.

Approving Agent

VICINITY MAP
(NOT TO SCALE)



GENERAL NOTES:

- Bearings hereon referenced to Alabama West Zone Grid North (NAD83).
- Owner is responsible for obtaining permits for utility installation.
- Total number of lots = fifteen (15) (Three blocks (3) with five (5) lots per block). Lot C-4 is the smallest lot, with a gross area of 436,101 sq. ft. (10.01 acres).
- Bearings and distances for interior lots are provided on sheets respective to blocks.

SURVEYOR'S CERTIFICATE AND DESCRIPTION OF LAND PLATTED

STATE OF ALABAMA)
COUNTY OF BLOUNT)

HALLIGAN FARMS AT WARRIOR RIVER

SEE SHEET TWO FOR LEGAL DESCRIPTION OF BLOCK A;
SEE SHEET FOUR FOR LEGAL DESCRIPTION OF BLOCK B; AND
SEE SHEET SIX FOR LEGAL DESCRIPTION OF BLOCK C;

I hereby certify 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 _____, 20____.

Brenton S. Means, P.L.S.
Ala. License No. 27727

ACKNOWLEDGMENT
STATE OF ALABAMA)
COUNTY OF BLOUNT)

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 _____, 20____.

NOTARY PUBLIC

CERTIFICATE OF APPROVAL BY THE BLOUNT COUNTY HEALTH DEPARTMENT

The lot(s) on this plat are subject to approval or deletion by the Blount 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 the said health department and are made a part of this plat as if set out hereon.

Health Officer

CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER

The undersigned, as County Engineer of the County of Blount, Alabama, hereby certifies approval of this plat for the recording of same in the Probate Office of Blount County, Alabama, this ____ day of _____, 20____. By approving this plat for recording, as County Engineer I do not guarantee the accuracy of said survey.

(Name of county engineer)
County Engineer
County of Blount, Alabama

Date