

PRELIMINARY SURVEY FOR:  
CRAPPIE ISLAND LLC  
CHEROKEE COUNTY ALABAMA

LOCATED IN THE WEST 1/2 OF THE NW1/4  
AND IN THE WEST 1/2 OF THE SW1/4  
OF SECTION 25,  
TOWNSHIP 10 SOUTH, RANGE 10 EAST,  
OF THE HUNTSVILLE MERIDIAN



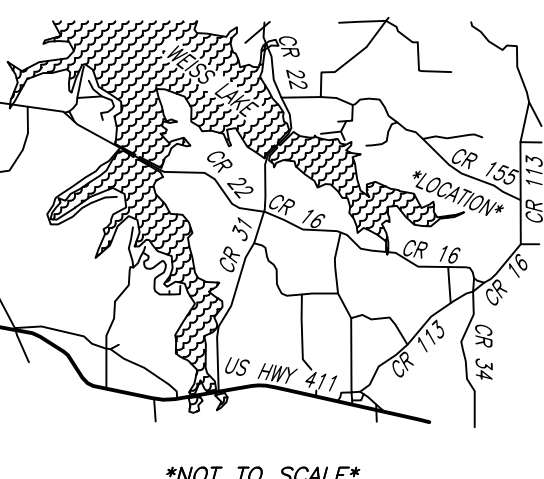
4470 MAIN STREET 256-422-5263  
GAYLESVILLE, AL 35973 CLAY@GOLANDPRO.COM

FILE: 24019 AL CHER PRE REVS FINAL  
DRAFTED BY: CLAY RICHARDSON

DATE OF COMPLETED FIELD WORK: 08-22-2024  
UNIT: US SURVEY FOOT PLOT SIZE: 24X36 INCH  
GEOID: CONTINENTALUS\_NGS2018.CSB  
PROJECTION: USA\_NAD83\_AL\_EAST\_ZONE

\*BOX RESERVED FOR RECORDING OFFICE\*

VICINITY MAP



\*NOT TO SCALE\*

**LEGEND**

○	1/2" REBAR FOUND UNLESS NOTED OTHERWISE
●	1/2" CAPED REBAR STAMPED "CHEROKEE 5005" SET
△	UNMONUMENTED POINT
△	R/W RIGHT-OF-WAY
△	POC POINT OF COMMENCEMENT
△	FOR POINT OF BEGINNING
△	APC ALABAMA POWER COMPANY
△	MSL MEAN SEA LEVEL
—	FENCE LINE
—	OVERHEAD ELECTRICAL
—	CONCRETE
—	WATER
—	NOT TO SCALE
—	RECORD BEARING/DISTANCE

**ABBREVIATIONS**

N-NORTH, S-SOUTH, E-EAST, W-WEST: IN DIRECTION  
"—FEET,""—INCHES: IN DISTANCE  
"—DEGREES,""—MINUTES,""—SECONDS: IN BEARING  
S-SECTION, T-TOWNSHIP, R-RANGE, D-DISTRICT, LL-LAND LOT  
\*—SPECIAL EMPHASIS, DB-DEED BOOK, FB-FLAT BOOK, PG-PAGE  
AKA-ALSO KNOWN AS, UNO-UNLESS NOTED OTHERWISE, RV-RECREATIONAL VEHICLE, A-ARC LENGTH, AC-ACRES, RAD-RADIUS

**LAND SURVEYOR CERTIFICATION**

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 LAND SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

DATE SIGNED: \_\_\_\_\_  
CLAY SKINNER RICHARDSON ALABAMA P.L.S. #50057  
LS CA #50219

**STAMP**

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

**SURVEY NOTES**

- SOURCE OF SURVEY: INSTRUMENT #230825
- SEE TAX PIN: 45998; PARCEL #13-07-25-0-000-003.000
- NO REPRESENTATION IS MADE AS TO THE NATURE OF TITLE, PREVIOUSLY CONVEYED PARCELS, EASEMENTS, SETBACKS, RESTRICTIONS, ETC.
- PREVIOUS BOUNDARY SURVEY BY: KEVIN HARRIS LS 29409, PROJECT # 23-R-69, SIGNED 9-14-2023, RECORD DATE 09-26-2023
- THIS SURVEY IS BASED UPON EXISTING MONUMENTS AND ACCEPTED CORNERS AND MAY OR MAY NOT REPRESENT THE ALIQUOT PORTIONS OF THE SECTION.
- TOPOGRAPHICAL LINES ARE APPROXIMATE AND DRAWN FROM AVAILABLE PUBLIC DATA. ON-SITE MEASUREMENTS MAY BE REQUIRED FOR ENGINEERS OR ARCHITECTS.
- NO REPRESENTATION IS MADE AS TO THE SUITABILITY OF SOIL FOR ON-SITE SEWAGE DISPOSAL SYSTEMS BY THIS SURVEYOR. SEE SOIL NOTES BY JAMIE HUTTONS AND SHANE THOMAS ON FILE WITH THE LOCAL HEALTH DEPARTMENT FOR LOTS 1-16.
- ACREAGE SHOWN IS TO THE BANK OF WEISS LAKE AND INCLUDES THE FULL AREA OF THE LOT INCLUDING AREA IN THE INGRESS/EGRESS AND UTILITY EASEMENT.
- TOPOGRAPHICAL LINES ARE APPROXIMATE AND DRAWN FROM AVAILABLE PUBLIC DATA. ON-SITE MEASUREMENTS MAY BE REQUIRED FOR ENGINEERS OR ARCHITECTS.
- NO REPRESENTATION IS MADE AS TO THE SUITABILITY OF SOIL FOR ON-SITE SEWAGE DISPOSAL SYSTEMS BY THIS SURVEYOR. SEE SOIL NOTES BY JAMIE HUTTONS AND SHANE THOMAS ON FILE WITH THE LOCAL HEALTH DEPARTMENT FOR LOTS 1-16.
- PRIOR TO CONSTRUCTION, LOTS A1-A12 WILL REQUIRE ON-SITE SEPTIC SYSTEMS THAT MUST BE APPROVED BY THE LOCAL HEALTH DEPARTMENT AND ARE OUTSIDE THE SOIL WORK AREA FOR THIS SUBDIVISION.
- FINAL LOCATION OF ALL SEPTIC AND BUILDINGS MUST BE APPROVED BY THE LHD.
- LOTS R1-R15 ARE RECREATIONAL LOTS ONLY. USE APC FOR USE AND PRIVILEGES, THESE ARE OUTSIDE THE SOIL WORK AREA FOR THIS SUBDIVISION.
- ATTENTION IS DIRECTED TO THE FACT THAT THIS SURVEY MAY HAVE BEEN REDUCED OR ENLARGED IN SIZE DUE TO REPRODUCTION. THIS SHOULD BE TAKEN INTO CONSIDERATION WHEN OBTAINING SCALED DATA.
- EASEMENTS AS SHOWN VARY IN WIDTH AND ARE FOR INGRESS/EGRESS AND UTILITIES AND ARE NOT APPROVED UNDERGROUND ENCROACHMENTS.
- CARLSON BRX7 GNSS UNITS USED.

**CERTIFICATION OF OWNERS**

STATE OF ALABAMA - COUNTY OF CHEROKEE

I, 1.) CALEB WHORTON, OF CRAPPIE ISLAND LLC, AND 2.) BRIAN SNEAD, OF CRAPPIE ISLAND LLC, AS OWNERS OF THE PROPERTY SHOWN HERE ON, DO HEREBY RATIFY, CONFIRM AND ADOPT THIS PLAT AS "CRAPPIE ISLAND SUBDIVISION".

DATE: \_\_\_\_\_  
1.) CALEB WHORTON \*OWNER

DATE: \_\_\_\_\_  
2.) BRIAN SNEAD \*OWNER

DATE: \_\_\_\_\_  
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DO CERTIFY THAT CALEB WHORTON AND BRIAN SNEAD WHOSE NAMES ARE SIGNED TO THE FOREGOING PLAT AND WHO IS KNOWN TO ME ACKNOWLEDGE BEFORE ME THIS DAY THAT HE EXECUTED THE SAME VOLUNTARILY ON THE DAY THE SAME BEARS DATE.

DATE: \_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY STAMP

**CERTIFICATION OF APPROVAL FOR RECORDING:**

**CERTIFICATION OF ENGINEER:**

THIS PLAT MEETS THE CURRENT REQUIREMENTS OF CHEROKEE COUNTY, ALABAMA AND IS HEREBY APPROVED FOR RECORDING.

DATE: \_\_\_\_\_  
COREY CHAMBERS, COUNTY ENGINEER

**CERTIFICATION OF REVENUE COMMISSIONER:**

I, DUSTIN SICLAIR, REVENUE COMMISSIONER, DO HEREBY ACCEPT THIS PLAT.

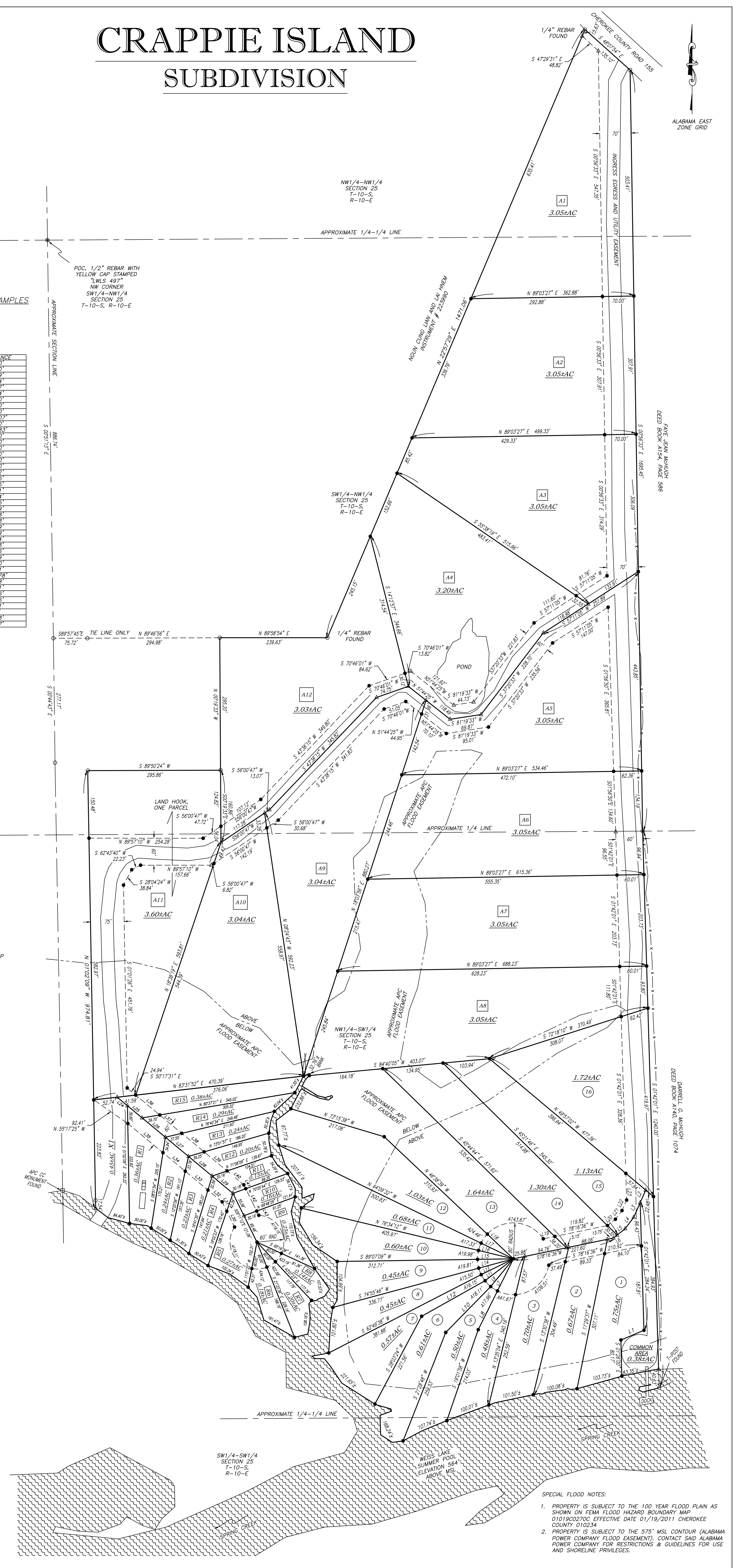
DATE: \_\_\_\_\_  
DUSTIN SICLAIR, REVENUE COMMISSIONER CHEROKEE COUNTY, ALABAMA

**LOCAL HEALTH DEPARTMENT:**

THE LOTS SHOWN ON THIS PLAT ARE SUBJECT TO APPROVAL OR DELETION BY THE CHEROKEE COUNTY LOCAL HEALTH DEPARTMENT. NO REPRESENTATION IS MADE THAT ANY LOT ON THIS PLAT WILL ACCOMMODATE AN ON-SITE 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 HERE ON.

DATE: \_\_\_\_\_  
COUNTY ENVIRONMENTALIST

# CRAPPIE ISLAND SUBDIVISION



**PROPOSED IMPROVEMENT SIZE SAMPLES**



**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 67°00'36" W	55.80'
L2	N 23°55'07" E	30.60'
L3	N 23°55'07" E	35.79'
L4	N 36°57'55" E	31.54'
L5	N 51°26'23" E	22.77'
L6	N 51°26'23" E	10.54'
L7	S 26°25'40" W	80.00'
L8	S 26°25'40" W	96.30'
L9	S 39°17'18" W	80.00'
L10	S 44°23'58" W	143.07'
L11	S 52°15'37" W	80.00'
L12	S 60°44'47" W	161.83'
L13	S 63°43'48" W	80.00'
L14	S 74°55'46" W	80.00'
L15	S 89°07'09" W	80.00'
L16	N 76°34'15" W	80.00'
L17	N 64°09'52" W	80.00'
L18	N 46°38'39" W	80.00'
L19	N 78°16'36" E	26.22'
L20	N 51°41'09" E	22.55'
L21	S 01°42'01" E	59.35'
L22	S 50°17'31" E	29.69'
L23	S 50°17'31" E	42.38'
L24	S 50°17'31" E	67.33'
L25	S 50°17'31" E	66.89'
L26	S 50°17'31" E	68.49'
L27	S 50°17'31" E	60.34'
L28	N 26°11'12" W	39.33'
L29	N 26°11'12" W	23.36'
L30	N 50°17'31" W	41.19'
L31	N 50°17'31" W	65.70'
L32	N 50°17'31" W	64.81'
L33	N 50°17'31" W	101.78'
L34	S 50°17'31" E	69.28'
L35	S 50°17'31" E	63.91'
L36	S 50°17'31" E	64.66'
L37	S 50°17'31" E	66.46'
L38	S 50°17'31" E	48.41'
L39	S 26°11'12" E	9.71'
L40	S 26°11'12" E	55.43'
L41	S 26°11'12" E	10.37'

**SPECIAL FLOOD NOTES:**

- PROPERTY IS SUBJECT TO THE 100 YEAR FLOOD PLAIN AS SHOWN ON FEMA FLOOD HAZARD BOUNDARY MAP 0101900270C EFFECTIVE DATE 01/19/2011 CHEROKEE COUNTY 010234.
- PROPERTY IS SUBJECT TO THE 575' MSL CONTOUR (ALABAMA POWER COMPANY FLOOD EASEMENT), CONTACT SAID ALABAMA POWER COMPANY FOR RESTRICTIONS & GUIDELINES FOR USE AND SHORELINE PRIVILEGES.