LINE TABLE		
LINE	LENGTH	BEARING
L1	29.64'	S33°33'03"W
L2	27.21'	S25°09'50"W
L3	72.36'	S82°58'07"E
L4	88.77'	S65°01'12"E
L5	107.40'	S67°53'07"E
L6	145.42'	S55°19'26"E
L7	110.04'	S50°26'20"E
L8	194.21'	S50°26'20"E
L9	62.41'	S57°30'43"E
L10	57.62'	S57°30'43"E
L11	80.00'	S70°17'37"E
L12	70.20'	S70°17'37"E
L13	200.47'	S82°55'58"E
L14	67.75'	S62°20'23"E
L15	69.97'	S42°09'30"E
L16	80.91'	S20°50'09"E
L17	90.53'	S04°14'15"E
L18	462.42'	S02°42'28"W
L19	138.70'	S09°33'53"W
L20	77.50'	S16°15'20"W

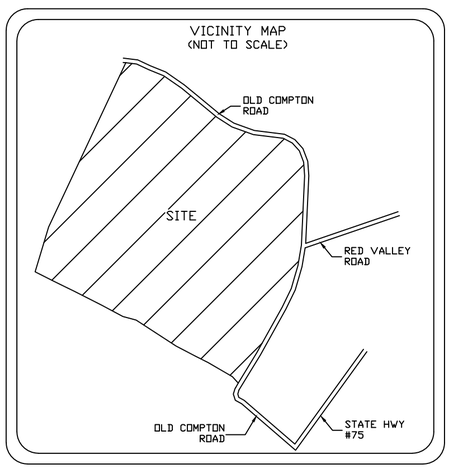
LINE TABLE		
LINE	LENGTH	BEARING
L21	80.47'	S16°15'20"W
L22	137.38'	S25°56'58"W
L23	347.97'	S29°04'44"W
L24	236.34'	S31°26'41"W
L25	58.25'	N42°48'04"W
L26	93.14'	N63°13'31"W
L27	147.61'	N62°19'02"W
L28	26.38'	N74°55'01"W
L29	65.07'	N74°55'01"W
L30	28.70'	N63°00'32"W
L31	66.72'	N64°01'02"W
L32	79.27'	N64°01'02"W
L33	76.68'	N63°14'02"W
L34	63.72'	N63°14'02"W
L35	31.14'	N42°48'02"W

BUILDING SETBACKS:
40' FRONT
25' REAR
15' SIDE

SITE DATA TABLE:
A) TOTAL ACREAGE IS 53.97 ACRES+/-
B) SMALLEST TRACT IS 8.48 ACRES+/-
C) TOTAL NUMBER OF TRACTS IS (5)

SIGHT DISTANCE TABLE: FOR 25 MPH POSTED SPEED
1) 280 LT. & 330 RT.
2) 290 LT & 290 RT
3) 290 LT & 300 RT
4) 300 LT & 300 RT
5) 300 LT & 280 RT

VICINITY MAP
(NOT TO SCALE)



3" CAPPED PIPE

S89°17'29"W 716.27'

3" CAPPED PIPE (POC)

NE CORNER NE1/4-NE1/4 SECTION 33 T-14-S, R-1-E

S23°34'11"W 147.72'

1/2" REBAR CAPPED(LS11281)

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

ALABAMA EAST ZONE GRID

GRID NORTH & BEARINGS SHOWN ARE IN REFERENCE TO NAD83 ALABAMA EAST ZONE STATE PLANE COORDINATES ESTABLISHED BY STATIC GPS, RTK, GPS AND CONVENTIONAL SURVEYING METHODS.

O/E

OLD COMPTON ROAD R/W (30 FT FROM CL ON THE OWNERS SIDE OF ROAD DEDICATED PER THIS PLAT)

40 FT SETBACK

PROPOSED DRIVE WAY LOCATION

TRACT (1)
9.20
ACRES+/-

TRACT (2)
8.78
ACRES+/-

TRACT (3)
8.48
ACRES+/-

TRACT (4)
17.28
ACRES+/-

TRACT (5)
10.23
ACRES+/-

N25°09'47"E 1207.95'

S25°09'47"W 1549.92'

S25°09'47"W 1505.33'

S25°09'47"W 1446.40'

15 FT SIDE SETBACKS

S25°09'47"W 700.00'

25 FT REAR SETBAKS

S62°10'18"E 722.02' 744.02'

FEMA FLOOD ZONE X SCALED FROM MAP
FEMA FLOOD ZONE A (NOT FIELD LOCATED)

RED VALLEY ROAD (60' R/W)

OLD COMPTON ROAD (60' R/W)

REFERENCE PIN

LOFTIS PROPERTIES, LLC.
8423 RIVER ROAD
PETERSBURG, VA. 23803

3" CAPPED PIPE

PAUL SPAIN
214 SPRING VALLEY ROAD
REMLAP, AL 35133

N16°49'44"E 311.69'

NAIL/CAP IN ROCK PILE

DOWN FENCE LINE

N63°00'32"W 183.38'

25 FT REAR SETBACKS

N62°00'02"W 157.45'

PAUL SPAIN
214 SPRING VALLEY ROAD
REMLAP, AL 35133

N56°57'02"W 316.67'

DOWN FENCE LINE

N59°52'02"W 185.47'

FEMA MAP NO. 01009C0450F 3/21/2019

OWNER:
GENE HOWE
REVOCABLE LIVING TRUST
34146 ICKLER AVENUE NORTH
LILLIAN, AL 36549

PRIVATE WELLS ARE TO UTILIZED FOR WATER SUPPLY AND THE NEW TRACT OWNERS WILL BE RESPONSIBLE FOR THE COST AND LOCATION. SHALL COMPLY WITH ANY ADPH REGULATIONS AND /OR REQUIRMENTS.

1. 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.
2. CONTRACTOR AND/OR DEVELOPER ARE RESPONSIBLE FOR PROVIDING BUILDING SITES FREE OF DRAINAGE PROBLEMS.
3. NO FURTHER SUBDIVISION OF ANY PARCEL SHOWN HEREON SHALL BE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE BLOUNT COUNTY COMMISSION.
4. 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 AT TO OBTAIN PIPE PERMIT.
5. THIS ENTIRE PROPERTY IS LOCATED IN FLOOD ZONE X AND ZONE A AS SHOWN ON THE LATEST FEDERAL INSURANCE RATE MAPS (PANEL NUMBER 01009C0450F 3/21/2019
6. ANY CONSTRUCTION OR ENCROACHMENT IN A DESIGNATED FLOOD PLAIN MUST COMPLY WITH THE BLOUNT COUNTY FLOOD DAMAGE PREVENTION ORDINANCE.
7. 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 ENGINEEER. ALL DEVELOPMENT WITHIN A DESIGNATED FLOOD PLAIN MUST COMPLY WITH THE BLOUNT COUNTY FLOOD DAMAGE PREVENTION ORDINANCE.
8. BLOUNT COUNTY IS NOT NOW, NOR WILL BE IN THE FUTURE, RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE ROADS OR EASEMENTS SHOWN ON THIS PLAT.
9. 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 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.
10. RIGHTS OF WAY SHALL BE KEEP CLEAR OF TALL VEGETATION FOR SIGHT DISTANCE PURPOSES.

STATE OF ALABAMA:
COUNTY OF BLOUNT:

I, DONALD H. TUCKER, JR., A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALABAMA, FOR WALKER SURVEYING COMPANY, P.C., STATE THAT THIS IS A PLAT OF AN ACTUAL FIELD SURVEY OF TRACTS 1 THRU 5, INCLUSIVE OF "HOWE PROPERTY".

LEGAL DESCRIPTION:

COMMENCE AT A 3" CAPPED PIPE MARKING THE NE CORNER OF THE NE1/4-NE1/4 IN SECTION 33, T-14-S, R-1-E, THENCE S89°17'29"W 716.27' ALONG THE NORTH LINE OF SAID FORTY TO A 3" CAPPED PIPE, THENCE LEAVING SAID FORTY LINE S23°34'11"W 147.72' TO A 1/2" REBAR CAPPED(CA-497-LS) ON THE NORTHERLY R/W OF OLD COMPTON ROAD (50' R/W), THENCE LEAVING SAID R/W S33°33'03"W 29.64' TO A MAGNETIC NAIL IN THE CENTER LINE OF OLD COMPTON ROAD (50' R/W), THENCE LEAVING SAID CENTER LINE S25°09'50"W 27.21' TO A 1/2" REBAR CAPPED(LS11281) ON THE SOUTHERLY R/W OF OLD COMPTON ROAD (50' R/W), SAID POINT BEING THE POINT OF BEGINNING, THENCE ALONG SAID R/W THE FOLLOWING CHORD BEARINGS AND DISTANCES: THENCE S82°58'07"E 72.36' TO A POINT, THENCE S65°01'12"E 88.77' TO A POINT, THENCE S67°53'07"E 107.40' TO A 1/2" REBAR CAPPED(CA-50439-LS), THENCE S55°19'26"E 145.42' TO A POINT, THENCE S50°26'20"E 110.04' TO A 1/2" REBAR CAPPED(CA-50439-LS), THENCE S50°26'20"E 194.21' TO A POINT, THENCE S57°30'43"E 62.41' TO A 1/2" REBAR CAPPED(CA-50439-LS), THENCE S57°30'43"E 57.62' TO A POINT, THENCE S70°17'37"E 80.00' TO A 1/2" REBAR CAPPED(CA-50439-LS), THENCE S70°17'37"E 70.20' TO A POINT, THENCE S82°55'58"E 200.47' TO A POINT, THENCE S62°20'23"E 67.75' TO A POINT, THENCE S42°09'30"E 69.97' TO A POINT, THENCE S20°50'09"E 80.91' TO A POINT, THENCE S04°14'15"E 90.53' TO A POINT, THENCE S02°42'28"W 462.42' TO A POINT, THENCE S09°33'53"W 138.70' TO A POINT, THENCE S16°15'20"W 77.50' TO A POINT IN A DITCH, THENCE S16°15'20"W 80.47' TO A POINT, THENCE S25°56'58"W 137.38' TO A POINT, THENCE S29°04'44"W 347.97' TO A POINT, THENCE S31°26'41"W 236.34' TO A 1/2" REBAR CAPPED(CA-50439-LS), THENCE LEAVING SAID R/W N82°48'04"W 58.25' TO A NAIL, THENCE N59°52'02"W 185.47' TO A NAIL, THENCE N63°13'31"W 93.14' TO A NAIL, THENCE N62°19'02"W 147.61' TO A NAIL, THENCE N56°57'02"W 316.67' TO A NAIL, THENCE N74°55'01"W 91.45' TO A NAIL, THENCE N62°00'02"W 157.45' TO A NAIL, THENCE N63°00'32"W 212.08' TO A NAIL, THENCE N64°01'02"W 145.99' TO A NAIL, THENCE N63°14'02"W 76.68' TO A NAIL, THENCE N63°14'02"W 63.72' TO A NAIL/CAP IN A ROCK PILE, THENCE LEAVING SAID DOWN FENCE LINE N16°49'44"E 311.69' TO A 3" CAPPED PIPE, THENCE N25°09'47"E 1207.95' TO A 1/2" REBAR CAPPED(LS11281) ON THE SOUTHERLY R/W OF OLD COMPTON ROAD (50' R/W), THENCE LEAVING SAID R/W N25°09'47"E 27.21' TO THE POINT OF BEGINNING, CONTAINING 53.97 ACRES MORE OR LESS.

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.

_____ DATE:_____
DONALD H. TUCKER, JR., PLS
WALKER SURVEYING COMPANY, PC
PLS #21862, CA PLS 50439

STATE OF ALABAMA:
COUNTY OF ETOWAH:

I, _____, NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT DONALD H. TUCKER, JR., WHOSE NAME AS SIGNED TO THE FOREGOING PLAT, 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 THE_____DAY OF _____, 2026.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

DEDICATION:

I, GENE HOWE, THE OWNER OF SAID LANDS SURVEYED BY DONALD H. TUCKER, JR., DO HEREBY CERTIFY THAT TITLE WAS AND IS VESTED IN SAID OWNER(S) AND JOIN IN THE FOREGOING STATEMENT MADE BY SAID GENE HOWE, AS 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 TRACTS AS SHOWN BY SAID PLAT AND DO HEREBY DEDICATE, GRANT, AND CONVEY FOR PUBLIC USE THE STREET, ALLEYS AND PUBLIC GROUNDS AS SHOWN ON PLAT.

SIGNED AND SEALED IN THE PRESENCE OF:

_____ _____ _____
GENE HOWE DATE

STATE OF ALABAMA:
COUNTY OF BLOUNT:

I, _____, NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT GENE HOWE, WHOSE NAME IS SIGNED TO THE FOREGOING PLAT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENT OF THE PLAT, HE IS OWNER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF
SAID LIMITED LIABILITY COMPANY.

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

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL BY THE REMLAP-PINE MOUNTAIN WATER:

THE UNDERSIGNED, AS AUTHORIZED BY THE REMLAP-PINE MOUNTAIN WATER, HEREBY APPROVED THE WITHIN PLAT FOR THE RECORDING OF THE SAME IN THE PROBATE OFFICE OF BLOUNT COUNTY, ALABAMA, THIS THE _____ DAY OF _____, 2026.

_____ _____
REMLAP-PINE MOUNTAIN WATER/ AGENT DATE

CERTIFICATE OF APPROVAL BY THE E-911 BOARD

THE WITHIN PLAT OF "VAUGHN ROAD ACRES", BLOUNT COUNTY, ALABAMA, IS HEREBY APPROVED BY THE E-911 BOARD OF BLOUNT COUNTY, ALABAMA.

_____ DATE:_____
APPROVING AGENT

CERTIFICATE OF APPROVAL BY THE ALABAMA POWER COMPANY:

THE UNDERSIGNED, AS AUTHORIZED BY THE ALABAMA POWER, HEREBY APPROVED THE WITHIN PLAT FOR THE RECORDING OF THE SAME IN THE PROBATE OFFICE OF BLOUNT COUNTY, ALABAMA, THIS THE _____ DAY OF _____, 2026.

_____ _____
ALABAMA POWER/ AGENT DATE

BLOUNT COUNTY HEALTH DEPARTMENT:

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

I HEREBY APPROVE THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE, OF BLOUNT COUNTY, ALABAMA, THIS THE_____DAY OF_____,2026.

_____
PUBLIC HEALTH ENVIRONMENTALISTS

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 THE SAME IN THE PROBATE OFFICE OF BLOUNT COUNTY, ALABAMA, THIS THE_____DAY OF_____,2026. BY APPROVING THIS PLAT FOR RECORDING, AS COUNTY ENGINEER, I DO NO GUARANTEE THE ACCURACY OF THE SURVEY.

_____ _____
COUNTY ENGINEER DATE
COUNTY OF BLOUNT, ALABAMA

LEGEND

- TREE
- NAIL
- CALCULATED POINT, NO PIN SET OR FOUND
- CONCRETE MONUMENT
- CONCRETE MONUMENT WITH DISC
- EXISTING IRON PIN
- FORTY CORNER
- RAILROAD SPIKE
- CAPPED 1/2" REBAR (CA-50439-LS)
- RAILROAD TRACKS
- LINE NOT TO SCALE
- FENCE LINE
- CENTER LINE
- POWER POLE
- OVERHEAD ELECTRIC LINE

REVISIONS

HOWE PROPERTY
BLOUNT COUNTY, ALABAMA

JOB INFORMATION

DRAWN BY:	ADW
CHECKED BY:	DHT
FIELD NOTES:	2024/07 PG. 13
SURVEY CREW:	CP, BW
SURVEY #:	S24-046
S-T-R:	33-14-1

WALKER SURVEYING COMPANY, PC

5430 OLD HIGHWAY #278E
HOKES BLUFF, AL 35903
PHONE: (256)492-7940
FAX: (256)492-8417
EMAIL:
walkersurveyingcompany@gmail.com