

2233583
BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
Filed/cert. 01/28/2026 02:25 PM
TOTAL \$25.00 1 Pages
SLIDE 3046D

NORTHERN PINES

A RESUBDIVISION OF LOTS 1-4 PINE NEST SUBDIVISION
SLIDE 2973-E
LYING IN
SECTION 28
TOWNSHIP 6 SOUTH - RANGE 6 EAST
BALDWIN COUNTY - ALABAMA
DECEMBER 9, 2025

STATE OF ALABAMA
COUNTY OF BALDWIN

I, Trent Wilson, a Professional Land Surveyor, State of Alabama, hereby certify that I have surveyed the property of the Spring Fed, LLC, situated in Baldwin County, Alabama and described as follows:

Lots 1 through 4 of PINE NEST SUBDIVISION as recorded in the Office of the Judge of Probate of Baldwin County, Alabama in Slide 2973-E.

And that the plat or map contained hereon is a true and correct map showing the subdivision into which the property described is divided giving the length and bearings of the boundaries of each lot and easement and its number and showing the streets, alleys and public grounds and giving the bearings, length, width and names of the streets, said map further shows the relation of the land so platted to the Government Survey, and that permanent monuments have been placed at points marked as hereon shown. I further certify that all parts of this survey and drawing have been completed in accordance with the requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief.

WITNESS my hand this 20 day of Jan., 2026

Trent Wilson
Trent Wilson
Alabama FLS# 34764

OWNER'S DEDICATION
Spring Fed, LLC, PO Box 12, Pensacola, FL, 32591, as owner, have caused the land embraced in the within plat to be surveyed, laid out and platted to be known as
lying in Section 28, 24 Township 6 South, Range 6 East, Baldwin County, Alabama.

Sherrod Levin (Authorized Agent)

ACKNOWLEDGMENT
STATE OF ALABAMA
COUNTY OF BALDWIN
I, *Sherrod Levin*, Notary Public in and for said County, in said State, hereby certify that Sherrod Levin, whose name as authorized agent of the Spring Fed, LLC, 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, and as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.
GIVEN under my hand and official seal this 18 day of Dec., 2025
Notary Public

MORTGAGE ACCEPTANCE
IN WITNESS WHERE OF, *Dennis Carlston* of *EAST BAY CHANNING WAY, LLC*, the owners of the mortgage on the above described property, has caused this instrument to be executed by the undersigned officers, thereunto duly authorize on this the 23 day of December, 2025.

Dennis Carlston
Authorized Signature
OF *EAST BAY CHANNING WAY, LLC*
By: *Dennis Carlston*
As its: *MANAGING PRINCIPAL*

ACKNOWLEDGMENT
STATE OF ALABAMA
COUNTY OF BALDWIN
I, *Dennis Carlston*, Notary Public in and for said County, in said State, hereby certify that *Dennis Carlston*, 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, and as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.
GIVEN under my hand and official seal this the 23 day of December, 2025.

Notary Public

CERTIFICATE OF APPROVAL BY THE ELECTRIC UTILITY PROVIDER
BALDWIN EMC
The undersigned, as authorized representative of Baldwin EMC, hereby approves the within plat for the recording of same in the Probate Office of Baldwin County, Alabama, this the 17th day of January, 2026.

Authorized representative

CERTIFICATE OF APPROVAL BY THE
COUNTY ENGINEER
The undersigned, as County Engineer of Baldwin County, Alabama, hereby approves the within plat for the recording of same in the Probate Office of Baldwin County, Alabama, this the 20 day of January, 2026.

CERTIFICATE OF APPROVAL BY THE
BALDWIN COUNTY PLANNING AND ZONING COMMISSION
The undersigned, as *Chairman* of Baldwin County Planning and Zoning Commission, hereby certifies that, at its meeting of *December 2, 2025*, the Baldwin County Planning and Zoning Commission approved the within plat for the recording of the same in the Probate Office of Baldwin County, Alabama, this the 6 day of January, 2026.

CERTIFICATE OF APPROVAL BY THE
BALDWIN COUNTY HEALTH DEPARTMENT
The lot(s) on this plat are subject to approval or deletion by the Baldwin County Health Department. 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 it set out here on.
Signed this the 20 day of January, 2026.

Authorized Signature

CERTIFICATE OF APPROVAL BY THE
BALDWIN COUNTY E-911 ADDRESSING
The undersigned, as authorized by the Baldwin County E-911 Board, hereby approves the road names as depicted on the within plat and hereby approves the within plat for the recording of same in the Probate Office of Baldwin County, Alabama, this the 18th day of January, 2026.

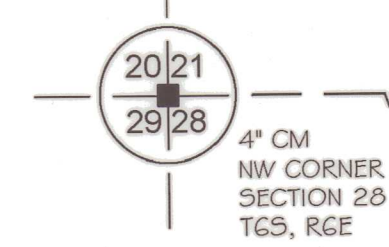
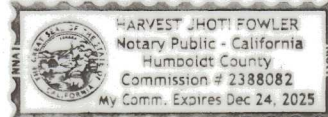
CERTIFICATE OF THE BALDWIN COUNTY PLANNING DIRECTOR
The undersigned, as Director of the Baldwin County Planning and Zoning Department, hereby approves the within plat for the recording of same in the Probate Office of Baldwin County, Alabama, this the 20 day of January, 2026.

CERTIFICATE OF APPROVAL BY THE WATER PROVIDER
EAST CENTRAL BALDWIN COUNTY WATER, SEWER AND FIRE PROTECTION AUTHORITY
The undersigned, as authorized representative of EAST CENTRAL BALDWIN COUNTY WATER, SEWER AND FIRE PROTECTION AUTHORITY, hereby approves the within plat for the recording of same in the Probate Office of Baldwin County, Alabama, this the 15th day of January, 2026.

Authorized representative

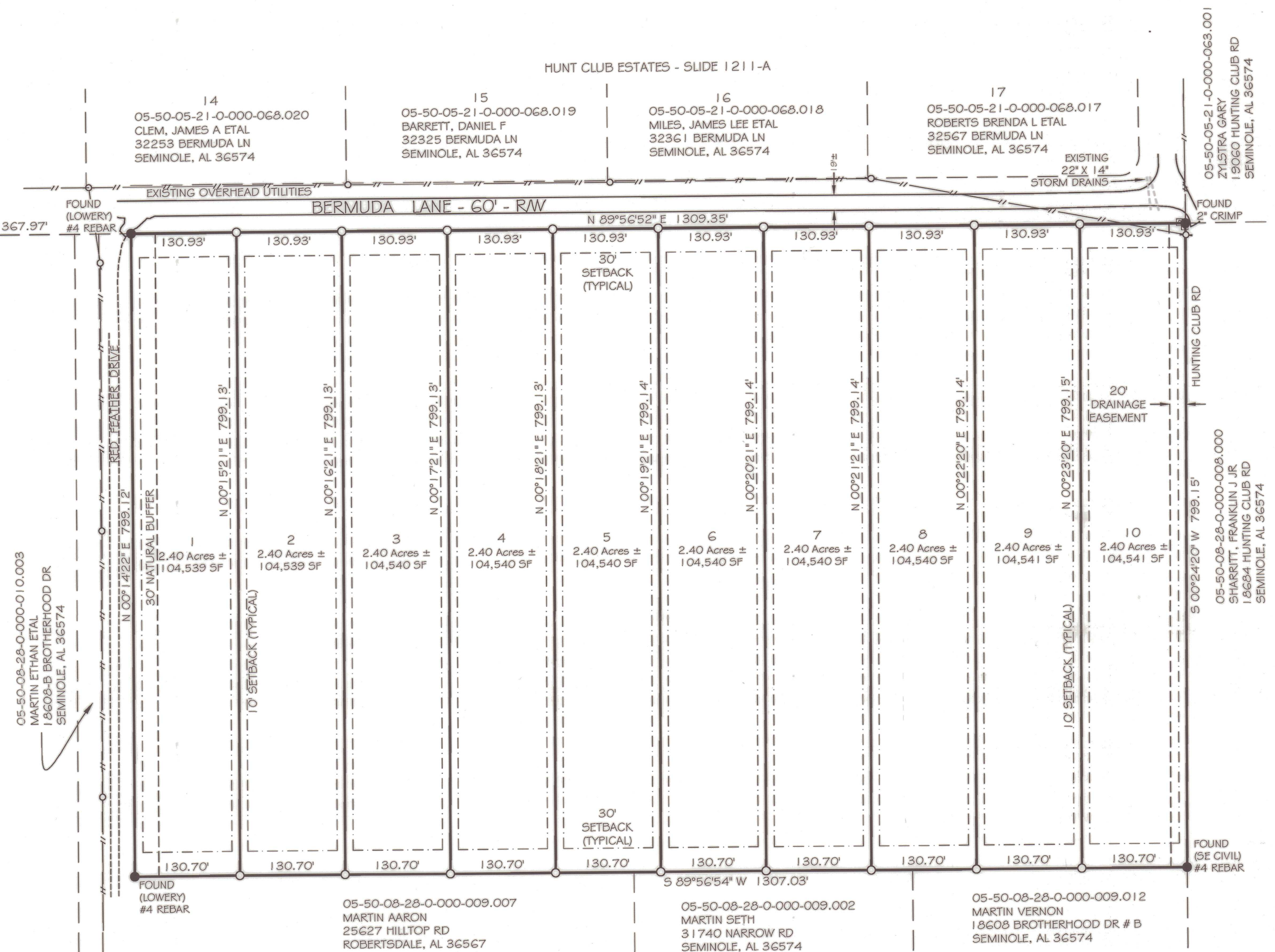
BALDWIN EMC NOTE:
There is a dedicated herewith a 10 foot utility easement on all lot lines and common areas adjacent to the right-of-ways and a 10 foot utility easement on each side of lot and common area lines, unless otherwise noted.

Northern Pines



- NOTES:
1. BEARINGS ARE BASED ON GEODETIC NORTH AS OBTAINED BY GPS OBSERVATION.
 2. THIS PROPERTY WAS SCALED ONTO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE MAP NUMBERS 01003C0855M AND 01003C0740M EFFECTIVE 4/19/2019 AND FOUND TO BE IN ZONE X.
 3. FINISHED FLOOR ELEVATION OF EACH RESIDENCE SHALL BE A MINIMUM OF 1 FOOT ABOVE FINISHED LOT GRADE.
 4. DRIVEWAY ACCESS SHALL BE IN ACCORDANCE WITH BALDWIN COUNTY ACCESS MANAGEMENT POLICY.

DRAINAGE/UTILITY EASEMENTS
EXTERNAL REAR AND SIDE BOUNDARY LOT LINES: 15 FEET
INTERIOR REAR AND SIDE LOT LINES: 10 FEET



W
EYLAND
WILSON
SURVEYORS

Trent Wilson FLS #34764
Weyland Wilson Surveying LLC
229 E. 20th Ave., Suite 10
Gulf Shores, AL 36542
Phone: (251) 975-7555

ON-SITE UTILITIES

ELECTRIC - BALDWIN EMC
WATER - EAST CENTRAL BALDWIN COUNTY WATER, SEWER
AND FIRE PROTECTION AUTHORITY
SEWER - SEPTIC

SITE DATA

ZONING: UN-ZONED
PLANNING DISTRICT - 13
TOTAL AREA: 24 ACRES
NUMBER OF LOTS: 10
SMALLEST LOT: 104,539 SF - 2.40 ACRES
LARGEST LOT: 104,540 SF - 2.40 ACRES

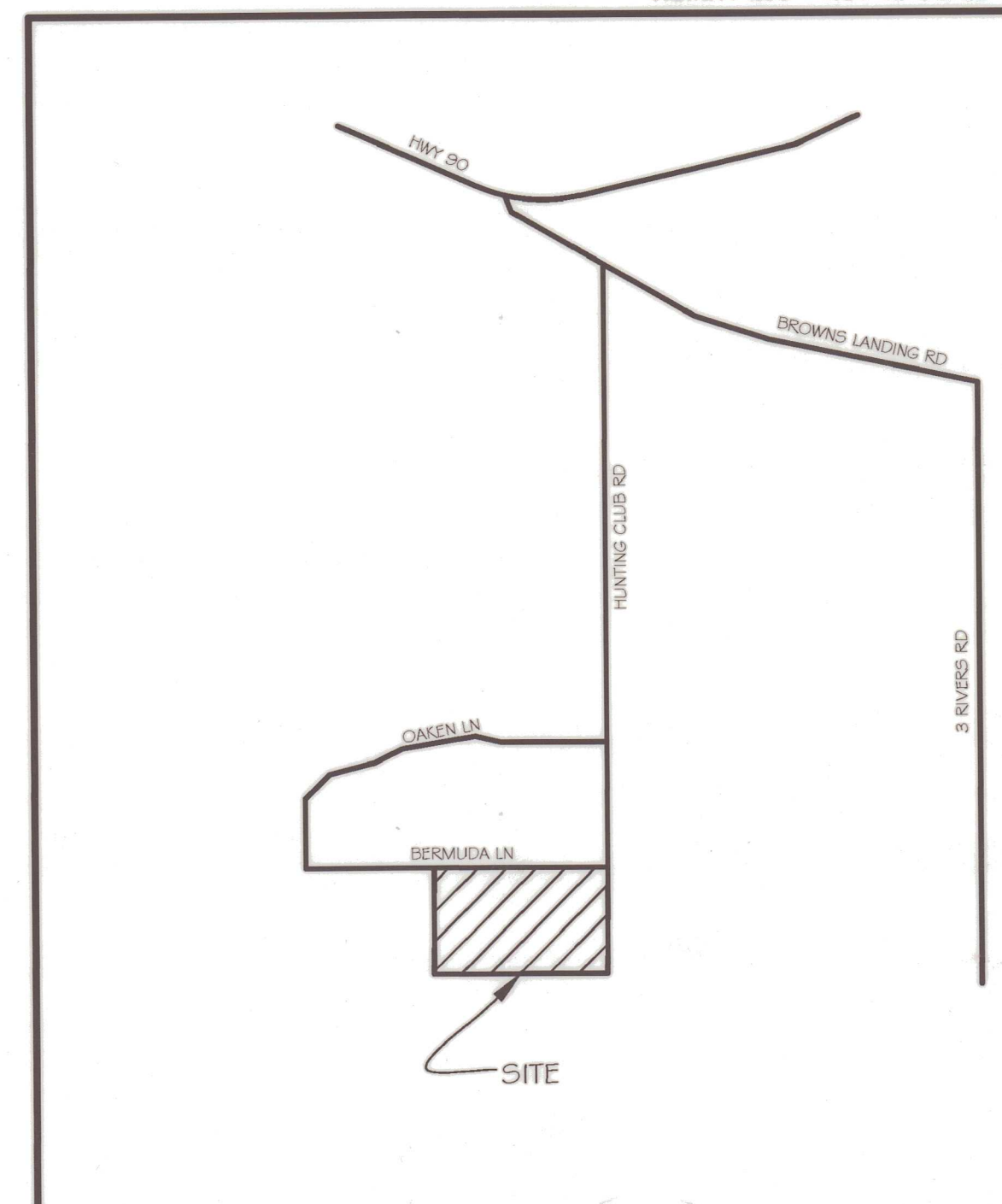
OWNER:
SPRING FED, L L C
P.O. Box 12
PENSACOLA, FL 32591

TAX PARCEL #S
05-50-08-28-0-000-009.001
05-50-08-28-0-000-009.003
05-50-08-28-0-000-009.004
05-50-08-28-0-000-009.005

SETBACKS

FRONT - 30'
SIDE - 10'
REAR - 30'
SIDE STREET - 20'
HCS ALONG BERMUDA LANE IS 40' FROM
CENTERLINE OF ROW AT THE TIME
OF RECORDING

VICINITY MAP - NOT TO SCALE



LEGEND
RW RIGHT OF WAY
S.F. SQUARE FEET
CM CONCRETE MONUMENT
O (CA 1165) #4 REBAR SET