

BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
Filed/Cert.: 7/11/2023 10:31 AM
TOTAL \$ 40.00
2 Pages

SLIDE 0002900-D

2073192

BFLC EIGHTMILE CREEK EAST PHASE V

RESUBDIVISION OF LOT 5 OF
BFLC EIGHTMILE CREEK EAST PHASE I
SLIDE 2807-F

BALDWIN COUNTY, ALABAMA
SECTION 05, TOWNSHIP 5 SOUTH, RANGE 5 EAST
DATE OF PLAT: APRIL 7, 2023

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 Belle Fountain Land Company LLC, a Corporation, situated in Baldwin County, Alabama and described as follows:

Lot 5 of BFLC EIGHTMILE CREEK EAST PHASE I as recorded in the Office of the Judge of Probate of Baldwin County, Alabama in Slide 2807-F.

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 thus (c) 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.

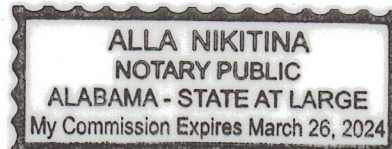
WITNESS my hand this 24 day of May, 2023.

Trent Wilson
Trent Wilson
Alabama PLS# 34764

OWNER'S DEDICATION

Belle Fountain Land Company LLC, P.O. Box 4088, Gulf Shores, AL 36547, as Owner, have caused the land embraced in the within plat to be surveyed, laid out and platted to be known as BFLC EIGHTMILE CREEK EAST PHASE V, a part of Section 5, Township 5, Range 5 East, Baldwin County, Alabama, and that the (Streets, Drives, Alleys, Easements, etc.) as shown on said plat are hereby dedicated to the use of the public.

Donald S. Ryals (Authorized Agent)



ACKNOWLEDGMENT

STATE OF ALABAMA
COUNTY OF BALDWIN

I, Alla Nikitina, Notary Public in and for said County, in said State, hereby certify that Donald S. Ryals, whose name as authorized agent of Belle Fountain Land Company 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 the 10 day of May, 2023.

Alla Nikitina
Notary Public

MORTGAGE ACCEPTANCE

IN WITNESS WHERE OF, Kim McKinley of Alabama Ag Credit 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 10th day of May, 2023.

Authorized Signature

Of Alabama Ag Credit
By: Kim McKinley
As Its: VPRM

ACKNOWLEDGMENT

STATE OF ALABAMA
COUNTY OF BALDWIN

I, Rachel Frolik Schommer, Notary Public in and for said County, in said State, hereby certify that Kim McKinley 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 10th day of May, 2023.

Rachel Frolik Schommer
Notary Public



CERTIFICATE OF APPROVAL BY BALDWIN EMC

The undersigned, as authorized by Baldwin EMC hereby approves the within plat for the recording of same in the Probate Office of Baldwin County, Alabama, this the 18th day of May, 2023.

Authorized Signature

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 7 day of July, 2023.

NTS
County Engineer

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 May 4, 2023, 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 5 day of July, 2023.

Baldwin County Planning and Zoning Commission

By: Chairman
Its: Chairman

CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY HEALTH DEPARTMENT

LARGE FLOW DEVELOPMENT
ACCORDING TO 223-3-1-1 THIS DIVISION OF LAND IS EXEMPT FROM THE ALABAMA DEPARTMENT OF PUBLIC HEALTH RULES REGARDING BUILDING DEVELOPMENT. THE SIGNATURE AFFIXED HEREON DOES NOT IMPLY AN APPROVAL FOR ANY EXISTING OR FUTURE ONSITE SEWAGE TREATMENT SYSTEM.
Signed this 7th day of May, 2023.

Authorized Signature

CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY E-911 ADDRESSING

The undersigned, as authorize 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 10th day of May, 2023.

Roberto S. V.
Authorized Signature

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 6th day of June, 2023.

NTS
Planning Director

**WEYGAND
ILSON**
SURV YORS

Trent Wilson PLS 834764
Weygand Wilson Surveying LLC
229 E. 20th Ave., Suite 12
Gulf Shores, AL 36562
Phone (251) 975-7555

OWNER:
BELLE FOUNTAIN LAND COMPANY L L C
P O BOX 904
GULF SHORES, AL 36547
05-40-03-05-0-000-002.002

UTILITY PROVIDERS:
ELECTRIC - BALDWIN EMC
WATER - ON SITE (WELL)
SEWER - ON SITE (SEPTIC)

NOTES:

1. BEARINGS ARE BASED ON GEODECTIC NORTH AS OBTAINED BY GPS OBSERVATION.
2. THIS PROPERTY WAS SCALED ONTO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE MAP NUMBER 01003C0590M EFFECTIVE 4/19/2019 AND FOUND TO BE IN ZONES AE AND X.
3. ALL OR PART OF THE PROPERTY CONTAINED WITHIN THIS SUBDIVISION LIES IN A FLOODWAY OR FLOOD PRONE AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FEDERAL INSURANCE RATE MAP. PURCHASERS OF PROPERTY WITHIN THIS SUBDIVISION ARE ADVISED THAT THE CONSTRUCTION OF IMPROVEMENTS MAY BE SUBJECT TO ADDITIONAL INSURANCE REQUIREMENTS AND BUILDING REGULATIONS.
4. ALL CONSTRUCTION ON LOTS SHALL MEET THE STANDARDS SET FORTH IN THE BALDWIN COUNTY FLOOD PREVENTION ORDINANCE.
5. LOT 9 AS SHOWN SHALL HAVE ACCESS TO LINHOLM ROAD ONLY.
6. BALDWIN COUNTY WILL NOT BE RESPONSIBLE FOR MAINTENANCE OF ANY BODIES OF WATER.
7. BALDWIN COUNTY WILL NOT BE RESPONSIBLE FOR DRAINAGE EASEMENTS.

SITE DATA

TAX PARCEL # 05-40-03-05-0-000-002.002
ZONING: UN-ZONED
TOTAL AREA: 68.30 ACRES
NUMBER OF LOTS: 5
SMALLEST LOT: 3.05 ACRES
LARGEST LOT: 55.19 ACRES

SETBACKS:

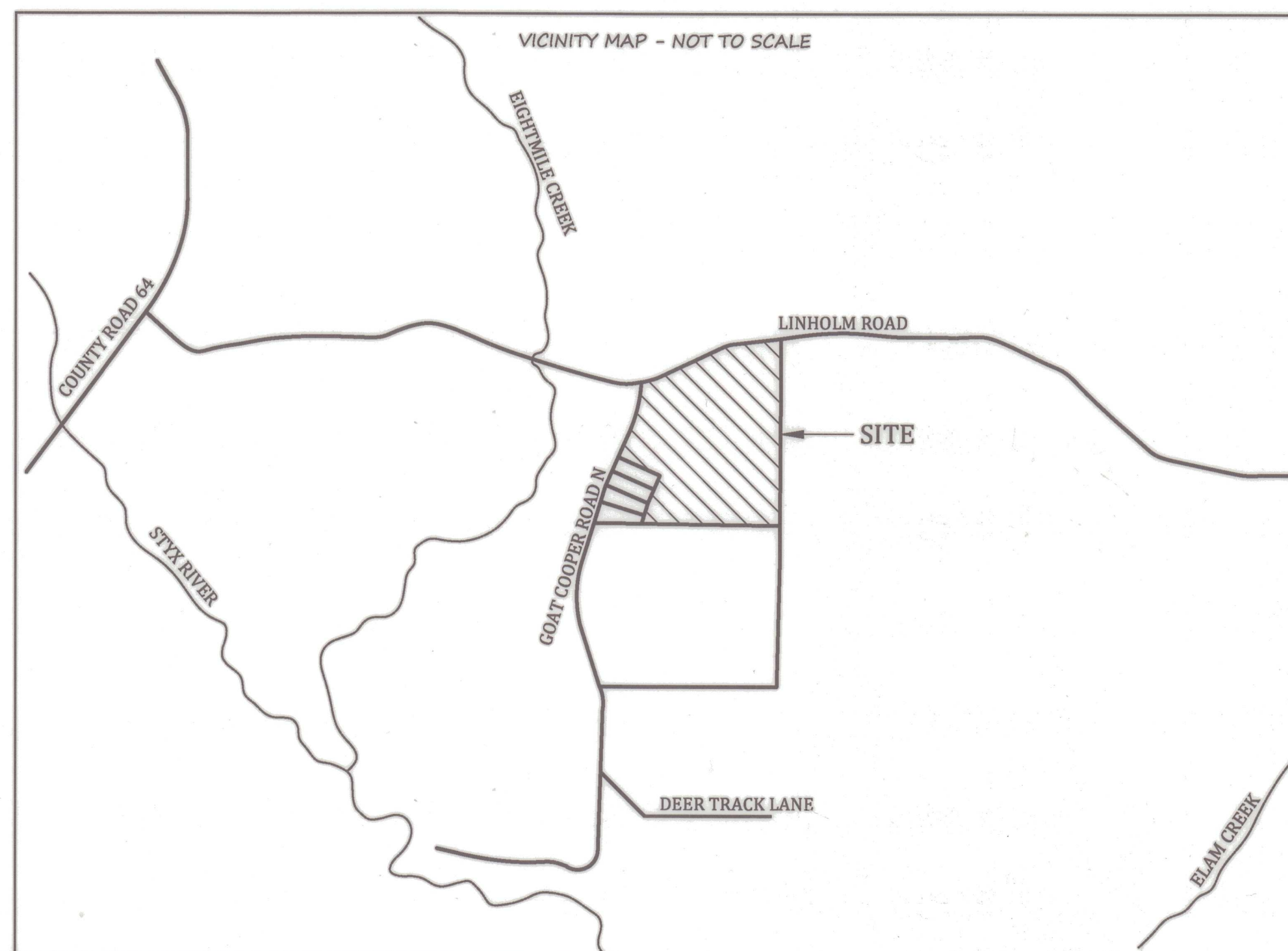
FRONT - 30'
REAR - 30'
SIDE - 10'

(UNLESS OTHERWISE SHOWN HEREON)

DRAINAGE/UTILITY EASEMENTS

FRONT - 15'
REAR - 20' TOTAL 10' EACH SIDE OF LOT LINE
Side: 20' TOTAL 10' EACH SIDE OF LOT LINE

IT IS THE EXPECTATION OF THE COUNTY PLANNING AND ZONING DEPARTMENT THAT THIS SUBDIVISION PLAT WILL BE RECORDED AS A SLIDE WITH THE OFFICE OF THE JUDGE OF PROBATE



LEGEND

CALC CALCULATED
CH CHORD
D DELTA
R RADIUS
RW RIGHT OF WAY
S.F. SQUARE FEET
CM CONCRETE MONUMENT
CA 1155 #4 REBAR SET
O FOUND IRON

BFLC EIGHTMILE CREEK EAST PHASE V

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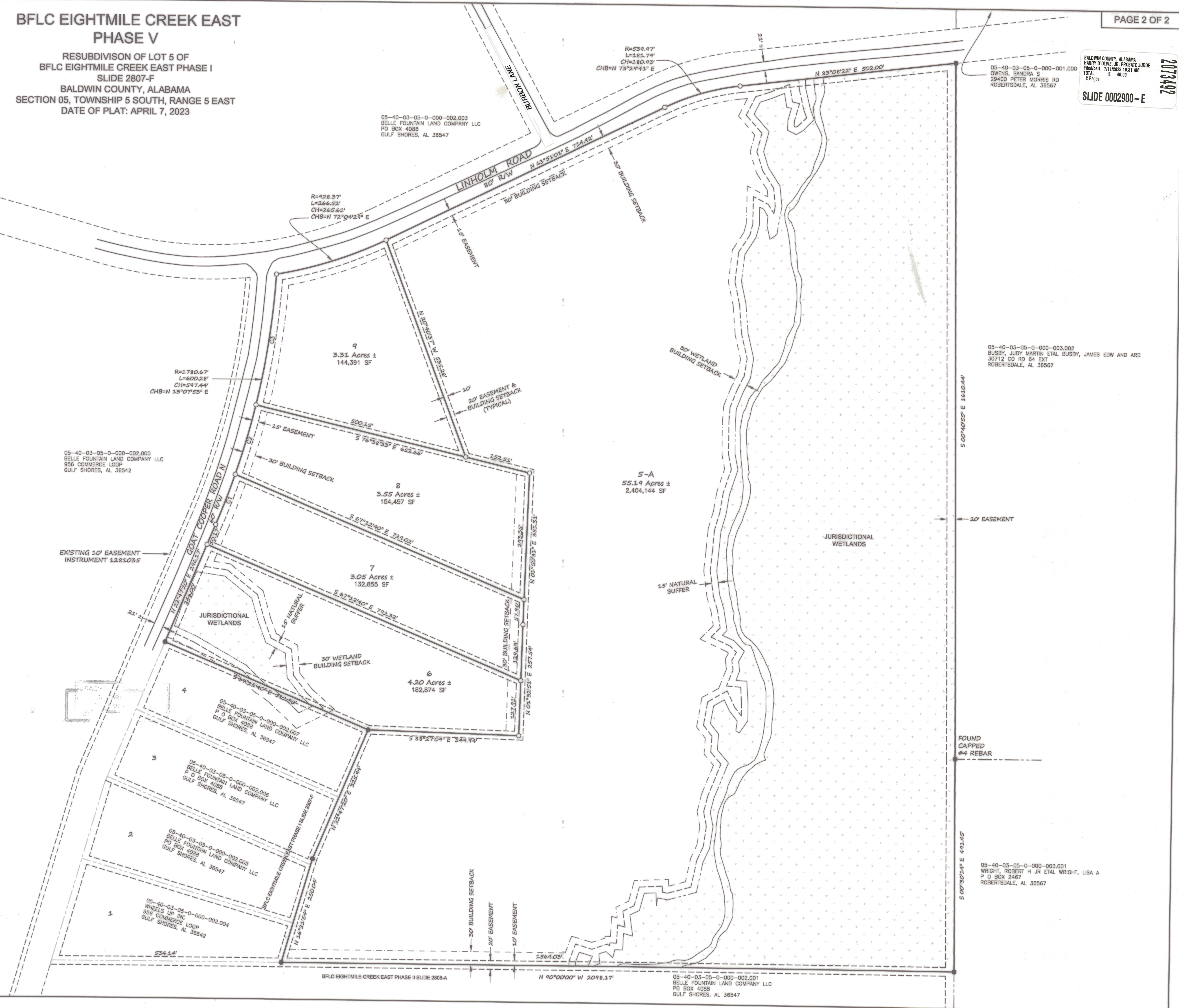
SCALE: 1"=100'



**WEYGAND
WILSON**
SURVYORS

Trent Wilson, PLS #34764
Weygand Wilson Surveying LLC
229 E. 20th Ave., Suite 12
Gulf Shores, AL 36542
Phone: (251) 976-7555

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1780.67'	124.38'	124.85'	N 37°46'47" E	40°13'00"
C2	1780.67'	168.23'	168.17'	N 16°03'51" E	8°24'48"
C3	1780.67'	307.17'	306.79'	N 08°24'58" E	9°53'01"



05-40-03-05-0-000-001.000
OWENS, SANDRA S
29400 PETER MORRIS RD
ROBERTSDALE, AL 36567

05-40-03-05-0-000-003.002
BUSBY, JUDY MARTIN ETAL BUSBY, JAMES EDW AND ARD
30712 CD RD 64 EXT
ROBERTSDALE, AL 36567

FOUND
CAPPED
#4 REBAR

05-40-03-05-0-000-003.001
WRIGHT, ROBERT H JR ETAL WRIGHT, LISA A
P O BOX 2467
ROBERTSDALE, AL 36567

05-40-03-05-0-000-002.003
BELLE FOUNTAIN LAND COMPANY LLC
PO BOX 4088
GULF SHORES, AL 36547

05-40-03-05-0-000-002.000
BELLE FOUNTAIN LAND COMPANY LLC
956 COMMERCE LOOP
GULF SHORES, AL 36542

05-40-03-05-0-000-002.007
BELLE FOUNTAIN LAND COMPANY LLC
PO BOX 4088
GULF SHORES, AL 36547

05-40-03-05-0-000-002.006
BELLE FOUNTAIN LAND COMPANY LLC
PO BOX 4088
GULF SHORES, AL 36547

05-40-03-05-0-000-002.005
BELLE FOUNTAIN LAND COMPANY LLC
PO BOX 4088
GULF SHORES, AL 36547

05-40-03-05-0-000-002.004
WHEELS UP INC
956 COMMERCE LOOP
GULF SHORES, AL 36542

05-40-03-05-0-000-002.001
BELLE FOUNTAIN LAND COMPANY LLC
PO BOX 4088
GULF SHORES, AL 36547