

BFLC BLACKWATER SUBDIVISION

BALDWIN COUNTY, ALABAMA
SECTION 2 & 11, TOWNSHIP 6 SOUTH, RANGE 4 EAST
DATE OF PLAT: SEPTEMBER 29, 2023

BALDWIN COUNTY, ALABAMA
HARRY D OLIVE, JR. PROBATE JUDGE
Filed Oct. 11/14/2023 2:30 PM
TOTAL \$ 70.00
4 Pages

SLIDE 0002920-B

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

Commence at an axle at the Northeast corner of the Northeast quarter of Section 2, Township 6 South, Range 4 East, thence S 00°10'08" E a distance of 2649.71 feet to a pine knot and Point of Beginning; thence S 89°37'28" E a distance of 1275.15 feet to a #4 rebar; thence S 00°00'12" W a distance of 656.65 feet to a #4 rebar; thence S 87°55'24" W a distance of 847.02 feet to a #4 rebar; thence S 02°16'35" E a distance of 619.63 feet to a #4 rebar; thence S 85°49'30" W a distance of 670.71 feet to a #4 rebar; thence S 00°58'19" E a distance of 1308.52 feet to a #4 rebar; thence S 89°41'23" E a distance of 1312.34 feet to a #5 rebar; thence S 00°09'25" E a distance of 1356.01 feet to a #4 rebar; thence S 00°22'40" E a distance of 1331.55 feet to a (Raber) #4 rebar; thence N 89°13'54" W a distance of 2028.16 feet to a #4 rebar; thence S 89°56'52" W a distance of 675.44 feet to a (Raber) #4 rebar; thence N 00°04'05" W a distance of 2636.42 feet to a capped #4 rebar; thence N 00°05'08" W a distance of 2364.45 feet to a (CA 1165) #4 rebar; thence N 90°00'00" E a distance of 1325.19 feet to a (CA 1165) #4 rebar; thence N 08°47'31" E a distance of 335.91 feet to the Point of Beginning, having an area of 268.60 acres, more or less.

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 the 3 day of Oct., 2023.

Trent Wilson
Alabama FL 58-34764

OWNER'S DEDICATION
Belle Fountain Land Company LLC, 955 Commerce Loop, Gulf Shores, AL 36542, as owner, have caused the land embraced in the within plat to be surveyed, laid out and plotted to be known as BFLC BLACKWATER SUBDIVISION PHASE 1, a part of Sections 2 and 11, Township 6 South, Range 4 East, Baldwin County, Alabama.

Donald S Ryals (Authorized Agent)

ACKNOWLEDGMENT
STATE OF ALABAMA
COUNTY OF BALDWIN
I, ALLA NIKITINA, Notary Public in and for said County, Baldwin County, Alabama, do hereby certify that Donald S Ryals, whose name as authorized agent of the 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 3 day of October, 2023.

MORTGAGE ACCEPTANCE
IN WITNESS WHEREOF, Drew Milligan, 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 authorized on this the 4 day of Oct., 2023.

Authorized Signature Of Alabama Ag Credit
By Drew Milligan
As its Relationship manager

ACKNOWLEDGMENT
STATE OF ALABAMA
COUNTY OF BALDWIN
I, Drew Milligan, Notary Public in and for said County, Baldwin County, Alabama, do hereby certify that Drew Milligan, 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 4 day of October, 2023.

CERTIFICATE OF APPROVAL BY THE
COUNTY ENGINEER
The undersigned, as County Engineer of Baldwin County, Alabama, hereby approve the within plat for the recording of same in the Probate Office of Baldwin County, Alabama, this the 7 day of November, 2023.

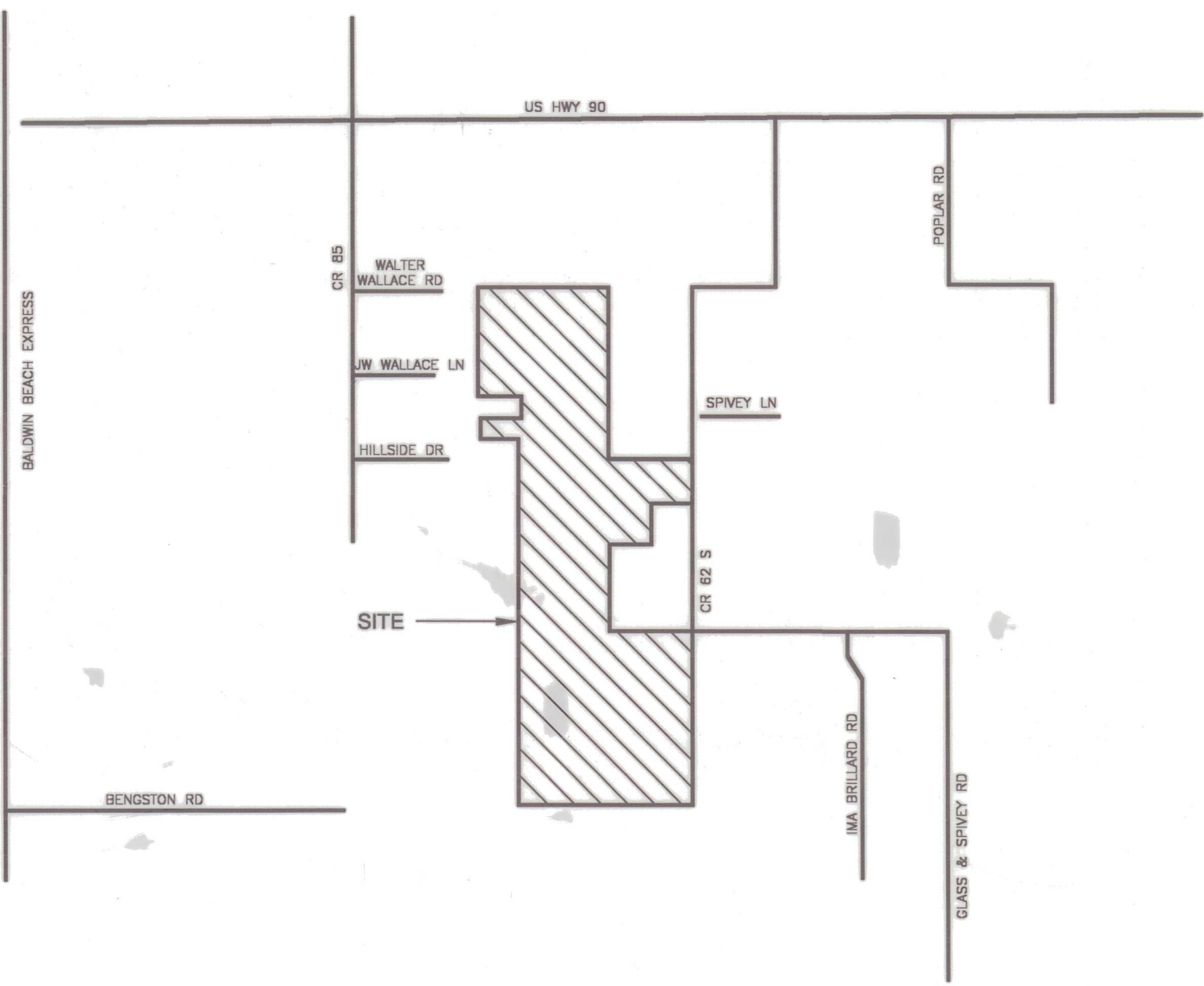
CERTIFICATE OF APPROVAL BY THE
BALDWIN COUNTY PLANNING AND ZONING COMMISSION
The undersigned, as Chairman of Baldwin County Planning and Zoning Commission, hereby certifies that, at its meeting of September 7 the 24 day of October, 2023, Baldwin County Planning and Zoning Commission approved the within plat for the recording of same in the Probate Office of Baldwin County, Alabama, this the 24 day of October, 2023.

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 if set out here on."
Signed this the 11 day of October, 2023.

CERTIFICATE OF APPROVAL BY THE
BALDWIN COUNTY E-911 ADDRESSING
The undersigned, as authorized by the Baldwin County E-911 Board, hereby approve 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 11 day of October, 2023.

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 24 day of October, 2023.

VICINITY MAP - NOT TO SCALE



COVER SHEET FOR GENERAL
INFORMATION ONLY
SEE SHEETS 2-4 FOR DETAILED SURVEY
AND OTHER PLAT INFORMATION

SCALE: 1"=300'

WEYBAND
ILSON
SURVYORS

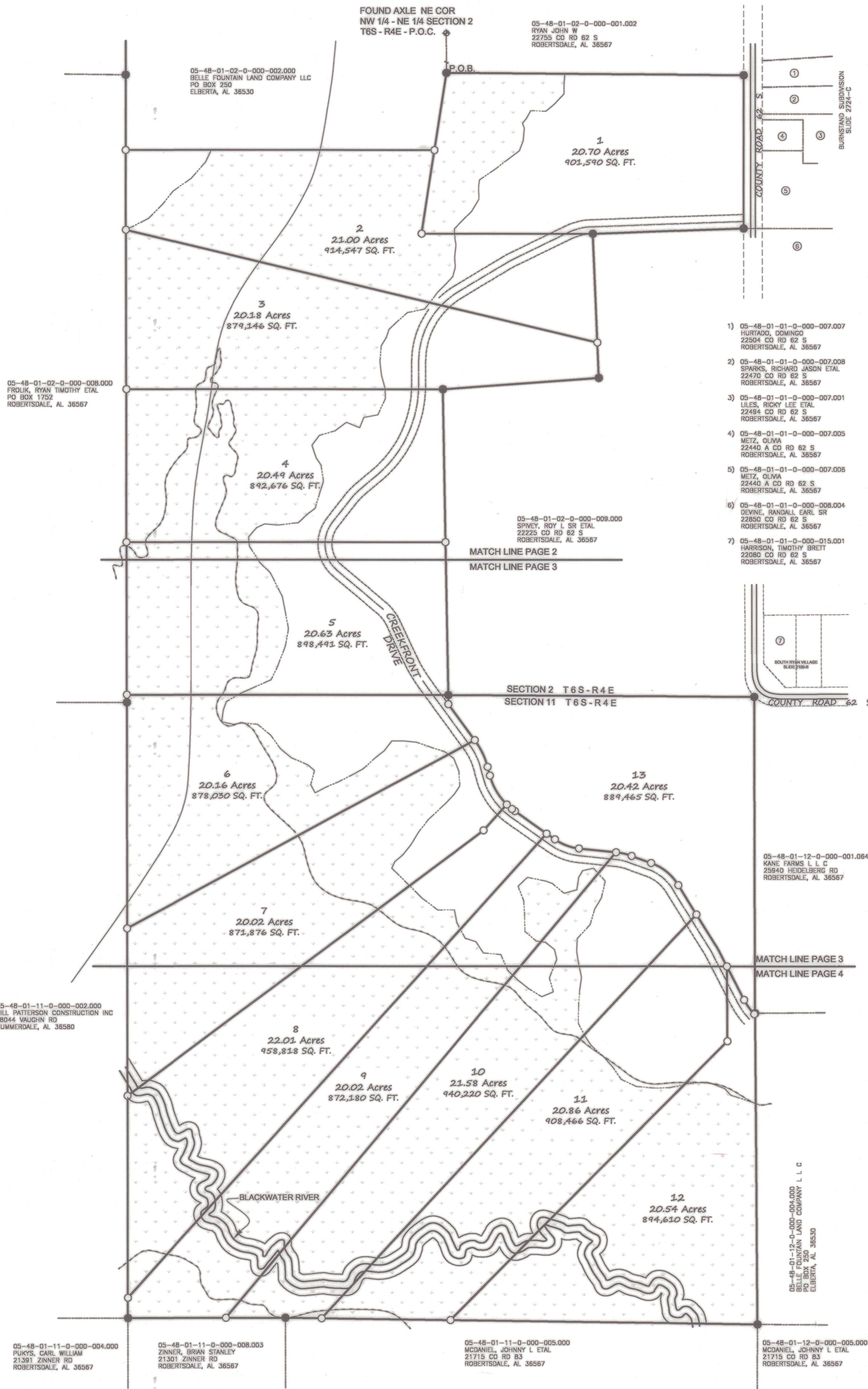
Trent Wilson PLS 834764
Weyband Wilson Surveying LLC
229 E. 20th Ave., Suite 12
Gulf Shores, AL 36542
Phone: (251) 975-7555

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

0 300 600 900

OWNER:
BELLE FOUNTAIN LAND COMPANY L L C
P.O. Box 4088
Gulf Shores, AL 36547

TAX PARCEL # 05-48-01-02-0-000-002.000
05-48-01-11-0-000-001.000



SITE DATA

ZONING: RA
PLANNING DISTRICT - 12
TOTAL AREA: 268.60 ACRES
NUMBER OF LOTS: 13
SMALLEST LOT: 20.02 ACRES
LARGEST LOT: 21.96 ACRES

DRAINAGE/UTILITY EASEMENTS

60' EASEMENT FRONTAGE - 30'
SIDES - 15' (7.5' EACH SIDE OF LOT LINE)

SETBACKS

EASEMENT FRONTAGE - 40'
FRONT - 40'
SIDE - 15'
REAR - 40'
WETLANDS - 30' NON-DISTURB

HCS IS 40' ALONG COUNTY ROAD
62 S AT TIME OF RECORDING

NOTES:

1. BEARINGS ARE BASED ON GEODECTIC NORTH AS OBTAINED BY GPS OBSERVATION.
2. LEGAL DESCRIPTION PROVIDED BY CLIENT.
3. THIS PROPERTY WAS SCALED ONTO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE MAP NUMBER 01003C0695M, EFFECTIVE 4/19/2019 AND FOUND TO BE IN ZONES "X" AND (AE) AS SHOWN HEREON.
4. BALDWIN COUNTY WILL NOT BE RESPONSIBLE FOR MAINTAINING DRAINAGE EASEMENTS, WATER BODIES OR WATER COURSES.
5. JURISDICTIONAL WETLANDS SHOWN HEREON MAY BE FILLED ONLY WHERE NECESSARY TO PROVIDE ACCESS TO LOTS WHERE APPROVAL FOR SUCH FILL HAS BEEN RECEIVED FROM THE CORP OF ENGINEERS AND OTHER APPROPRIATE GOVERNMENTAL AGENCIES.
6. CREEKFONT DRIVE, A 60' INGRESS/EGRESS/UTILITIES EASEMENT IS PRIVATE AND NOT SUBJECT TO MAINTENANCE BY BALDWIN COUNTY.
7. 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.

LEGEND

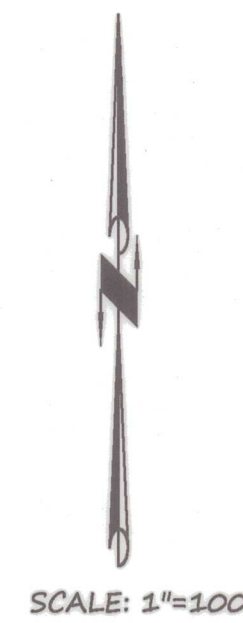
CH CHORD
R RADIUS
RW RIGHT OF WAY
SF SQUARE FEET
(TYP) TYPICAL
Q CA 1165 #4 REBAR SET
UA UPLAND AREA

- LEGEND
- BUILDING
CALCULATED
CHORD
DELTA
MANHOLE
RADIUS
RIGHT OF WAY
SQUARE FEET
AIR CONDITIONER
UTILITY POLE
ANCHOR
WALL
CONCRETE
WATER METER
SEWER BOX
IRRIGATION CONTROL BOX
FIRE HYDRANT
COMMUNICATION BOX
ELECTRIC BOX
FIBER OPTIC BOX
LIGHT POLE
STAKING POINT
MEASURED
RECORDED
CONCRETE MONUMENT
FENCE
OVERHEAD UTILITIES

BALDWIN COUNTY, ALABAMA
HARRY D. OLIVE, JR., PROBATE JUDGE
Filed Oct. 11/14/2023 2:58 PM
TOTAL \$ 70.00
4 Pages

SLIDE 0002920-C

209344



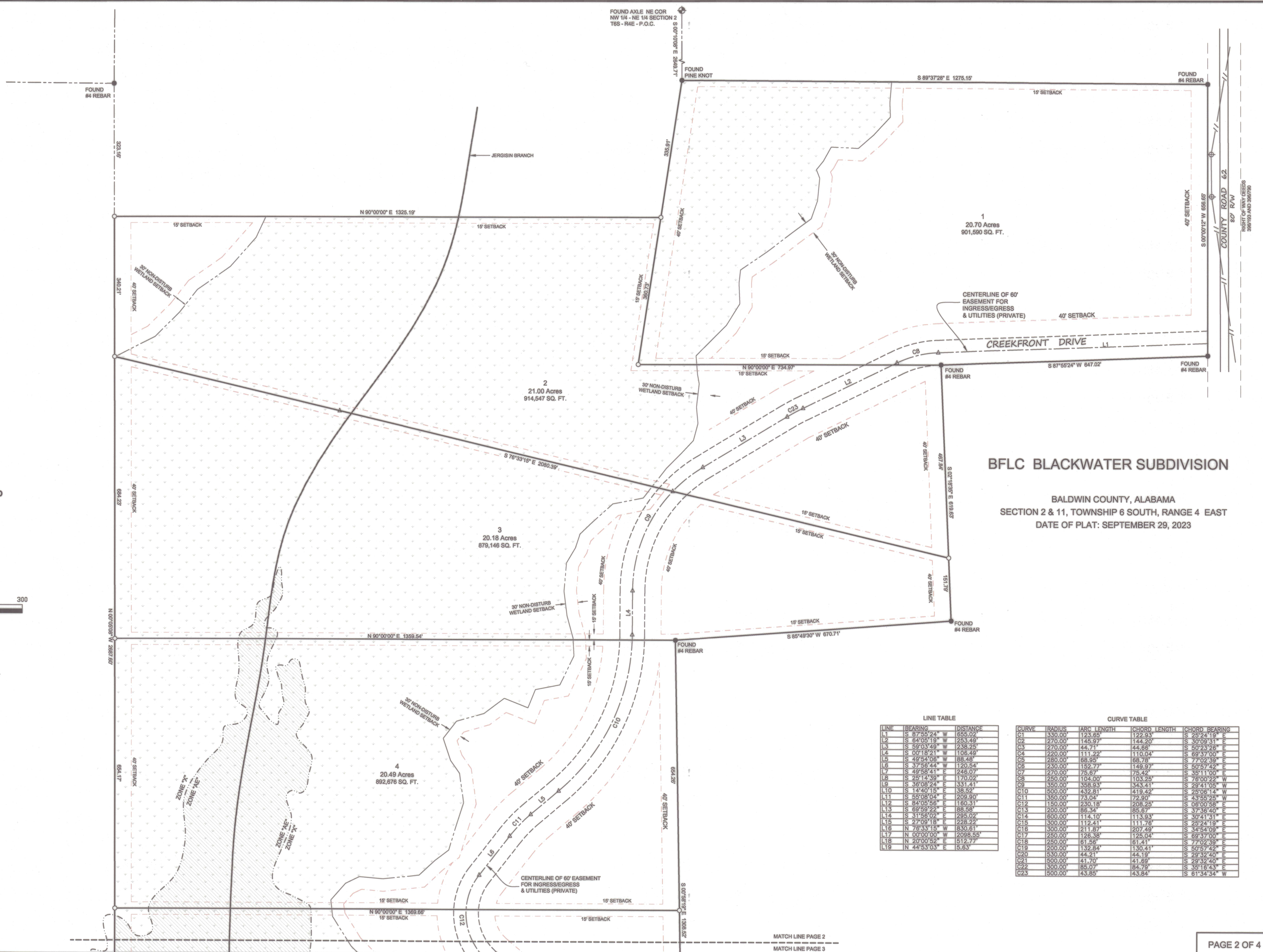
SCALE: 1"=100'

**WEYGAND
ILSON**
SURVYORS

Trent Wilson PLS #34764
Weygand Wilson Surveying LLC
229 E. 20th Ave., Suite 12
Gulf Shores, AL 36542
Phone: (251) 975-7555



- LEGEND
- CH CHORD
R RADIUS
RW RIGHT OF WAY
SF SQUARE FEET
(TYP) TYPICAL
CA 1155 #4 REBAR SET
UA UPLAND AREA



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 87°55'24" W	655.02'
L2	S 64°05'19" W	253.49'
L3	S 59°03'49" W	238.25'
L4	S 00°18'21" W	106.49'
L5	S 49°54'06" W	88.48'
L6	S 37°56'44" W	120.54'
L7	S 49°59'41" E	246.07'
L8	S 25°14'39" E	170.02'
L9	S 36°08'24" E	331.41'
L10	S 14°40'15" E	38.52'
L11	S 55°08'04" E	209.90'
L12	S 84°05'56" E	160.31'
L13	S 69°59'22" E	88.58'
L14	S 31°56'02" E	295.02'
L15	S 27°09'18" E	228.22'
L16	N 78°33'15" W	830.61'
L17	N 00°00'00" W	2098.55'
L18	N 20°00'52" E	512.77'
L19	N 44°53'03" E	5.63'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	330.00'	123.65'	122.93'	S 25°24'19" E
C2	270.00'	145.97'	144.20'	S 30°09'31" E
C3	270.00'	44.71'	44.86'	S 50°23'26" E
C4	220.00'	111.22'	110.04'	S 69°37'00" E
C5	280.00'	68.95'	68.78'	S 77°02'39" E
C6	230.00'	152.77'	149.97'	S 50°57'42" E
C7	270.00'	75.67'	75.42'	S 35°11'00" E
C8	250.00'	104.00'	103.25'	S 76°00'22" W
C9	350.00'	358.93'	343.41'	S 29°41'05" W
C10	500.00'	432.81'	419.42'	S 25°08'14" W
C11	350.00'	73.04'	72.90'	S 43°55'28" W
C12	150.00'	230.18'	208.25'	S 06°00'58" E
C13	200.00'	86.34'	85.67'	S 37°36'40" E
C14	800.00'	114.10'	113.93'	S 30°41'31" E
C15	300.00'	112.41'	111.76'	S 25°24'19" E
C16	300.00'	211.87'	207.49'	S 34°54'09" E
C17	250.00'	126.38'	125.04'	S 69°37'00" E
C18	250.00'	61.56'	61.41'	S 77°02'39" E
C19	200.00'	132.84'	130.41'	S 50°57'42" E
C20	530.00'	44.21'	44.19'	S 29°32'40" E
C21	500.00'	41.70'	41.69'	S 29°32'40" E
C22	300.00'	85.07'	84.79'	S 35°18'43" E
C23	500.00'	43.85'	43.84'	S 61°34'34" W

MATCH LINE PAGE 2
MATCH LINE PAGE 3

BALDWIN COUNTY, ALABAMA
HARRY D. OLIVE, JR., PROBATE JUDGE
Filed Oct. 11/14/2023 2:38 PM
TOTAL \$ 70.00
4 Pages
SLIDE 0002920-D
2005344

**BFLC BLACKWATER SUBDIVISION
PHASE 1**
BALDWIN COUNTY, ALABAMA
SECTION 2 & 11, TOWNSHIP 6 SOUTH, RANGE 4 EAST
DATE OF PLAT: SEPTEMBER 29, 2023

MATCH LINE PAGE 2
MATCH LINE PAGE 3

LINE	BEARING	DISTANCE
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C7	270.00	75.67	75.42	S 35°11'00" E
C8	250.00	104.00	103.25	S 76°00'22" W
C9	350.00	358.93	343.41	S 29°41'05" W
C10	500.00	432.81	419.42	S 25°06'14" W
C11	350.00	73.04	72.90	S 43°55'25" W
C12	150.00	230.18	208.25	S 06°00'58" E
C13	200.00	86.34	85.67	S 37°36'40" E
C14	600.00	114.10	113.93	S 30°41'31" E
C15	300.00	112.41	111.78	S 25°24'19" E
C16	300.00	211.87	207.49	S 34°54'09" E
C17	250.00	126.38	125.04	S 69°37'00" E
C18	250.00	61.56	61.41	S 77°02'39" E
C19	200.00	132.84	130.41	S 50°57'42" E
C20	530.00	44.21	44.19	S 29°32'40" E
C21	500.00	41.70	41.69	S 29°32'40" E
C22	300.00	85.07	84.79	S 35°16'43" E
C23	500.00	43.85	43.84	S 61°34'34" W

SOUTH RYAN VILLAGE
SLIDE 2150-B
LOT 1 LOT 2

COUNTY ROAD 62
80' R/W
RIGHT OF WAY DEEDS
398/193 AND 398/790



**WEYGAND
WILSON**
SURV YORS
Trent Wilson PLS #34764
Weygand Wilson Surveying LLC
228 E. 20th Ave., Suite 12
Gulf Shores, AL 36542
Phone: (251) 975-7555



LEGEND
CH CHORD
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SF SQUARE FEET
(TYP) TYPICAL
O CA 1165 #4 REBAR SET
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MATCH LINE PAGE 3
MATCH LINE PAGE 4

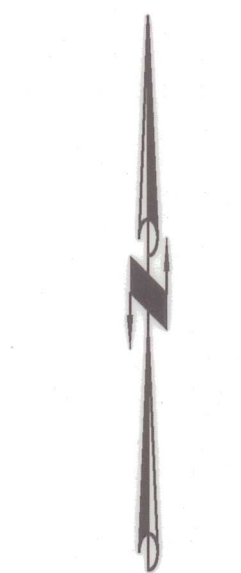
BFLC BLACKWATER SUBDIVISION

BALDWIN COUNTY, ALABAMA
SECTION 2 & 11, TOWNSHIP 6 SOUTH, RANGE 4 EAST
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BALDWIN COUNTY, ALABAMA
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SLIDE 0002920-E

2005344



SCALE: 1"=100'

MATCH LINE PAGE 3
MATCH LINE PAGE 4

FOUND #4 REBAR

WEYLAND WILSON
SURVYORS

Trent Wilson PLS #34764
Weyland Wilson Surveying LLC
229 E. 20th Ave., Suite 12
Gulf Shores, AL 36542
Phone: (251) 976-7565



LEGEND	
CH	CHORD
R	RADIUS
R/W	RIGHT OF WAY
SF	SQUARE FEET
(TYP)	TYPICAL
CA	CA 1185 #4 REBAR SET
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