CW STABLESIDE ESTATES PHASE 1

A RESUBDIVISION OF FIRST REVISION
BFLC WATERHOLE BRANCH - INSTRUMENT 2222593
& SLIDE 3037-F
BALDWIN COUNTY, ALABAMA
SECTION 15, TOWNSHIP 6 SOUTH, RANGE 4 EAST
DATE OF PLAT: OCTOBER 2, 2026

2286667
BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
Filed/cert. 11/05/2026 02:47 PM
TOTAL $26.00 1 Pages
SLIDE 3094 – E

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:

Being a part of Lot 1A of FIRST REVISION BFLC WATERHOLE BRANCH as recorded in the Office of the Judge of Probate of Baldwin County, Alabama in Instrument 2222593 & Slide 3037-F, more fully described as below:

Commence at the Southeast corner of Section 15, Township 6 South, Range 4 East, Baldwin County, Alabama; thence N 00°05'18" E a distance of 40.48 feet to a capped rebar lying at the intersection of the North right of way of County Road 38 and the East right of way of Brown Road; thence along the North right of way of County Road 38 S 89°42'14" W a distance of 105.00 feet to a point on a chamfer in right of way with the West right of way of Brown Road and Point of Beginning; thence continue along the North right of way of County Road 38 S 89°42'14" W a distance of 413.01 feet; thence leaving said right of way N 00°13'03" W a distance of 456.80 feet; thence S 89°54'42" E a distance of 120.00 feet; thence N 00°13'03" W a distance of 532.01 feet; thence S 89°59'05" W a distance of 764.99 feet; thence N 08°37'12" W a distance of 130.65 feet; thence N 14°24'57" W a distance of 232.81 feet; thence N 35°06'41" W a distance of 135.02 feet; thence N 04°01'45" W a distance of 231.59 feet; thence S 87°13'47" E a distance of 128.22 feet; thence N 26°39'55" E a distance of 46.78 feet; thence N 31°38'11" E a distance of 51.65 feet; thence N 05°10'32" E a distance of 68.13 feet; thence N 07°30'23" W a distance of 86.82 feet; thence N 86°26'02" E a distance of 53.89 feet; thence S 68°10'45" E a distance of 40.98 feet; thence S 19°55'26" E a distance of 65.13 feet; thence S 51°32'50" E a distance of 71.68 feet; thence S 67°22'42" E a distance of 44.44 feet; thence S 69°19'03" E a distance of 63.64 feet; thence N 85°01'48" E a distance of 48.25 feet; thence N 69°44'00" E a distance of 57.56 feet; thence N 53°53'35" E a distance of 68.45 feet; thence N 34°41'59" E a distance of 63.72 feet; thence N 05°43'39" W a distance of 63.87 feet; thence N 25°08'37" W a distance of 41.16 feet; thence N 17°21'26" W a distance of 88.73 feet; thence N 48°06'49" E a distance of 62.37 feet; thence S 75°21'30" E a distance of 86.77 feet; thence S 87°16'14" E a distance of 67.41 feet; thence S 44°02'10" E a distance of 55.23 feet; thence S 31°13'28" E a distance of 51.18 feet; thence S 49°37'37" E a distance of 39.30 feet; thence S 72°02'50" E a distance of 24.21 feet; thence S 48°15'44" E a distance of 72.47 feet; thence N 28°22'23" E a distance of 65.79 feet; thence S 78°20'51" E a distance of 271.05 feet to a Point on the West right of way of Brown Road; thence along the West right of way of Brown Road with a curve turning to the right an arc length of 39.54 feet, with a radius of 40.00 feet, a chord bearing of S 29°05'12" E , and a chord length of 37.95 feet; thence continue along the West right of way of Brown Road thence S 00°46'12" E a distance of 580.26 feet; thence S 00°10'45" W a distance of 336.17 feet; thence S 00°26'42" E a distance of 335.41 feet; thence S 00°05'18" W a distance of 585.83 feet to a point on a chamfer in right of way with County Road 38; thence along said chamfer S 44°53'46" W a distance of 63.85 feet to the Point of Beginning, having an area 34.07 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 21 day of Oct, 2026

Trent R Wilson
Trent Wilson
Alabama PLS# 34764

ALABAMA LICENSED No. 34764 Professional Land Surveyor TRENT R. WILSON

OWNER'S DEDICATION
Belle Fountain Land Company, LLC, P.O. Box 907, 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 CW STABLESIDE ESTATES PHASE 1, a part of Section 15, Township 6, Range 4 East, Baldwin County, Alabama, and that the Easements as shown in the table 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, Amanda Weygand, 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 14 day of Oct, 2026

NOTARY PUBLIC exp 9-25-2029

AMANDA WEYGAND NOTARY PUBLIC ALABAMA STATE AT LARGE

MORTGAGEE'S ACCEPTANCE
In witness whereof, Rachel Schemmer (authorized representative) of Alabama Ag Credit (financial institution), the owners of the mortgage on the attached described property, has caused this instrument to be executed by the undersigned officer(s), thereunto duly authorized on this day of October, 2026
Mortgagee: Alabama Ag Credit
By: Rachel Schemmer
As Its: Rural Home Loan Officer

CERTIFICATION BY NOTARY PUBLIC
STATE OF Alabama
COUNTY OF Baldwin
I, Amanda Weygand, Notary Public in and for said County, in said State, hereby certify that Rachel Schemmer whose name as Rural Home Loan Officer (title) of the Alabama Ag Credit (financial institution), 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 day of October, 2026.

NOTARY PUBLIC exp 9-25-2029

AMANDA WEYGAND NOTARY PUBLIC ALABAMA STATE AT LARGE

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 21st day of October, 2026.

Authorized Signature

CERTIFICATE OF APPROVAL BY EAST CENTRAL BALDWIN WATER AUTHORITY
The undersigned, as authorized by East Centroal Baldwin Water Authority hereby approves the within plat for the recording of same in the Probate Office of Baldwin County, Alabama, this the 16th day of October, 2026.

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 2nd day of NOVEMBER, 2026

County Engineer JJN

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 the owners to special maintenance and reporting requirements, and these are on file with said health department and are made a part of this plat as set out hereon.
Signed this 21st day of Oct, 2026.

Authorized Signature

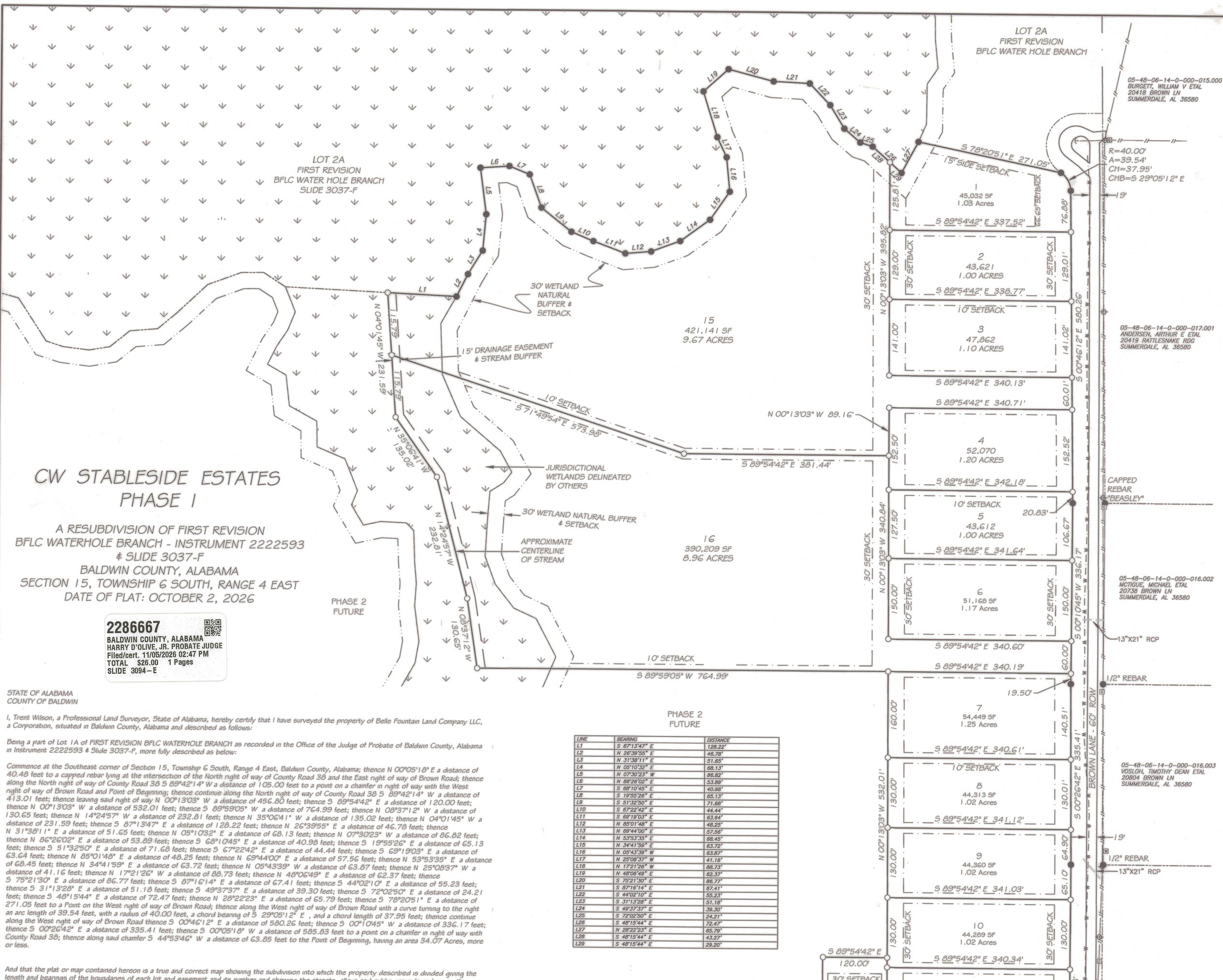
CERTIFICATE OF APPROVAL BY THE
BALDWIN COUNTY PLANNING AND ZONING COMMISSION
The undersigned, as Chairman of Baldwin County Planning and Zoning Commission, hereby certifies that, at its meeting of July 9th, 2026 the Baldwin County Planning and Zoning Commission approved the within plat for the recording of the same in the Probate Office of Baldwin County, Alabama, this day of , 2026. OF November, 2026.
Baldwin County Planning and Zoning Commission
By: Steven Humphrey
Its: Chairman

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 2nd day of NOVEMBER, 2026

Planning Director JM

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 30th day of October, 2026.

Authorized Signature



PHASE 2 FUTURE

LINE	BEARING	DISTANCE
L1	S 87°13'47" E	128.22'
L2	N 26°39'55" E	46.78'
L3	N 31°38'11" E	51.65'
L4	N 05°10'32" E	68.13'
L5	N 07°30'23" W	86.82'
L6	N 86°26'02" E	53.89'
L7	S 68°10'45" E	40.98'
L8	S 19°55'26" E	65.13'
L9	S 51°32'50" E	71.68'
L10	S 67°22'42" E	44.44'
L11	S 69°19'03" E	63.64'
L12	N 85°01'48" E	48.25'
L13	N 69°44'00" E	57.56'
L14	N 53°53'35" E	68.45'
L15	N 34°41'59" E	63.72'
L16	N 05°43'39" W	63.87'
L17	N 25°08'37" W	41.16'
L18	N 17°21'26" W	88.73'
L19	N 48°06'49" E	62.37'
L20	S 75°21'30" E	86.77'
L21	S 87°16'14" E	67.41'
L22	S 44°02'10" E	55.23'
L23	S 31°13'28" E	51.18'
L24	S 49°37'37" E	39.30'
L25	S 72°02'50" E	24.21'
L26	S 48°15'44" E	72.47'
L27	N 28°22'23" E	65.79'
L28	S 48°15'44" E	43.27'
L29	S 48°15'44" E	29.20'

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 01003C0635M EFFECTIVE 4/19/2019 AND FOUND TO BE IN ZONE X.
3. BALDWIN COUNTY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ANY DRAINAGE, UTILITY, OR INGRESS/EGRESS EASEMENTS.
4. ANY DISTURBANCE WITHIN 50' OF THE WETLANDS WILL REQUIRE AN UN-ZONED LAND DISTURBANCE PERMIT.
5. MAINTENANCE OF WATER BODIES SHALL NOT BE THE RESPONSIBILITY OF BALDWIN COUNTY.
6. WETLANDS SHOWN ARE JURISDICTIONAL DELINEATED BY OTHERS.
7. FUTURE DRIVEWAY ACCESS SHALL BE IN ACCORDANCE WITH BALDWIN COUNTY ACCESS MANAGEMENT POLICY.

RIGHT OF WAY DOCUMENT HISTORTY:

BROWN LANE - 60' ROW
SLIDE 2945 - D (INSTRUMENT 2120456)

CR 38 - 80' ROW
RP 404/1369
RP 404/1371
RP 395/1585
INSTRUMENT 2259079

WEYGAND WILSON SURVEYORS

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

OWNER:
BELLE FOUNTAIN LAND COMPANY L L C
P O BOX 907
GULF SHORES, AL 36547

LEGEND

CALC	CALCULATED
CH	CHORD
D	DELTA
R	RADIUS
R/W	RIGHT OF WAY
S.F.	SQUARE FEET
CM	CONCRETE MONUMENT
●	FOUND (CA 1165) #4 REBAR UNLESS OTHERWISE SHOWN
C	COMMUNICATION UTILITY
--W--	WATER LINE
E	ELECTRIC
W	WATER METER
○	SET (CA 1165) #4 REBAR

SCALE: 1"=100'

0 100 200 300

UTILITY PROVIDERS

ELECTRIC - BALDWIN EMC
WATER - EAST CENTRAL BALDWIN WATER AUTHORITY
SEWER - ON SITE (SEPTIC)

BALDWIN EMC EASEMENTS:

There is a dedicated herewith a 10 foot utility easement on all lot lines and common areas adjacent to the right-of-way's and a 10 foot utility easement on each side of lot and common area lines, unless otherwise noted.

SITE DATA

TAX PARCEL # 05-48-05-15-0-000-004.000
PLANNING DISTRICT 18
ZONING: UN-ZONED
TOTAL AREA: 34.07 ACRES±
NUMBER OF LOTS: 16
SMALLEST LOT: 43,621 SF
LARGEST LOT: 9.67 ACRES±
DENSITY: 2.12 ACRES PER UNIT

BUILDING SETBACKS:
FRONT - 30'
REAR - 30'
SIDE - 10'
WETLANDS - 30' NATURAL BUFFER
(UNLESS OTHERWISE SHOWN HEREON)
HCS FOR CR 38 IS 50' AT TIME OF RECORDING

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

VICINITY MAP - NOT TO SCALE

