

BFLC EIGHTMILE CREEK EAST PHASE VII

A RE-SUBDIVISION OF LOT 5 OF
BFLC EIGHTMILE CREEK EAST PHASE III
SLIDE 2894 D-F
BALDWIN COUNTY, ALABAMA
SECTION 5, TOWNSHIP 5 SOUTH, RANGE 5 EAST
DATE OF PLAT: NOVEMBER 17, 2023

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

2108633
BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
Filed/ent. 02/23/2024 09:51 AM
TOTAL \$55.00 0 Pages
SLIDE 0002935-A

SITE DATA
PLANNING DISTRICT 13
ZONING - UN-ZONED
TOTAL AREA: 158.90 ACRES
NUMBER OF LOTS: 18
SMALLEST LOT: 3.0 ACRES
LARGEST LOT: 85.51
HCS IS 40' ALONG LINHOLM RD. AND GOAT COOPER RD. AT THE TIME OF RECORDING

DRAINAGE/UTILITY EASEMENTS
Front: 15'
Rear: 20' Total - 10' Each side of lot line
Side: 20' Total - 10' Each side of lot line

SETBACKS:
FRONT - 30'
REAR - 30'
SIDE - 10'
POTENTIAL WETLANDS - 50'
(EXCEPT AS SHOWN HEREON)
HCS - 40' FROM CENTERLINE OF ROAD

LEGEND
CALC CALCULATED
CH CHORD
D DELTA
R RADIUS
RW RIGHT OF WAY
S.F. SQUARE FEET
CM CONCRETE MONUMENT
(CA 1185) #4 REBAR SET
USF UPLAND SQUARE FEET

- 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 NUMBER 01003C0590M EFFECTIVE 4/19/2019 AND FOUND TO BE IN ZONE "A" AS SHOWN HEREON.
 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. MAINTENANCE OF DRAINAGE/UTILITY EASEMENTS, COMMON AREAS, OR WATER BODY WITHIN THE PROPERTY SHALL NOT BE THE RESPONSIBILITY OF BALDWIN COUNTY.
 5. THE PORTION OF THE COMMON DRIVEWAY OUTSIDE THE PUBLIC RIGHT OF WAY AS SHOWN HEREON IS PRIVATE AND WILL NOT BE MAINTAINED BY BALDWIN COUNTY.
 6. LOT 7 HAS TWO AREAS WITH LESS THAN 40,000 SF OF BUILDABLE AREA AND THE ALABAMA DEPARTMENT OF PUBLIC HEALTH MAY REQUIRE AN ENGINEERED SEPTIC SYSTEM.

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:

Lot 5 of BFLC EIGHTMILE CREEK EAST PHASE III as recorded in the Office of the Judge of Probate of Baldwin County, Alabama in Slide 2894 D-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 the 22 day of Jan., 2024

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 VII, a part of Section 5, Township 5 South, 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)

ALLA NIKITINA
NOTARY PUBLIC
ALABAMA - STATE AT LARGE
My Commission Expires March 26, 2024

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 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 22 day of January, 2024

MORTGAGE ACCEPTANCE
IN WITNESS WHERE OF, Drew Milligan 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, therunto duly authorize on this the 22nd day of January, 2024

Authorized Signature: [Signature]
Of: Alabama Ag Credit
By: Drew Milligan Relationship Manager
As Its:

ACKNOWLEDGMENT
STATE OF ALABAMA
COUNTY OF BALDWIN
I, Shannon Griffin, Notary Public in and for said County, in said State, 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 22 day of January, 2024

CERTIFICATE OF APPROVAL BY Baldwin EMC
The undersigned, as authorized by the (name of electric, water, or sewer utility) hereby approves the within plat for the recording of same in the Probate Office of Baldwin County, Alabama, this the 22nd day of JANUARY, 2024

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 22 day of FEBRUARY, 2024

County Engineer: [Signature] WC
DUE TO LIMITED SIGHT DISTANCE, LOT 23 ACCESS SHALL USE THE 60' WIDE PRIVATE INGRESS/EGRESS EASEMENT BETWEEN LOTS 4 & 5.

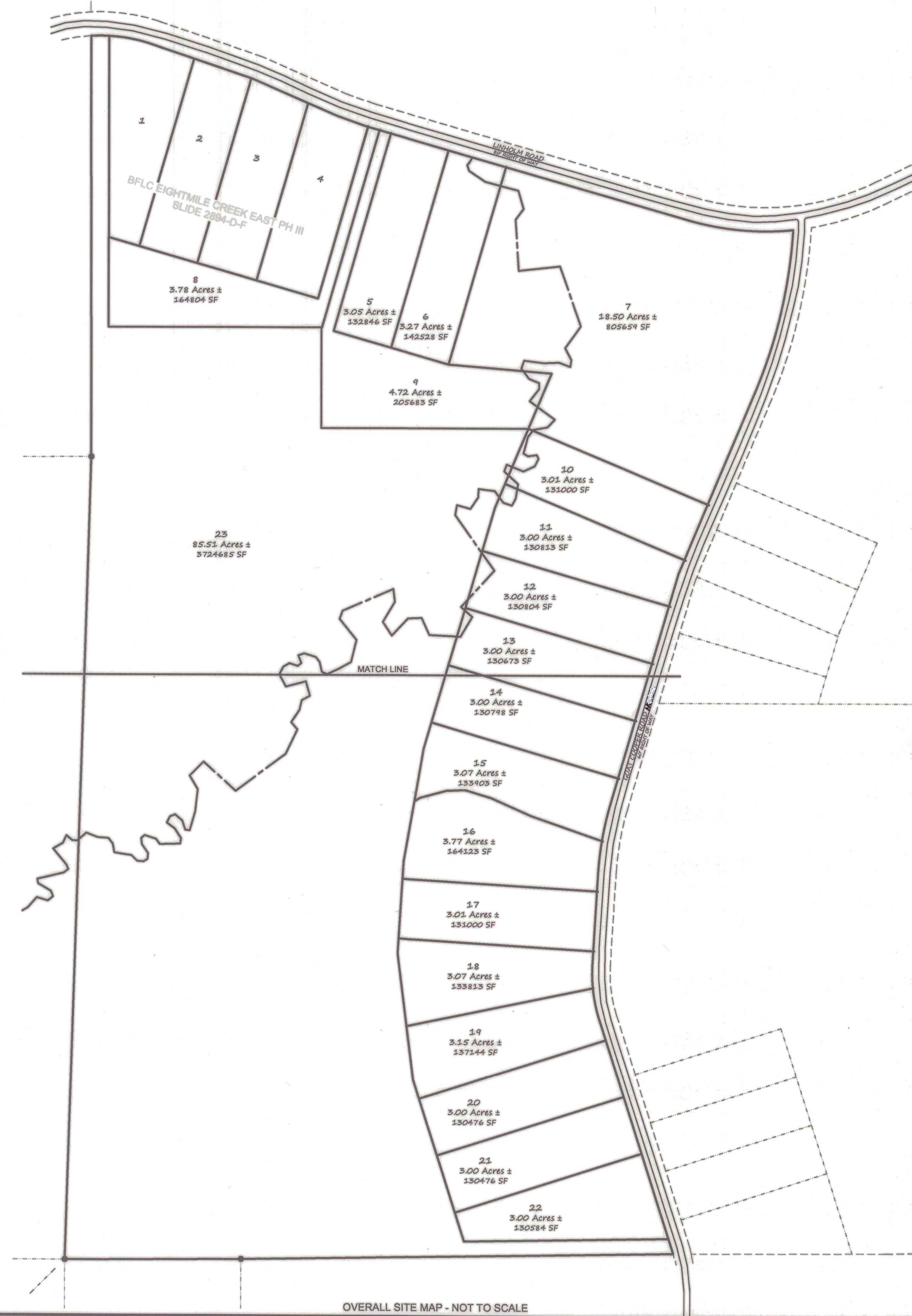
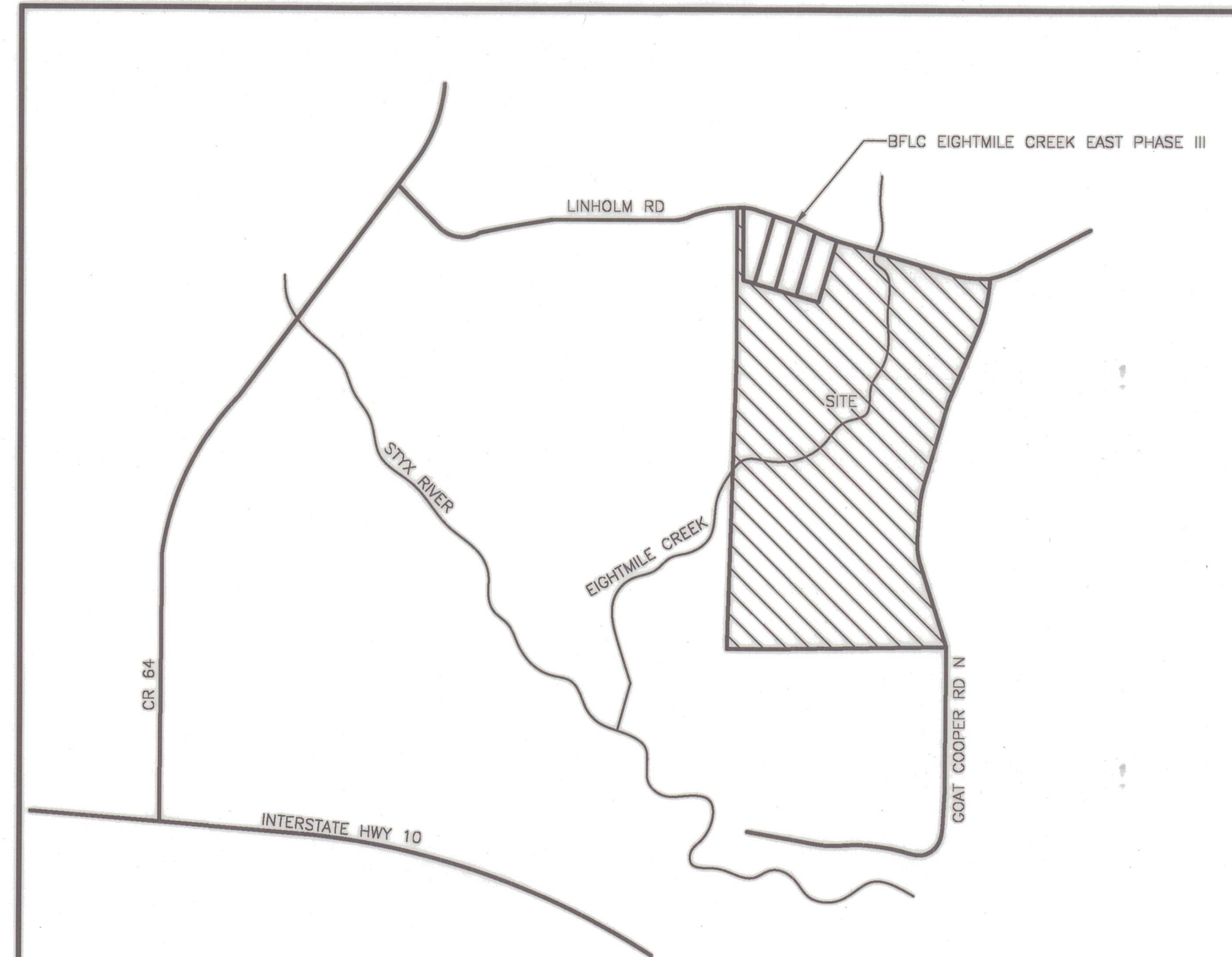
CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY PLANNING AND ZONING COMMISSION
The undersigned, as Chairman of Baldwin County Planning and Zoning Commission, hereby certifies that, at its meeting of November 2, 2023 the Baldwin County Planning and Zoning Commission approved the within plat for the recording of the same in the Probate Office of Baldwin County, Alabama, this the 24 day of January, 2024

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 On-Site 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 said health department and are made a part of this plat as if set out hereon.
Signed this the 19th day of January, 2024

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 22nd day of January, 2024

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 25 day of JANUARY, 2024

VICINITY MAP - NOT TO SCALE



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

OWNER:
BELLE FOUNTAIN LAND COMPANY LLC
P.O. Box 4088
Gulf Shores, AL 36547
TAX PARCEL # 05-40-03-05-0-000-002.000

WEYGAND WILSON SURVYORS
Trent Wilson PLS #34764
Weygand Wilson Surveying LLC
220 E. 20th Ave., Suite 12
Gulf Shores, AL 36542
Phone: (251) 976-7655

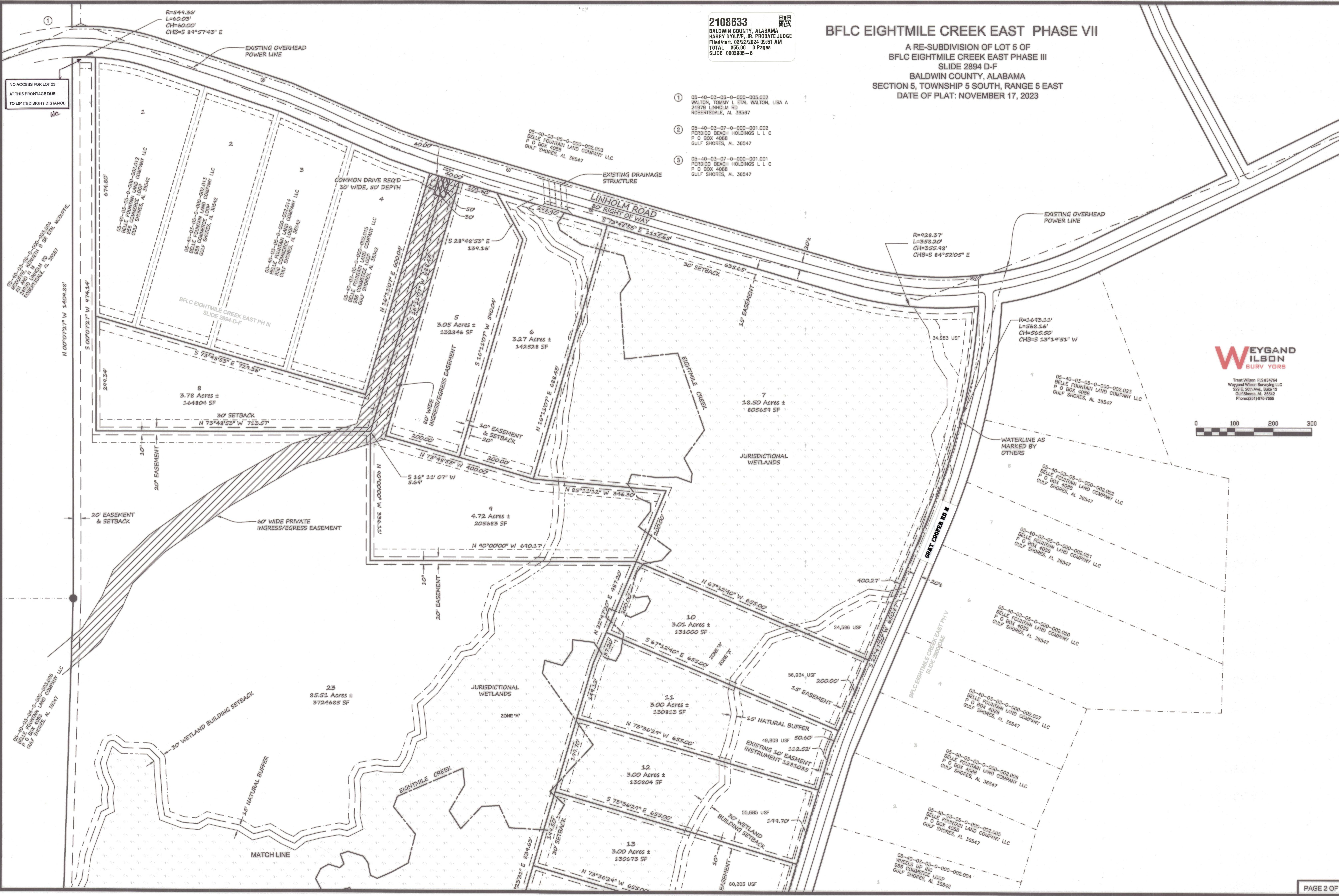
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 BALDWIN COUNTY, ALABAMA
 SECTION 5, TOWNSHIP 5 SOUTH, RANGE 5 EAST
 DATE OF PLAT: NOVEMBER 17, 2023

NO ACCESS FOR LOT 23
 AT THIS FRONTAGE DUE
 TO LIMITED SIGHT DISTANCE.

- ① 05-40-03-06-0-000-005.002
 WALTON, TOMMY L ETAL WALTON, LISA A
 24979 LINHOLM RD
 ROBERTSDALE, AL 36567
- ② 05-40-03-07-0-000-001.002
 PERDIDO BEACH HOLDINGS L L C
 P O BOX 4088
 GULF SHORES, AL 36547
- ③ 05-40-03-07-0-000-001.001
 PERDIDO BEACH HOLDINGS L L C
 P O BOX 4088
 GULF SHORES, AL 36547



**WEYGAND
 WILSON
 SURV YORS**
 Trent Wilson PLS 834764
 Weygand Wilson Surveying LLC
 229 E. 20th Ave., Suite 12
 Gulf Shores, AL 36542
 Phone (251) 476-7666



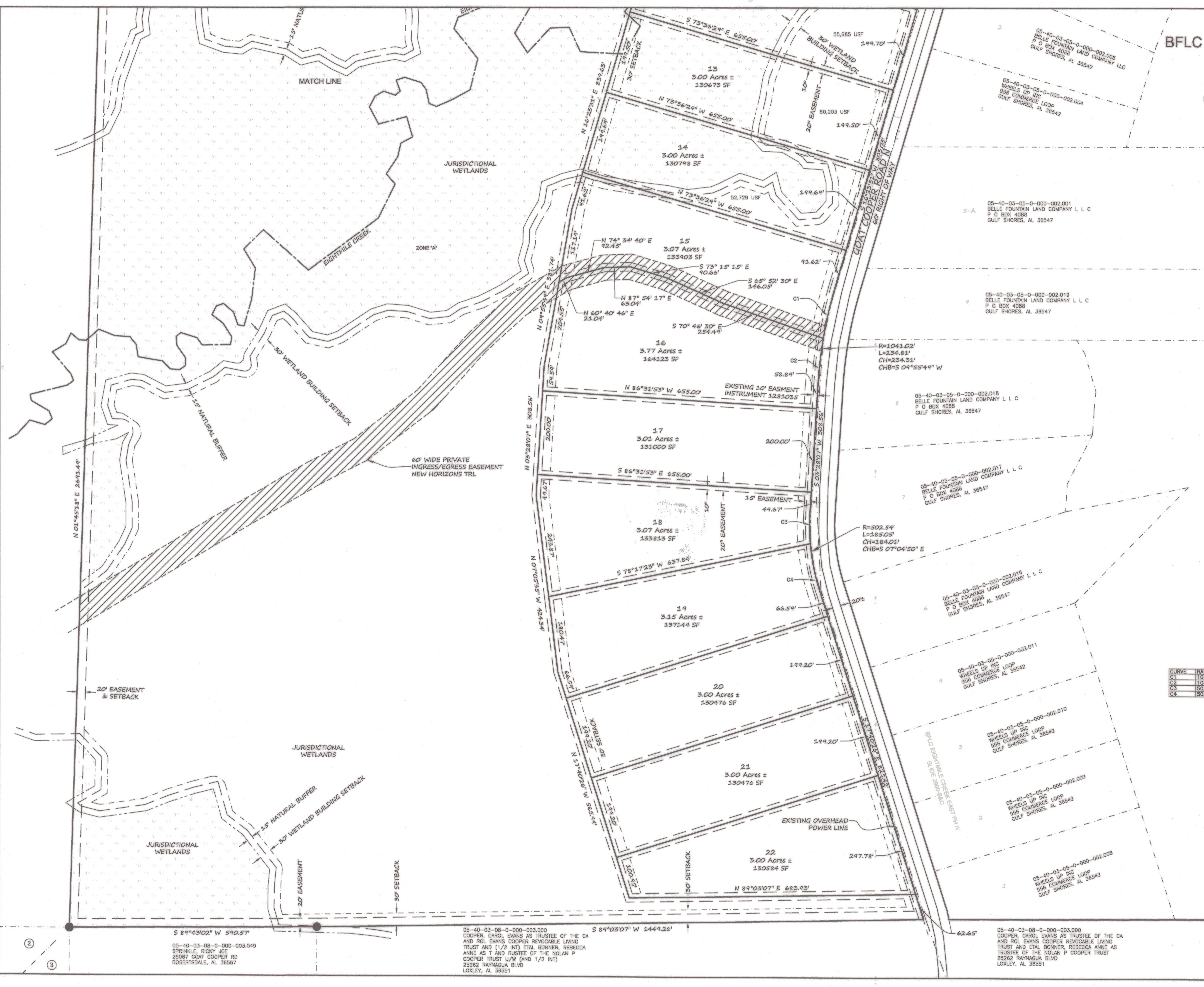
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- ① 05-40-03-06-0-000-005.002
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ROBERTSDALE, AL 36567
- ② 05-40-03-07-0-000-001.002
PERDIDO BEACH HOLDINGS L L C
P O BOX 4088
GULF SHORES, AL 36547
- ③ 05-40-03-07-0-000-001.001
PERDIDO BEACH HOLDINGS L L C
P O BOX 4088
GULF SHORES, AL 36547

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1041.02'	125.37'	125.30'	N 12°56'30" E	6°54'01"
C2	1041.02'	109.44'	109.39'	S 68°28'43" W	3°01'23"
C3	502.54'	72.99'	72.93'	S 00°41'32" E	8°19'18"
C4	502.54'	112.06'	111.83'	S 11°14'29" E	12°48'36"



S 89°43'02" W 590.57'
 05-40-03-08-0-000-003.049
 SPRINKLE, RICKY JOE
 25087 GOAT COOPER RD
 ROBERTSDALE, AL 36567

05-40-03-08-0-000-003.000
 COOPER, CAROL EVANS AS TRUSTEE OF THE CA
 AND ROL EVANS COOPER REVOCABLE LIVING
 TRUST AND (1/2 INT) ETAL BONNER, REBECCA
 ANNE AS TRUSTEE OF THE NOLAN P
 COOPER TRUST U/W (AND 1/2 INT)
 25262 RAYNAGUA BLVD
 LOXLEY, AL 36551

05-40-03-08-0-000-003.000
 COOPER, CAROL EVANS AS TRUSTEE OF THE CA
 AND ROL EVANS COOPER REVOCABLE LIVING
 TRUST AND ETAL BONNER, REBECCA ANNE AS
 TRUSTEE OF THE NOLAN P COOPER TRUST
 25262 RAYNAGUA BLVD
 LOXLEY, AL 36551