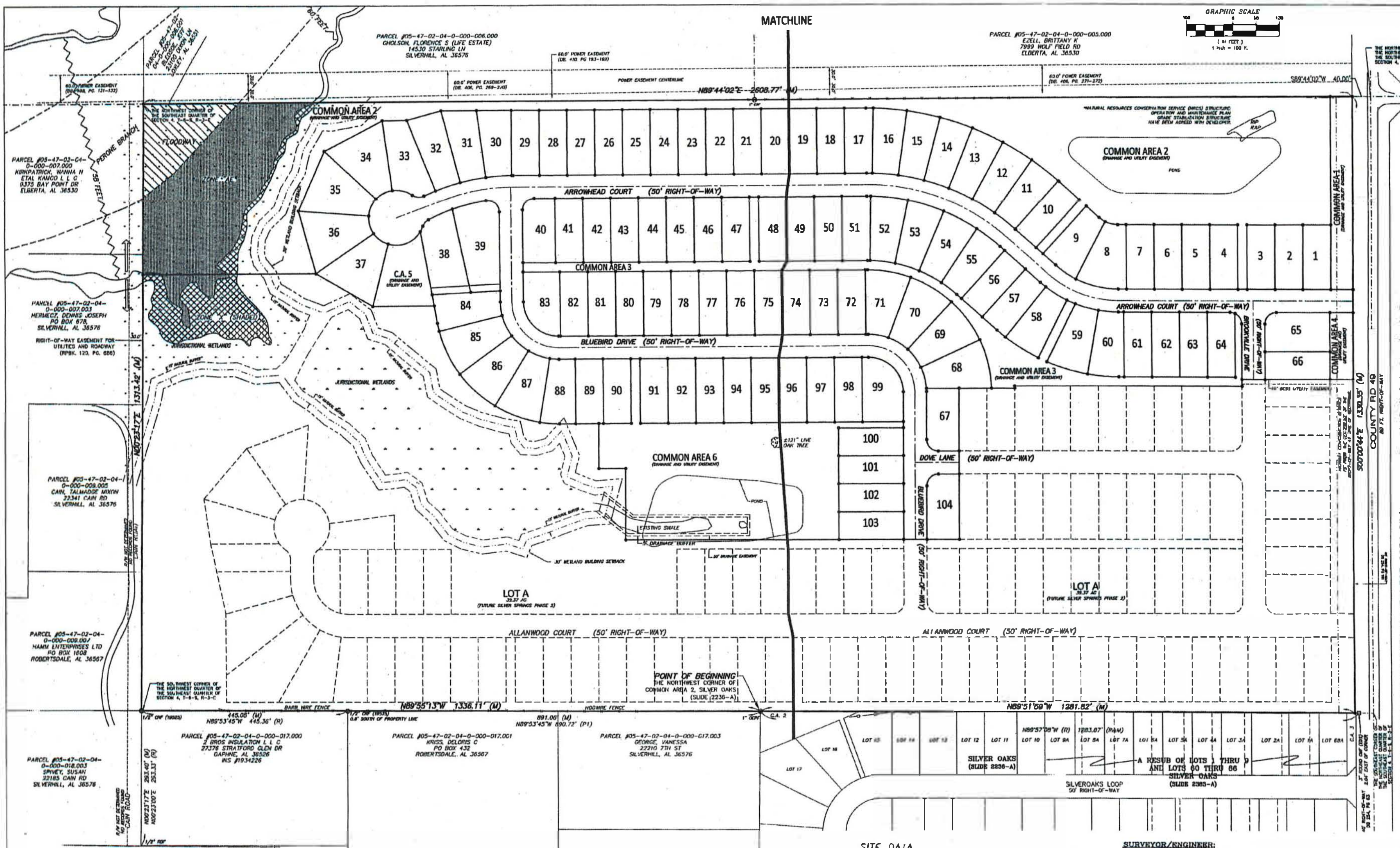
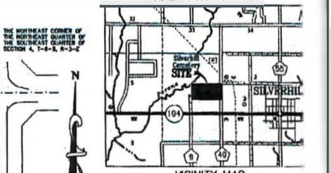
Exhibit "C"


MATCHLINE
GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.
PARCEL #05-47-02-04-0-000-006.000
GHOLSON, FLORENCE S (LIFE ESTATE)
14530 STARLING LN
SILVERHILL, AL 36576
PARCEL #05-47-02-04-0-000-005.000
EZELL, BRITTANY K
7999 WOLF FIELD RD
ELBERTA, AL 36530
PARCEL #05-47-02-04-0-000-006.001
BLEDSOE, JEFF
23100 DIXON LN
LOXLEY, AL 36551
PARCEL #05-47-02-04-0-000-007.000
KIRKPATRICK, WANNA N
ETAL KAMCO L L C
9375 BAY POINT DR
ELBERTA, AL 36530
PARCEL #05-47-02-04-0-000-007.003
HERMECZ, DENNIS JOSEPH
PO BOX 878
SILVERHILL, AL 36576
RIGHT-OF-WAY EASEMENT FOR UTILITIES AND ROADWAY (RPBK. 120, PG. 686)
PARCEL #05-47-02-04-0-000-009.005
CAIN, TALMADGE MIXON
22341 CAIN RD
SILVERHILL, AL 36576
PARCEL #05-47-02-04-0-000-009.001
HAMM ENTERPRISES LTD
PO BOX 1608
ROBERTSDALE, AL 36567
PARCEL #05-47-02-04-0-000-018.003
SPIVEY, SUSAN
22185 CAIN RD
SILVERHILL, AL 36576
PARCEL #05-47-02-04-0-000-017.000
2 BROS INSULATION L L C
27376 STRATFORD GLEN DR
DAPHNE, AL 36526
INS #1934226
PARCEL #05-47-02-04-0-000-017.001
KRISS, DELORIS C
PO BOX 432
ROBERTSDALE, AL 36567
PARCEL #05-47-02-04-0-000-017.003
GEORGE, VANESSA
22210 7TH ST
SILVERHILL, AL 36576
PERONE BRANCH
58 FEET
60 FEET
60.0' POWER EASEMENT (DB. 403, PG. 131-132)
60.0' POWER EASEMENT (DB. 406, PG. 269-270)
60.0' POWER EASEMENT (DB. 410, PG. 193-169)
60.0' POWER EASEMENT (DB. 406, PG. 271-272)
POWER EASEMENT CENTERLINE
N89°44'02"E 2608.77' (M)
S89°44'02"W 40.00'
THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 4, T-6-S, R-3-E
THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, T-6-S, R-3-E
THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, T-6-S, R-3-E
FLOODWAY
ZONE "AE"
ZONE "X" (SHADED)
JURISDICTIONAL WETLANDS
30' WETLAND BUILDING SETBACK
15' NATURAL BUFFER
N00°23'17"E 1313.42' (M)
R/W NOT DETERMINED NO RECORDS FOUND CAIN ROAD
COMMON AREA 1
COMMON AREA 2
COMMON AREA 3
COMMON AREA 4
COMMON AREA 6
C.A. 5
(DRAINAGE AND UTILITY EASEMENT)
NATURAL RESOURCES CONSERVATION SERVICE (NRCS) STRUCTURE OPERATION AND MAINTENANCE PLAN GRADE STABILIZATION STRUCTURE HAVE BEEN AGREED WITH DEVELOPER
RIP RAP
POND
EXISTING SWALE
DRAINAGE SWALE
±131" LIVE OAK TREE
ARROWHEAD COURT (50' RIGHT-OF-WAY)
BLUEBIRD DRIVE (50' RIGHT-OF-WAY)
BROOKVALE DRIVE (50' RIGHT-OF-WAY)
DOVE LANE (50' RIGHT-OF-WAY)
ALLANWOOD COURT (50' RIGHT-OF-WAY)
LOT A
39.37 AC
(FUTURE SILVER SPRINGS PHASE 2)
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20
21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40
41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60
61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80
81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100
101 102 103 104
COUNTY RD 49
80 FT. RIGHT-OF-WAY
S00°00'44"E 1330.35' (M)
10' BCSS UTILITY EASEMENT
POINT OF BEGINNING
THE NORTHWEST CORNER OF COMMON AREA 2, SILVER OAKS (SLIDE 2236-A)
BARB WIRE FENCE
HOGWIRE FENCE
N89°55'13"W 1336.11' (M)
N89°51'59"W 1281.82' (M)
445.05' (M)
N89°53'45"W 445.36' (R)
891.00' (M)
N89°53'43"W 890.72' (P1)
1283.67' (R&M)
N89°57'38"W (R)
1/2" CRF (19525)
1/2" RBF
1" OEPF
C.A. 2
N00°23'17"E 263.40' (M)
N00°23'00"E 263.33' (R)
LOT 17
LOT 16
LOT 15 LOT 14 LOT 13 LOT 12 LOT 11 LOT 10 LOT 9A LOT 8A LOT 7A LOT 6A LOT 5A LOT 4A LOT 3A LOT 2A LOT 1A LOT 68A
SILVER OAKS (SLIDE 2236-A)
A RESUB OF LOTS 1 THRU 9 AND LOTS 60 THRU 66 SILVER OAKS (SLIDE 2383-A)
SILVEROAKS LOOP
50' RIGHT-OF-WAY

PROPERTY IS LOCATED IN SECTION 04, TOWNSHIP 6 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA.


N
W
E
S
SITE
Silverhill Cemetery
SILVERHILL
104
55
9
40
32
33
34

VICINITY MAP
1 INCH = 1 MILE

SURVEYOR'S NOTES:

1. ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH ALABAMA STANDARDS.
2. THERE MAY BE RECORDED OR UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF SAID PROPERTIES.
3. THE LINES REPRESENTING THE CENTERLINE AND RIGHT-OF-WAYS OF THE STREETS ARE SHOWN FOR VISUAL PURPOSES ONLY AND WERE NOT SURVEYED UNLESS RIGHT-OF-WAY MONUMENTATION IS ALSO SHOWN.
4. SURVEY WAS CONDUCTED IN JUNE 24TH, 2023; AND IS RECORDED IN FIELD BOOK 337 PAGE 37 AND IN AN ELECTRONIC DATA FILE.
5. BEARINGS AND DISTANCES SHOWN HEREON WERE "COMPUTED" FROM ACTUAL FIELD TRAVERSES.
6. BEARINGS SHOWN HEREON ARE REFERENCED TO STATE PLANE GRID COORDINATES, ALABAMA WEST ZONE 0102, NAD83 (2011).
7. ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD 88. CONTOU DISPLAYED WERE OBTAINED FROM BALDWIN COUNTY GIS (LIDAR DATA,
8. ALL BEARINGS AND DISTANCES ARE RECORDED AND MEASURED, UNLESS OTHERWISE SHOWN HEREON.
9. ALL GPS OBSERVATIONS WERE TAKEN USING REAL TIME KINEMATIC GI
10. THIS SURVEY IS BASED UPON MONUMENTATION FOUND IN PLACE AND DOES NOT PURPORT TO BE A RETRACEMENT AND PROPORTIONING OF THE ORIGINAL GOVERNMENT SURVEY.
11. SOURCE OF INFORMATION: SILVER OAKS, SLIDE 2236-A; A RESUB C LOTS 1 THRU 9 AND LOTS 60 THRU 66 SILVER OAKS, SLIDE 2383-A, FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE COMMITMENT NO. 8861, DATED MARCH 22, 2023 AT 12:00 P.M.; GALNARES SUBDIVISIO SLIDE 2787-F; BALDWIN COUNTY TAX APPRAISER MAP; DEEDS RECORDED IN PROBATE RECORDS, BALDWIN COUNTY, ALABAMA.

SURVEYOR'S CERTIFICATE:

STATE OF ALABAMA
COUNTY OF BALDWIN

WE, DEWBERRY, A FIRM OF LICENSED ENGINEERS AND LAND SURVEYORS (DAPHNE, ALABAMA, HEREBY STATE THAT THE ABOVE IS A CORRECT MAP OR PLAT OF THE FOLLOWING DESCRIBED PROPERTY SITUATED IN BALDWIN COUNTY, ALABAMA.

BEGIN AT A 1 INCH OPEN END PIPE AT THE NORTHWEST CORNER OF COMMON AREA 2 OF SILVER OAKS, AS SHOWN IN MAP OR PLAT THEREOF RECORDED IN SLIDE #2236-A, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA; RUN THENCE N89°55'13"W, A DISTANCE OF 1,336.11 FEET TO A 1/2 INCH CAPPED REBAR (19525) AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 6 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN N00°23'17"E, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 1313.42 FEET; THENCE RUN N89°44'02"E, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 4, A DISTANCE OF 2,608.77 FEET TO THE WEST RIGHT-OF-WAY OF BALDWIN COUNTY HIGHWAY 49; THENCE RUN S00°00'44"E, ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 1,330.35 FEET TO A POINT ON THE NORTH LINE OF THE RE-SUBDIVISION OF LOTS THRU 9 AND LOTS 60 THRU 66 OF SILVER OAKS, AS SHOWN IN MAP OR PLAT THEREOF RECORDED IN SLIDE 2383-A, PROBATE RECORDS, BALDWIN COUNTY ALABAMA; THENCE RUN N89°51'59"W, ALONG SAID NORTH LINE AND A CONTINUATION THEREOF ALONG THE NORTH LINE OF SILVER OAKS SUBDIVISION, AS SHOWN IN MAP OR PLAT THEREOF RECORDED IN SLIDE 2236-A, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA, A DISTANCE OF 1,281.82 FEET TO THE POINT OF BEGINNING.

PROPERTY CONTAINING 79.28 ACRES, MORE OR LESS AND LYING IN SECTION 04, TOWNSHIP 6 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA.

I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAM TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

Victor Germain 8/29/25
DEWBERRY DATE
VICTOR L. GERMAIN, AL. P.L.S. NO. 38473

No. 38473

CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY PLANNING AND ZONING COMMISSION

The undersigned, as Chairman Baldwin County Planning and Zoning Commission, hereby certifies that, at its meeting of 10, July, 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 11 day of September 20 25.

Baldwin County Planning and Zoning Commission
By:
Its: Chairman

FLOOD CERTIFICATE:

THIS PROPERTY LIES WITHIN ZONE "X" (SHADED) AND ZONE "AE" AS SCALED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF BALDWIN COUNTY, ALABAMA, MAP NUMBER 01003C0887M, COMMUNITY NUMBER 015000, PANEL NUMBER 0887, SUFFIX M, MAP EFFECTIVE DATE APRIL 19, 2019

LEGEND:

- CMF ◻ = CONCRETE MONUMENT FOUND
- CRF ○ = CAPPED REBAR FOUND
- RBF ◐ = REBAR FOUND
- OEPF ◉ = OPEN END PIPE FOUND
- CRS ● = 5/8" CAPPED REBAR SET (CA-1109-LS)
- (M) = MEASURED BEARING AND DISTANCE
- (R) = RECORDED BEARING AND DISTANCE
- (C) = CALCULATED BEARING AND DISTANCE
- (P1) = BEARING AND DISTANCE SHOWN IN GALNARES SUBDIVISION, SLIDE 2787-F
- RPBK = REAL PROPERTY BOOK
- DB = DEED BOOK
- PG. = PAGE
- INS = INSTRUMENT
- BFE = BASE FLOOD ELEVATION
- ▲ = WETLAND FLAG
- —o—o— = WOOD FENCE
- —x—x— = WIRE FENCE
- ⁘ = WETLANDS
- ▩ = ZONE "X" (SHADED)
- ▦ = ZONE "AE"
- ▧ = FLOODWAY

SITE DATA

CURRENT ZONING: BCZ (PLANNING DISTRICT 14)
MINIMUM LOT SIZE: 7,800 SF
LIN. FT. STREETS: 3,968 LF (PUBLIC R/W)
NUMBER OF LOTS: 105
DENSITY: 2.6 UNITS/ACRE
SMALLEST LOT: 8,400 SF
LARGEST LOT: 39.37 AC (LOT A)
COMMON AREAS: 13.28 AC (17%)
TOTAL AREA: 79.28 AC

SETBACKS:

FRONT:	30 FT
REAR:	30 FT
SIDE:	10 FT
SIDE STREET:	20 FT

*HCS ALONG CR 49 IS 75' FROM THE CENTERLINE OF THE RIGHT-OF-WAY AT TIME OF RECORDING.

WATER SERVICE: CITY OF SILVERHILL
SEWER SERVICE: BCSS
ELECTRIC SERVICE: BALDWIN EMC
BROADBAND SERVICE: C-SPIRE

SURVEYOR/ENGINEER:

DEWBERRY
25353 FRIENDSHIP ROAD
DAPHNE, AL 36526
VICTOR L. GERMAIN, PLS LIC. NO. 38473
JASON N. ESTES, PE LIC. NO. 22714

OWNERS:

RIVER OAKS DEVELOPMENT, L.L.C.
1321 OCHSNER BLVD STE 201
COVINGTON, LA 70433
PARCEL NO. 05-47-02-04-0-000-010.000
05-47-02-04-0-000-010.001
05-47-02-04-0-000-010.002

2210579
BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
Filed/cert. 09/15/2025 12:33 PM
TOTAL $145.00 3 Pages
SLIDE 3026C

*SEE SHEETS 2 & 3 FOR LOT DETAILS

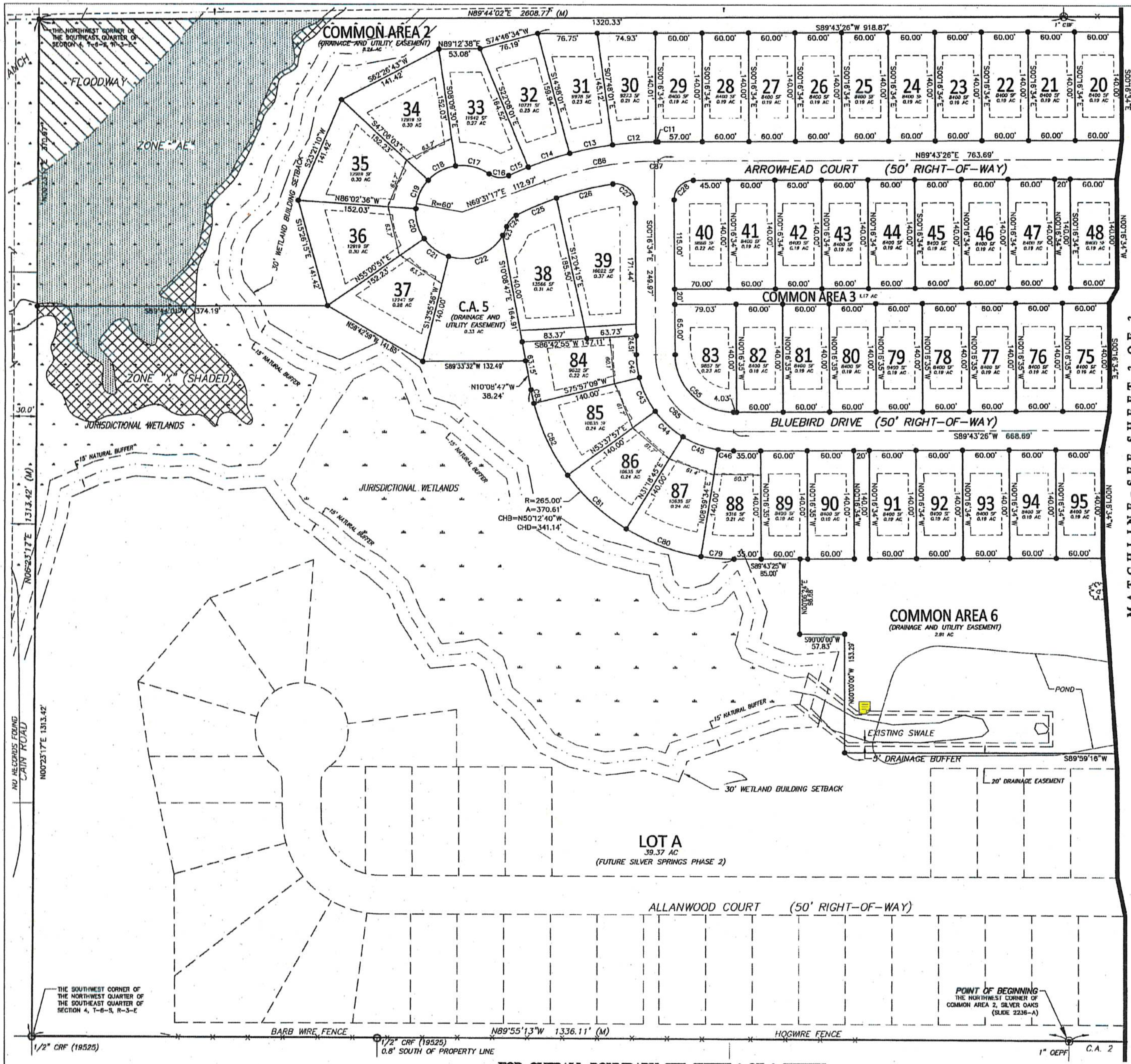
SILVER SPRINGS
PHASE 1

FINAL PLAT
AUGUST 20, 2025 - SHEET 1 OF 3

BOUNDARY SURVEY AND PLAT OF SUBDIVISION

DESIGN	J.N.E.	DRAWN	A.E.F.	CHKD.	V.L.G.
ENG	J.E.	SURVEYOR	V.L.G.	PROJ MGR	J.E.
				SCALE	1"=100'
				PROJ. NO.	50163729
				FILE	PRELIM
				SHEET	1 OF 3

Dewberry
25353 Friendship Road Daphne, AL 36526
251.990.9950 fax 251.929.9815


N89°44'02"E 2608.77' (M)
1320.33'
1" CIP
S89°43'26"W 918.87'
THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 4, T-6-S, R-3-E
COMMON AREA 2
(DRAINAGE AND UTILITY EASEMENT)
FLOODWAY
ZONE "AE"
ZONE "X" (SHADED)
JURISDICTIONAL WETLANDS
30' WETLAND BUILDING SETBACK
15' NATURAL BUFFER
N89°12'38"E 53.08'
S74°46'34"W 76.19'
S62°26'43"W 141.42'
S47°58'03"E 152.23'
N86°02'36"W 152.03'
N55°00'51"E 152.23'
N58°42'58"W 141.85'
S23°21'10"W 141.42'
S15°16'15"E 141.42'
S89°54'01"W 374.19'
S89°33'32"W 132.49'
N10°08'47"W 38.24'
R=60'
N69°31'17"E 112.97'
34
35
36
37
C.A. 5
(DRAINAGE AND UTILITY EASEMENT)
33
32
31
30
29
28
27
26
25
24
23
22
21
20
ARROWHEAD COURT (50' RIGHT-OF-WAY)
N89°43'26"E 763.69'
38
39
40
41
42
43
44
45
46
47
48
COMMON AREA 3
84
85
86
87
83
82
81
80
79
78
77
76
75
S86°42'55"W 137.11'
S75°57'09"W
BLUEBIRD DRIVE (50' RIGHT-OF-WAY)
S89°43'26"W 668.69'
88
89
90
91
92
93
94
95
R=265.00'
A=370.61'
CHB=N50°12'40"W
CHD=341.14'
S89°43'25"W 85.00'
S90°00'00"W 57.83'
COMMON AREA 6
(DRAINAGE AND UTILITY EASEMENT)
POND
EXISTING SWALE
5' DRAINAGE BUFFER
S89°59'16"W
20' DRAINAGE EASEMENT
MATCHLINE - SEE SHEET 3 OF 3
LOT A
39.37 AC
(FUTURE SILVER SPRINGS PHASE 2)
ALLANWOOD COURT (50' RIGHT-OF-WAY)
N00°23'17"E 1313.42'
NO RECORDS FOUND
CAIN ROAD
THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, T-6-S, R-3-E
POINT OF BEGINNING
THE NORTHWEST CORNER OF COMMON AREA 2, SILVER OAKS (SLIDE 2236-A)
BARB WIRE FENCE
HOGWIRE FENCE
N89°55'13"W 1336.11' (M)
1/2" CRF (19525)
1/2" CRF (19525)
0.8' SOUTH OF PROPERTY LINE
1" OEPF
C.A. 2

FOR OVERALL BOUNDARY SEE SHEET 1 OF 3 SHEETS

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	200.00'	94.65'	S76°27'17"E	93.77'
C2	200.00'	52.60'	S55°21'46"E	52.45'
C3	475.00'	1.26'	N47°54'15"W	1.26'
C4	475.00'	56.37'	S51°22'48"E	56.33'
C5	475.00'	56.35'	N58°10'41"W	56.32'
C6	475.00'	56.36'	S64°58'33"E	56.32'
C7	475.00'	56.36'	N71°46'26"W	56.33'
C8	475.00'	56.34'	S78°34'16"E	56.31'
C9	475.00'	56.36'	S85°22'08"E	56.33'
C10	475.00'	12.50'	N89°31'20"W	12.50'
C11	450.00'	3.00'	S89°32'00"W	3.00'
C12	450.00'	56.10'	N85°40'10"E	56.06'
C13	450.00'	56.29'	N78°36'59"E	56.25'
C14	450.00'	56.29'	N71°26'59"E	56.25'
C15	450.00'	27.66'	S66°06'19"W	27.66'
C16	25.00'	26.50'	N85°17'01"W	25.28'
C17	60.00'	45.29'	N76°32'08"W	44.22'
C18	60.00'	40.78'	N62°22'13"E	40.00'
C19	60.00'	40.78'	S23°25'40"W	40.00'
C20	60.00'	40.78'	N15°30'52"W	40.00'
C21	60.00'	39.66'	S53°55'18"E	38.94'
C22	60.00'	80.93'	S68°29'57"W	74.94'
C23	60.00'	12.42'	S23°55'34"W	12.40'
C24	25.00'	19.38'	S40°12'11"W	18.90'
C25	400.00'	56.63'	S66°27'58"W	56.59'
C26	400.00'	75.18'	S75°54'24"W	75.07'
C27	25.00'	42.95'	N49°29'33"W	37.86'
C28	25.00'	39.27'	N44°43'26"E	35.36'
C29	425.00'	8.52'	S89°42'07"E	8.52'
C30	425.00'	81.08'	N83°39'46"W	80.95'
C31	425.00'	81.08'	N72°43'58"W	80.95'
C32	425.00'	81.08'	N61°48'10"W	80.95'
C33	425.00'	63.12'	N52°04'58"W	63.06'
C34	250.00'	15.52'	S49°36'24"E	15.52'
C35	250.00'	53.67'	N57°32'09"W	53.57'
C36	250.00'	20.00'	N65°58'44"W	20.00'
C37	250.00'	51.53'	N74°10'33"W	51.44'
C38	250.00'	43.34'	S85°02'47"E	43.28'
C39	25.00'	11.08'	S77°18'44"E	10.99'
C40	25.00'	28.19'	N32°18'44"W	26.72'
C41	25.00'	39.27'	N44°59'16"E	35.36'
C42	125.00'	30.05'	N07°09'45"W	29.98'
C43	125.00'	48.69'	N25°12'31"W	48.39'
C44	125.00'	48.69'	N47°31'41"W	48.39'
C45	125.00'	48.69'	S69°50'51"E	48.39'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C46	125.00'	20.22'	N85°38'30"W	20.20'
C47	75.00'	118.16'	N45°08'39"W	106.31'
C48	25.00'	39.27'	N44°59'16"E	35.36'
C49	25.00'	39.27'	S45°00'44"E	35.36'
C50	125.00'	7.34'	S01°41'37"E	7.34'
C51	125.00'	47.27'	N14°12'33"W	46.99'
C52	125.00'	48.69'	S36°12'12"E	48.39'
C53	125.00'	48.69'	S58°31'24"E	48.39'
C54	125.00'	44.93'	S79°58'47"E	44.69'
C55	75.00'	117.81'	N45°16'34"W	106.07'
C56	60.00'	28.39'	S76°27'17"E	28.13'
C57	60.00'	15.78'	N55°21'46"W	15.73'
C58	615.00'	1.63'	S47°54'16"E	1.63'
C59	615.00'	72.98'	S51°22'48"E	72.94'
C60	615.00'	72.96'	S58°10'42"E	72.92'
C61	615.00'	72.97'	S64°58'33"E	72.93'
C62	615.00'	72.97'	S71°46'26"E	72.93'
C63	615.00'	72.95'	S78°34'17"E	72.91'
C64	615.00'	72.98'	S85°22'08"E	72.93'
C65	615.00'	16.19'	N89°31'20"W	16.19'
C66	389.74'	67.60'	N85°02'43"W	67.52'
C67	390.00'	91.60'	S73°21'08"E	91.39'
C68	390.00'	83.73'	S57°32'09"E	83.57'
C69	390.00'	24.21'	N49°36'24"W	24.21'
C70	285.00'	42.33'	N52°04'58"W	42.29'
C71	285.00'	54.37'	S61°48'10"E	54.29'
C72	285.00'	54.37'	S72°43'58"E	54.29'
C73	285.00'	54.37'	S83°39'46"E	54.29'
C74	285.00'	5.71'	N89°42'07"W	5.71'
C75	265.00'	95.24'	S79°58'47"E	94.73'
C76	265.00'	103.23'	N58°31'24"W	102.58'
C77	265.00'	103.23'	N36°12'12"W	102.58'
C78	265.00'	103.44'	N13°51'41"W	102.78'
C79	265.00'	37.87'	S85°06'04"E	37.84'
C80	265.00'	103.23'	S69°50'51"E	102.58'
C81	265.00'	103.23'	N47°31'40"W	102.58'
C82	265.00'	103.23'	S25°12'29"E	102.58'
C83	265.00'	18.05'	S12°05'50"E	18.04'
C84	100.00'	157.54'	S45°08'39"E	141.75'
C85	100.00'	157.08'	S45°16'34"E	141.42'
C86	425.00'	149.86'	N79°37'22"E	149.08'
C87	425.00'	4.99'	N89°23'14"E	4.99'
C88	450.00'	333.39'	N69°03'08"W	325.81'
C89	225.00'	165.66'	S68°55'13"E	161.94'

CERTIFICATE OF APPROVAL BY BALDWIN EMC (ELECTRIC):

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 5TH DAY OF September, 2025.

KPO
AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY CITY OF SILVERHILL (WATER):

THE UNDERSIGNED, AS AUTHORIZED BY THE CITY OF SILVERHILL HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 5th DAY OF September, 2025.

Scott Smith
AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY SEWER (BALDWIN COUNTY SEWER SERVICE)

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY SEWER SERVICE HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 5th DAY OF September, 2025.

AUTHORIZED REPRESENTATIVE

BCSS
(251) 971-3022

CERTIFICATE OF APPROVAL BY C-SPIRE: (BROADBAND)

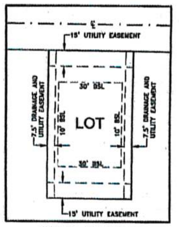
THE UNDERSIGNED, AS AUTHORIZED BY C-SPIRE HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 2nd DAY OF September, 2025.

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY THE E-911 ADDRESSING:

THE UNDERSIGNED, AS AUTHORIZED BY 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 PROBATED OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 26 DAY OF AUGUST, 2025.

Robert White
AUTHORIZED SIGNATURE


℄
15' UTILITY EASEMENT
7.5' DRAINAGE AND UTILITY EASEMENT
30' BSL
10' BSL
LOT
10' BSL
30' BSL
7.5' DRAINAGE AND UTILITY EASEMENT
15' UTILITY EASEMENT

TYPICAL LOT DETAIL:
NOT TO SCALE

2210579
BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
Filed/cert. 09/19/2025 12:33 PM
TOTAL $145.00 3 Pages
SLIDE 3026D

GENERAL NOTES:

1. THERE IS DEDICATED HEREWITH A 15 FOOT UTILITY EASEMENT ALONG ALL LOT LINES ADJACENT TO RIGHT-OF-WAYS.
2. THERE IS DEDICATED HEREWITH A 15 FOOT UTILITY EASEMENT ALONG ALL REAR LOT LINES.
3. THERE IS DEDICATED HEREWITH A 15 FOOT (7.5 FEET EACH SIDE) DRAINAGE AND UTILITY EASEMENT ALONG ALL SIDE LOT LINES.
4. 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 (FIRM #01003C0667M). PURCHASERS OF PROPERTY WITHIN THIS SUBDIVISION ARE ADVISED THAT THE CONSTRUCTION OF IMPROVEMENTS MAY BE SUBJECT TO ADDITIONAL INSURANCE REQUIREMENTS AND BUILDING REGULATIONS.
5. BALDWIN COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ANY UTILITY OR DRAINAGE EASEMENTS. MAINTENANCE OF THE DRAINAGE FACILITY AND STRUCTURES WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER'S ASSOCIATION. COMMON AREAS ARE NOT THE RESPONSIBILITY OF BALDWIN COUNTY.
6. NO LOT WITHIN THIS DEVELOPMENT SHALL HAVE DIRECT ACCESS TO CR 49.

BALDWIN EMC NOTE:

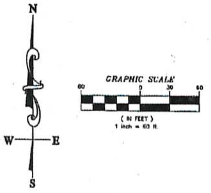
THERE IS A DEDICATED HEREWITH A 10 FOOT UTILITY EASEMENT ON ALL LOT LINES AND COMMON AREAS ADJACENT TO THE RIGHT-OF-WAY'S AND A 5 FOOT UTILITY EASEMENT ON EACH SIDE OF LOT AND COMMON AREA LINES, UNLESS OTHERWISE NOTED.

BCSS NOTE:

THERE IS A DEDICATED HEREWITH A NON-EXCLUSIVE INGRESS/EGRESS EASEMENT ACROSS ALL UTILITY EASEMENTS AND COMMON AREAS 3 AND 5.

SILVER SPRINGS
PHASE 1

FINAL PLAT
AUGUST 20, 2025 - SHEET 2 OF 3

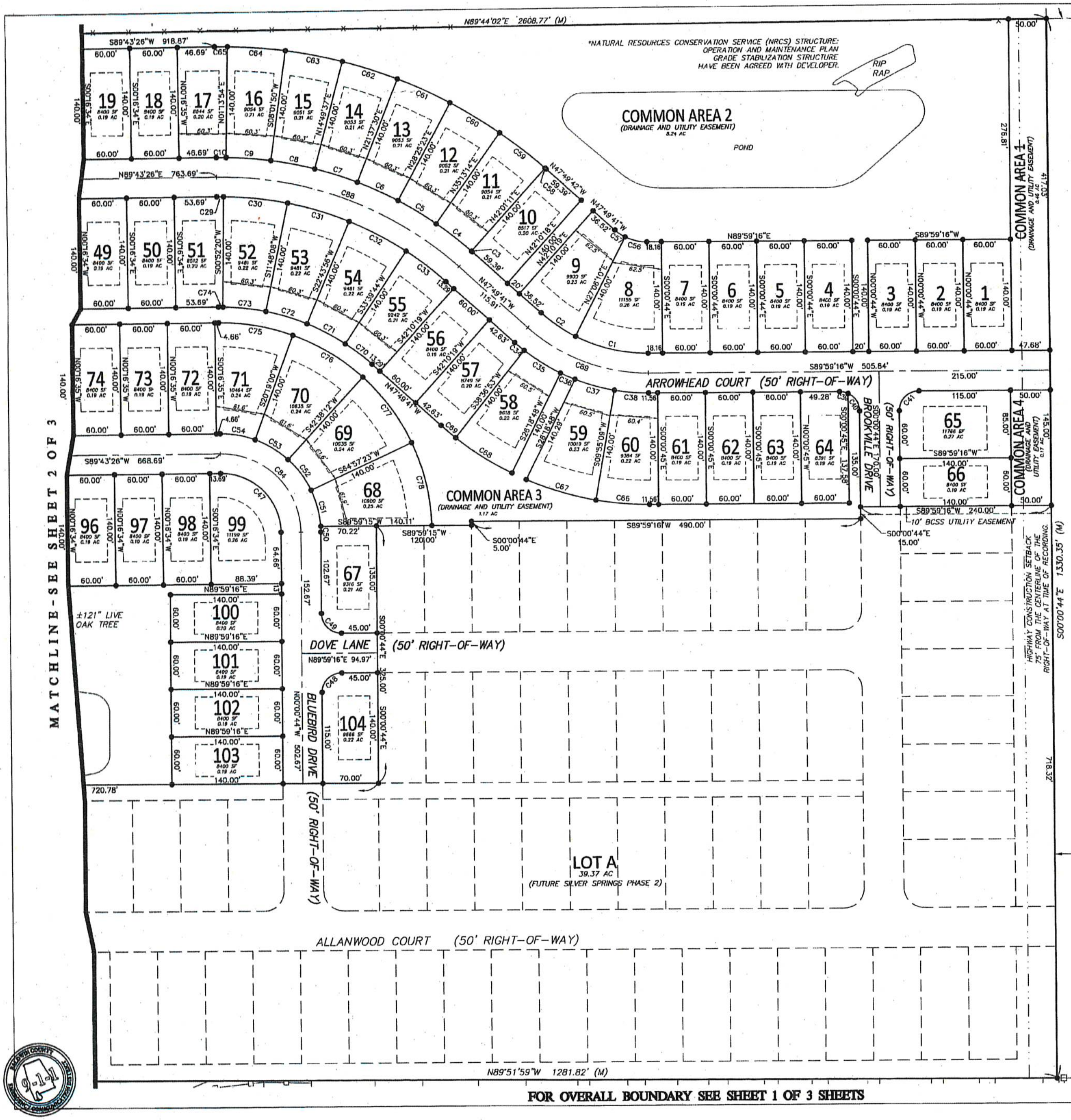

N
W
E
S
GRAPHIC SCALE
60
0
30
60
(IN FEET)
1 inch = 60 ft.

BOUNDARY SURVEY AND PLAT OF SUBDIVISION

DESIGN	J.N.E.	DRAWN	A.E.F.	CHKD.	V.L.G.
ENG	J.E.	SURVEYOR	V.L.G.	PROJ MGR	J.E.

Dewberry®
25353 Friendship Road Daphne, AL 36526
251.990.9950 fax 251.929.9815

SCALE	1"=60'
PROJ. NO.	50163729
FILE	PRELIM
SHEET	2 OF 3


N89°44'02"E 2608.77' (M)
S89°43'26"W 918.87'
*NATURAL RESOURCES CONSERVATION SERVICE (NRCS) STRUCTURE: OPERATION AND MAINTENANCE PLAN GRADE STABILIZATION STRUCTURE HAVE BEEN AGREED WITH DEVELOPER.
RIP RAP
COMMON AREA 2
(DRAINAGE AND UTILITY EASEMENT)
8.24 AC
POND
COMMON AREA 1
(DRAINAGE AND UTILITY EASEMENT)
N89°43'26"E 763.69'
N47°49'42"W
N47°49'41"W
N89°59'16"E
S89°59'16"W
ARROWHEAD COURT (50' RIGHT-OF-WAY)
S89°59'16"W 505.84'
BROOKVILLE DRIVE (50' RIGHT-OF-WAY)
COMMON AREA 4
(DRAINAGE AND UTILITY EASEMENT)
COMMON AREA 3
(DRAINAGE AND UTILITY EASEMENT)
1.17 AC
S89°43'26"W 668.69'
S89°59'16"W 490.00'
S89°59'15"W 120.00'
S89°59'16"W 240.00'
10' BCSS UTILITY EASEMENT
S00°00'44"E 5.00'
S00°00'44"E 15.00'
DOVE LANE (50' RIGHT-OF-WAY)
N89°59'16"E 94.97'
BLUEBIRD DRIVE (50' RIGHT-OF-WAY)
N00°00'44"W 502.67'
±121" LIVE OAK TREE
MATCHLINE - SEE SHEET 2 OF 3
HIGHWAY CONSTRUCTION SETBACK 75' FROM THE CENTERLINE OF THE RIGHT-OF-WAY AT TIME OF RECORDING.
S00°00'44"E 1330.35' (M)
COUNTY RD 49
80 FT. RIGHT-OF-WAY
40' RIGHT-OF-WAY DB 254, PG 191
LOT A
39.37 AC
(FUTURE SILVER SPRINGS PHASE 2)
ALLANWOOD COURT (50' RIGHT-OF-WAY)
720.78'
N89°51'59"W 1281.82' (M)
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19
49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74
96 97 98 99 100 101 102 103 104

FOR OVERALL BOUNDARY SEE SHEET 1 OF 3 SHEETS

CERTIFICATION OF OWNERSHIP AND DEDICATION:

STATE OF ALABAMA)
CITY OF DAPHNE)
COUNTY OF BALDWIN)

THIS IS TO CERTIFY THAT I (WE), THE UNDERSIGNED, AM (ARE) THE OWNER(S) OF THE LAND SHOWN AND DESCRIBED IN THE PLAT, AND THAT I (WE) HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREON, FOR THE USES AND PURPOSES HEREIN SET FORTH AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE DESIGN AND TITLE HEREON INDICATED; AND GRANT ALL EASEMENTS AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED, TOGETHER WITH SUCH RESTRICTIONS AND COVENANTS NOTED BELOW OR ATTACHED IN A SEPARATE LEGAL DOCUMENT.

DATED THIS 28th DAY OF August 2025.

RIVER OAKS DEVELOPMENT, L.L.C.
BY:
ITS: MANAGER

ACKNOWLEDGEMENT OF NOTARY PUBLIC:

STATE OF Louisiana
COUNTY OF St. Tammany

I, Louise Sale Landry, A NOTARY PUBLIC IN AND FOR THE COUNTY OF the St. Tammany ~~BALDWIN~~, IN THE STATE OF ~~ALABAMA~~ Louisiana DO CERTIFY THAT WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE CERTIFICATION OF OWNERSHIP AND DEDICATION, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT HE (THEY) SIGNED, SEALED AND DELIVERED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT HE (THEY) SIGNED, SEALED AND DELIVERED SAID INSTRUMENT AT HIS (THEIR) FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 28 DAY OF August 2025.

NOTARY PUBLIC — MY COMMISSION EXPIRES: with my life

LOUISE SALE LANDRY NOTARY PUBLIC

MORTGAGEE'S ACCEPTANCE:

IN WITNESS WHEREOF, b1BANK, THE OWNERS OF THE MORTGAGE OF SILVER SPRINGS AS SHOWN HEREON, HAS CAUSED THIS INSTRUMENT TO BE EXECUTED BY THE UNDERSIGNED OFFICERS, THEREUNTO DULY AUTHORIZED ON THIS THE 28 DAY OF August 2025.

BY: KIRK RANZINO
ITS: Managing Director

ACKNOWLEDGEMENT:

STATE OF ~~ALABAMA)~~ Louisiana
COUNTY OF ~~BALDWIN)~~ St. Tammany

I, Louise Sale Landry, NOTARY PUBLIC IN AND FOR THE COUNTY OF ~~BALDWIN~~ St. Tammany, IN THE STATE OF ~~ALABAMA~~ Louisiana, HEREBY CERTIFY THAT Kirk Ranzino WHOSE NAME AS Managing Director OF b1BANK 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 BANK.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS 28 DAY OF August 2025.

NOTARY PUBLIC — MY COMMISSION EXPIRES: with my life

LOUISE SALE LANDRY NOTARY PUBLIC

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 11th DAY OF September, 2025.

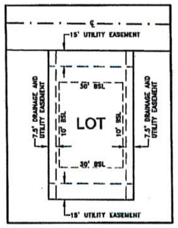
(PLANNING DIRECTOR) JW

CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER

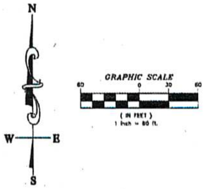
THE UNDERSIGNED, AS COUNTY ENGINEER OF BALDWIN COUNTY, ALABAMA, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.

DATED THIS 12TH DAY OF SEPTEMBER 2025.

COUNTY ENGINEER JJN


℄
15' UTILITY EASEMENT
7.5' DRAINAGE AND UTILITY EASEMENT
7.5' DRAINAGE AND UTILITY EASEMENT
30' BSL
10' BSL
10' BSL
LOT
30' BSL
15' UTILITY EASEMENT

TYPICAL LOT DETAIL:
NOT TO SCALE


N
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GRAPHIC SCALE
60
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60
(IN FEET)
1 inch = 60 ft.

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	200.00'	94.65'	S76°27'17"E	93.77'
C2	200.00'	52.60'	S55°21'46"E	52.45'
C3	475.00'	1.26'	N47°54'15"W	1.26'
C4	475.00'	56.37'	S51°22'48"E	56.33'
C5	475.00'	56.35'	N58°10'41"W	56.32'
C6	475.00'	56.36'	S64°58'33"E	56.32'
C7	475.00'	56.36'	N71°46'26"W	56.33'
C8	475.00'	56.34'	S78°34'16"E	56.31'
C9	475.00'	56.36'	S85°22'08"E	56.33'
C10	475.00'	12.50'	N89°31'20"W	12.50'
C11	450.00'	3.00'	S89°32'00"W	3.00'
C12	450.00'	56.10'	N85°46'16"E	56.06'
C13	450.00'	56.29'	N78°36'59"E	56.25'
C14	450.00'	56.29'	N71°26'59"E	56.25'
C15	450.00'	27.66'	S66°06'19"W	27.66'
C16	25.00'	26.50'	N85°17'01"W	25.28'
C17	60.00'	45.29'	N76°32'00"W	44.22'
C18	60.00'	40.78'	N62°22'13"E	40.00'
C19	60.00'	40.78'	S23°25'40"W	40.00'
C20	60.00'	40.78'	N15°30'52"W	40.00'
C21	60.00'	39.66'	S53°55'18"E	38.94'
C22	60.00'	80.93'	S08°29'57"W	74.94'
C23	60.00'	12.42'	S23°55'34"W	12.40'
C24	25.00'	19.38'	S40°12'11"W	18.90'
C25	400.00'	56.63'	S66°27'58"W	56.59'
C26	400.00'	75.18'	S75°54'24"W	75.07'
C27	25.00'	42.95'	N49°29'33"W	37.88'
C28	25.00'	39.27'	N44°43'26"E	35.36'
C29	425.00'	8.52'	S89°42'07"E	8.52'
C30	425.00'	81.08'	N83°39'46"W	80.95'
C31	425.00'	81.08'	N72°43'58"W	80.95'
C32	425.00'	81.08'	N61°48'10"W	80.95'
C33	425.00'	63.12'	N52°04'58"W	63.06'
C34	250.00'	15.52'	S49°38'24"E	15.52'
C35	250.00'	53.67'	N57°32'09"W	53.57'
C36	250.00'	20.00'	N65°58'44"W	20.00'
C37	250.00'	51.53'	N74°10'33"W	51.44'
C38	250.00'	43.34'	S85°02'47"E	43.28'
C39	25.00'	11.08'	S77°18'44"E	10.99'
C40	25.00'	28.19'	N32°18'44"W	26.72'
C41	25.00'	39.27'	N44°59'16"E	35.36'
C42	125.00'	30.05'	N07°09'45"W	29.98'
C43	125.00'	48.69'	N25°12'31"W	48.39'
C44	125.00'	48.69'	N47°31'41"W	48.39'
C45	125.00'	48.69'	S69°50'51"E	48.39'
C46	125.00'	20.22'	N85°38'30"W	20.20'
C47	75.00'	118.16'	N45°08'39"W	106.31'
C48	25.00'	39.27'	N44°59'16"E	35.36'
C49	25.00'	39.27'	S45°00'44"E	35.36'
C50	125.00'	7.34'	S01°41'37"E	7.34'
C51	125.00'	47.27'	N14°12'33"W	46.99'
C52	125.00'	48.69'	S36°12'12"E	48.39'
C53	125.00'	48.69'	S58°31'24"E	48.39'
C54	125.00'	44.93'	S79°58'47"E	44.69'
C55	75.00'	117.81'	N45°16'34"W	106.07'
C56	60.00'	28.39'	S76°27'17"E	28.13'
C57	60.00'	15.78'	N55°21'46"W	15.73'
C58	615.00'	1.63'	S47°54'16"E	1.63'
C59	615.00'	72.98'	S51°22'48"E	72.94'
C60	615.00'	72.96'	S58°10'42"E	72.92'
C61	615.00'	72.97'	S64°58'33"E	72.93'
C62	615.00'	72.97'	S71°46'26"E	72.93'
C63	615.00'	72.95'	S78°34'17"E	72.91'
C64	615.00'	72.98'	S85°22'08"E	72.93'
C65	615.00'	16.19'	N89°31'20"W	16.19'
C66	389.74'	67.60'	N85°02'43"W	67.52'
C67	390.00'	91.60'	S73°21'08"E	91.39'
C68	390.00'	83.73'	S57°32'09"E	83.57'
C69	390.00'	24.21'	N49°36'24"W	24.21'
C70	285.00'	42.33'	N52°04'58"W	42.29'
C71	285.00'	54.37'	S61°48'10"E	54.29'
C72	285.00'	54.37'	S72°43'58"E	54.29'
C73	285.00'	54.37'	S83°39'46"E	54.29'
C74	285.00'	5.71'	N89°42'07"W	5.71'
C75	265.00'	95.24'	S79°58'47"E	94.73'
C76	265.00'	103.23'	N58°31'24"W	102.58'
C77	265.00'	103.23'	N36°12'12"W	102.58'
C78	265.00'	103.44'	N13°51'41"W	102.78'
C79	265.00'	37.87'	S85°06'04"E	37.84'
C80	265.00'	103.23'	S69°50'51"E	102.58'
C81	265.00'	103.23'	N47°31'40"W	102.58'
C82	265.00'	103.23'	S25°12'29"E	102.58'
C83	265.00'	18.05'	S12°05'50"E	18.04'
C84	100.00'	157.54'	S45°08'39"E	141.75'
C85	100.00'	157.08'	S45°16'34"E	141.42'
C86	425.00'	149.86'	N79°37'22"E	149.08'
C87	425.00'	4.99'	N89°23'14"E	4.99'
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2210579
BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
Filed/cert. 09/15/2025 12:33 PM
TOTAL $145.00 3 Pages
SLIDE 3026E

SILVER SPRINGS
PHASE 1

FINAL PLAT
AUGUST 20, 2025 - SHEET 3 OF 3

BOUNDARY SURVEY AND PLAT OF SUBDIVISION					
DESIGN	J.N.E.	DRAWN	A.E.F.	CHKD.	V.L.G.
ENG	J.E.	SURVEYOR	V.L.G.	PROJ MGR	C.B.

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SCALE	1"=60'
PROJ. NO.	50163729
FILE	PRELIM
SHEET	3 OF 3