Exhibit C

SITE DATA

CURRENT ZONING: UN-ZONED
(BALDWIN COUNTY PLANNING DISTRICT 18)
MINIMUM LOT SIZE: 7,800 SF
LIN. FT. STREETS: 3,403 LF (PUBLIC R/W)
PROPOSED PAVEMENT WIDTH: 20.00'
NUMBER OF LOTS: 76
DENSITY: 2.88 UNITS/ACRE
SMALLEST LOT: 7,800 SF
LARGEST LOT: 10,880 SF
COMMON AREAS: 7.44 AC
TOTAL AREA: 25.99 AC

SETBACKS:
FRONT: 30 FEET
REAR: 30 FEET
SIDE: 10 FEET
SIDE STREET: 20 FEET
*HCS IS 75' ON CR 24 AND 50' ON CR 65 FROM CENTERLINE OF RIGHT-OF-WAY AT TIME OF RECORDING

WATER SERVICE: RIVIERA UTILITIES
SEWER SERVICE: BALDWIN COUNTY SEWER SERVICE
ELECTRIC SERVICE: BALDWIN EMC
BROADBAND SERVICE: C SPIRE

CERTIFICATE OF APPROVAL BY C SPIRE:

THE UNDERSIGNED, AS AUTHORIZED BY C SPIRE, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF THE SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE 26 DAY OF January, 20 26

(AUTHORIZED SIGNATURE)

CERTIFICATION OF OWNERSHIP AND DEDICATION:

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 15th DAY OF January, 20 26

OWNER

ACKNOWLEDGEMENT OF NOTARY PUBLIC:

STATE OF Alabama
COUNTY OF Baldwin

I, Katherine Holladay, NOTARY PUBLIC IN AND FOR THE COUNTY OF Baldwin, IN THE STATE OF Alabama, 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/SHE (THEY) SIGNED, SEALED AND DELIVERED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT HE/SHE (THEY) SIGNED, SEALED AND DELIVERED THE SAID INSTRUMENT AT HIS/HER (THEIR) FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 15th DAY OF January, 20

NOTARY PUBLIC

5/8/27
MY COMMISSION EXPIRES

CERTIFICATE OF APPROVAL BY BALDWIN COUNTY SEWER SERVICE:

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY SEWER SERVICE, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF THE SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE 14 DAY OF January, 20 26

(AUTHORIZED SIGNATURE)

CATHERINE HOLLADAY
COMMISSION EXPIRES MAY 08, 2027

MORTGAGEE'S ACCEPTANCE:

IN WITNESS WHEREOF, D.R. HORTON, INC-BIRMINGHAM, THE OWNERS OF THE MORTGAGE OF IRON HORSE SUBDIVISION, PHASE ONE, AS SHOWN HEREON, HAS CAUSED THIS INSTRUMENT TO BE EXECUTED BY THE UNDERSIGNED OFFICERS, THEREUNTO DULY AUTHORIZED ON THIS THE 26 DAY OF January, 20 26.

D.R. HORTON, INC-BIRMINGHAM
BY: [signature]
ITS: Asst Vice President

ACKNOWLEDGEMENT OF NOTARY PUBLIC:

STATE OF Alabama
COUNTY OF Baldwin

I, Judy K. Smith, A NOTARY PUBLIC IN AND FOR THE COUNTY OF Baldwin, IN THE STATE OF Alabama, DO CERTIFY THAT Taylor Morris WHOSE NAME AS Assistant Vice President OF D.R. HORTON, INC-BIRMINGHAM, IS SIGNED TO THE FORGOING INSTRUMENT, AND WHO'S KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENTS OF THE INSTRUMENT, HE/SHE/THEY AS SUCH MEMBER, AND WITH FULL AUTHORITY EXECUTE THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID BANK.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 14th DAY OF January, 20 26

NOTARY PUBLIC

JUDY K. SMITH
Notary Public, Alabama State at Large
My Commission Expires 07/01/2028

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 26 DAY OF January, 20 26

(PLANNING DIRECTOR)

MORTGAGEE'S ACCEPTANCE:

IN WITNESS WHEREOF, LOT MOW LLC, THE OWNERS OF THE MORTGAGE OF IRON HORSE SUBDIVISION, PHASE ONE, AS SHOWN HEREON, HAS CAUSED THIS INSTRUMENT TO BE EXECUTED BY THE UNDERSIGNED OFFICERS, THEREUNTO DULY AUTHORIZED ON THIS THE 26 DAY OF January, 20 26.

LOT MOW LLC
BY: [signature]
ITS: Vice President

ACKNOWLEDGEMENT OF NOTARY PUBLIC:

STATE OF North Carolina
COUNTY OF Mecklenburg

I, Amber Hitchcock, A NOTARY PUBLIC IN AND FOR THE COUNTY OF Mecklenburg, IN THE STATE OF North Carolina, DO CERTIFY THAT Paul Dallmann WHOSE NAME AS Vice President OF LOT MOW LLC, IS SIGNED TO THE FORGOING INSTRUMENT, AND WHO'S KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENTS OF THE INSTRUMENT, HE/SHE/THEY AS SUCH MEMBER, AND WITH FULL AUTHORITY EXECUTE THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID BANK.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 02 DAY OF January, 20 26

NOTARY PUBLIC

AMBER HITCHCOCK
Notary Public, North Carolina
Mecklenburg County
My Commission Expires
April 28, 2028

CERTIFICATE OF APPROVAL BY BALDWIN EMC (ELECTRIC):

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN EMC, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF THE SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE 21st DAY OF January, 20 26

(AUTHORIZED SIGNATURE)

CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES (WATER):

THE UNDERSIGNED, AS AUTHORIZED BY RIVIERA UTILITIES, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF THE SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE 2 DAY OF February, 20 26

(AUTHORIZED SIGNATURE)

CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY PLANNING AND ZONING COMMISSION

THE UNDERSIGNED, AS BALDWIN COUNTY PLANNING AND ZONING COMMISSION, HEREBY CERTIFIES THAT, AT ITS MEETING ON THIS DATE, IT HAS GIVEN FINAL APPROVAL THAT 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 2 DAY OF February, 20 26

BALDWIN COUNTY PLANNING AND ZONING COMMISSION
BY: [signature]
ITS: Chairman

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.

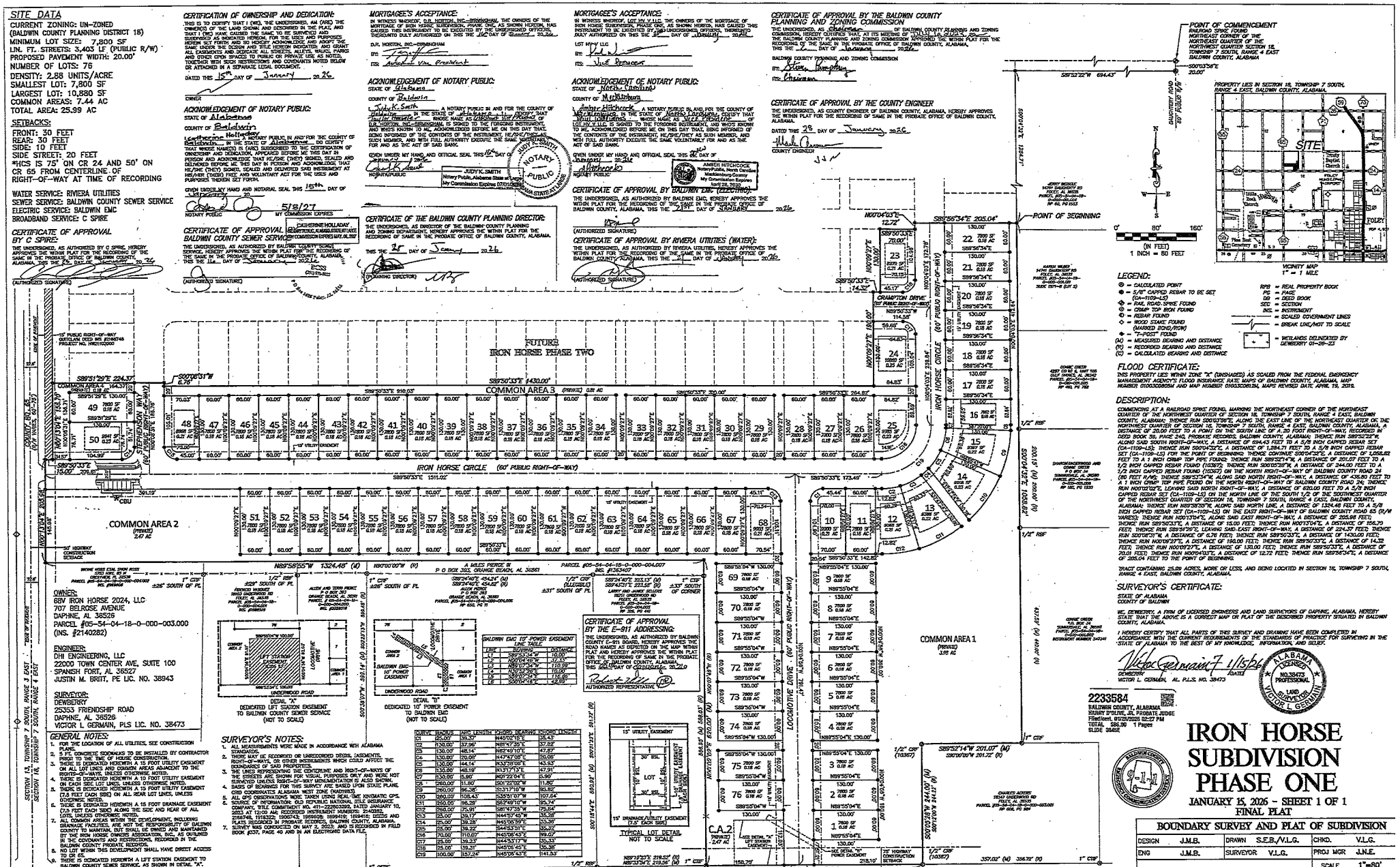
DATED THIS 28 DAY OF January, 20 26

COUNTY ENGINEER

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 MAP WITHIN THIS PLAT AND HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 26th DAY OF January, 20 26

AUTHORIZED REPRESENTATIVE



LEGEND:

- ⊕ = CALCULATED POINT
- ● = 5/8" CAPPED REBAR TO BE SET (CA-1109-LS)
- ⊕ = RAIL ROAD SPIKE FOUND
- ⊕ = CRIMP TOP IRON FOUND
- ⊕ = REBAR FOUND
- ⊕ = WOOD STAKE FOUND (MARKED BCHD/ROW)
- ⊕ = "T-POST" FOUND
- (M) = MEASURED BEARING AND DISTANCE
- (R) = RECORDED BEARING AND DISTANCE
- (C) = CALCULATED BEARING AND DISTANCE

RPB = REAL PROPERTY BOOK
PG = PAGE
DB = DEED BOOK
SEC = SECTION
INS. = INSTRUMENT
= SCALED GOVERNMENT LINES
= BREAK LINE/NOT TO SCALE
= WETLANDS DELINEATED BY DEWBERRY 01-26-23

FLOOD CERTIFICATE:

THIS PROPERTY LIES WITHIN ZONE "X" (UNSHADED) AS SCALED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS OF BALDWIN COUNTY, ALABAMA, MAP NUMBER 01003C0080CM AND MAP NUMBER 01003C0261M, MAPS REVISED DATE: APRIL 19, 2019.

DESCRIPTION:

COMMENCING AT A RAILROAD SPIKE FOUND, MARKING THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 7 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN S00°03'56"E, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 7 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA, A DISTANCE OF 20.00 FEET TO A POINT ON THE SOUTH LINE OF A 20 FOOT RIGHT-OF-WAY, RECORDED IN DEED BOOK 39, PAGE 240, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA; THENCE RUN S89°52'22"W, ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 694.43 FEET TO A 5/8 INCH CAPPED REBAR SET (CA-1109-LS); THENCE RUN S00°04'03"E, A DISTANCE OF 1,284.71 FEET TO A 5/8 INCH CAPPED REBAR SET (CA-1109-LS) FOR THE POINT OF BEGINNING; THENCE CONTINUE S00°04'03"E, A DISTANCE OF 1,058.62 FEET TO A 1 INCH CRIMP TOP PIPE FOUND; THENCE RUN S89°52'14"W, A DISTANCE OF 201.07 FEET TO A 1/2 INCH CAPPED REBAR FOUND (10367); THENCE RUN S00°00'00"W, A DISTANCE OF 244.00 FEET TO A 1/2 INCH CAPPED REBAR FOUND (10367) ON THE NORTH RIGHT-OF-WAY OF BALDWIN COUNTY ROAD 24 (80 FEET R/W); THENCE S89°53'34"W, ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 438.80 FEET TO A 1 INCH CRIMP TOP PIPE FOUND ON THE NORTH RIGHT-OF-WAY OF BALDWIN COUNTY ROAD 24; THENCE RUN N00°02'02"E, LEAVING SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 620.00 FEET TO A 5/8 INCH CAPPED REBAR SET (CA-1109-LS) ON THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 7 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN N89°53'34"E, ALONG SAID NORTH LINE, A DISTANCE OF 1324.46 FEET TO A 5/8 INCH CAPPED REBAR SET (CA-1109-LS) ON THE EAST RIGHT-OF-WAY OF BALDWIN COUNTY ROAD 63 (R/W VARIES); THENCE RUN N00°03'04"E, ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 205.98 FEET; THENCE RUN S89°56'03"E, A DISTANCE OF 15.00 FEET; THENCE RUN N00°03'04"E, A DISTANCE OF 856.79 FEET; THENCE RUN S89°51'29"E, LEAVING SAID EAST RIGHT-OF-WAY, A DISTANCE OF 224.37 FEET; THENCE RUN S00°08'51"W, A DISTANCE OF 6.76 FEET; THENCE RUN S89°50'33"E, A DISTANCE OF 1430.00 FEET; THENCE RUN N00°09'27"E, A DISTANCE OF 190.00 FEET; THENCE RUN S89°50'33"E, A DISTANCE OF 14.32 FEET; THENCE RUN N00°09'27"E, A DISTANCE OF 130.00 FEET; THENCE RUN S89°50'33"E, A DISTANCE OF 210.01 FEET; THENCE RUN N00°04'03"E, A DISTANCE OF 12.72 FEET; THENCE RUN S89°56'34"E, A DISTANCE OF 205.04 FEET TO THE POINT OF BEGINNING.

TRACT CONTAINING 25.99 ACRES, MORE OR LESS, AND BEING LOCATED IN SECTION 16, TOWNSHIP 7 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA.

SURVEYOR'S CERTIFICATE:

STATE OF ALABAMA
COUNTY OF BALDWIN

WE, DEWBERRY, A FIRM OF LICENSED ENGINEERS AND LAND SURVEYORS OF DAPHNE, ALABAMA, HEREBY STATE THAT THE ABOVE IS A CORRECT MAP OR PLAT OF THE DESCRIBED PROPERTY SITUATED IN 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 FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

DEWBERRY — DATE 1/15/26
VICTOR L. GERMAIN, AL. P.L.S. NO. 38473

ALABAMA LICENSED NO.38473 PROFESSIONAL LAND SURVEYOR VICTOR L. GERMAIN

2233584
BALDWIN COUNTY, ALABAMA
HARRY D'LINE, JR. PROBATE JUDGE
Filed/Cert. 01/20/2026 02:22 PM
TOTAL $96.00 1 Pages
SLIDE 3845E

OWNER:

68V IRON HORSE 2024, LLC
707 BELROSE AVENUE
DAPHNE, AL 36526
PARCEL #05-54-04-18-0-000-003.000
(INS. #2140282)

ENGINEER:

DHI ENGINEERING, LLC
22000 TOWN CENTER AVE, SUITE 100
SPANISH FORT, AL 36527
JUSTIN M. BRITT, PE LIC. NO. 38943

SURVEYOR:

DEWBERRY
25353 FRIENDSHIP ROAD
DAPHNE, AL 36526
VICTOR L. GERMAIN, PLS LIC. NO. 38473

GENERAL NOTES:

1. FOR THE LOCATION OF ALL UTILITIES, SEE CONSTRUCTION PLANS.
2. 5 FT. CONCRETE SIDEWALKS TO BE INSTALLED BY CONTRACTOR PRIOR TO THE TIME OF HOUSE CONSTRUCTION.
3. THERE IS DEDICATED HEREWITH A 15 FOOT UTILITY EASEMENT ON ALL LOT LINES AND COMMON AREAS ADJACENT TO THE RIGHTS-OF-WAYS, UNLESS OTHERWISE NOTED.
4. THERE IS DEDICATED HEREWITH A 10 FOOT UTILITY EASEMENT ON EACH SIDE LOT LINES, UNLESS OTHERWISE NOTED.
5. THERE IS DEDICATED HEREWITH A 15 FOOT UTILITY EASEMENT (7.5 FEET EACH SIDE) ON ALL REAR LOT LINES, UNLESS OTHERWISE NOTED.
6. THERE IS DEDICATED HEREWITH A 15 FOOT DRAINAGE EASEMENT (7.5 FEET EACH SIDE) ALONG THE SIDE AND REAR OF ALL LOTS, UNLESS OTHERWISE NOTED.
7. ALL COMMON AREAS WITHIN THE DEVELOPMENT, INCLUDING DRAINAGE FACILITIES, ARE NOT THE RESPONSIBILITY OF BALDWIN COUNTY TO MAINTAIN, BUT SHALL BE OWNED AND MAINTAINED BY THE IRON HORSE OWNERS ASSOCIATION, INC., AS OUTLINED IN THE COVENANTS AND RESTRICTIONS, RECORDED IN THE BALDWIN COUNTY PROBATE RECORDS.
8. NO LOT WITHIN THIS DEVELOPMENT SHALL HAVE DIRECT ACCESS TO CR 65.
9. THERE IS DEDICATED HEREWITH A LIFT STATION EASEMENT TO BALDWIN COUNTY SEWER SERVICE, AS SHOWN IN DETAIL "A".
10. THERE IS DEDICATED HEREWITH A 10 FOOT POWER EASEMENT TO BALDWIN EMC, AS SHOWN IN DETAIL "B".

SURVEYOR'S NOTES:

1. ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH ALABAMA STANDARDS.
2. THERE MAY BE RECORDED OR UNRECORDED DEEDS, EASEMENTS, RIGHTS-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. BASIS OF BEARINGS FOR THIS SURVEY ARE BASED UPON STATE PLANE COO COORDINATES ALABAMA WEST ZONE (NAD1983)
5. ALL GPS OBSERVATIONS WERE TAKEN USING REAL-TIME KINEMATIC GPS.
6. SOURCE OF INFORMATION OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, TITLE COMMITMENT NO. 411-222503329, DATED JANUARY 10, 2023, AT 12:00 AM. RECORDED INSTRUMENT NUMBERS: 2166745, 1918326, 1900425, 1899809, 1899410, 1899416; DEEDS AND PLATS RECORDED IN PROBATE RECORDS, BALDWIN COUNTY, ALABAMA.
7. SURVEY WAS CONDUCTED ON MAY 9, 2023, AND IS RECORDED IN FIELD BOOK #337, PAGE 40 AND IN AN ELECTRONIC DATA FILE.

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	39.37'	N45°02'15"E	35.43'
C2	130.00'	37.96'	N81°47'35"E	37.82'
C3	130.00'	48.14'	N62°49'10"E	47.87'
C4	130.00'	20.06'	N47°47'08"E	20.05'
C5	130.00'	44.14'	N33°39'08"E	43.93'
C6	130.00'	48.16'	N13°17'13"E	47.91'
C7	130.00'	5.99'	N01°22'04"E	5.99'
C8	260.00'	11.80'	S01°22'04"W	11.80'
C9	260.00'	86.38'	S13°17'19"W	85.92'
C10	260.00'	108.43'	S33°51'07"W	107.64'
C11	260.00'	96.28'	S57°49'10"W	95.74'
C12	260.00'	75.91'	S81°47'35"W	75.64'
C13	25.00'	39.17'	N44°57'45"W	35.28'
C14	25.00'	39.28'	N45°06'59"E	35.36'
C15	25.00'	39.22'	S44°53'31"E	35.32'
C16	70.00'	110.07'	N42°06'43"E	99.07'
C17	25.00'	39.23'	N44°53'17"W	35.33'
C18	25.00'	39.21'	N45°06'59"E	35.30'
C19	100.00'	157.24'	N45°06'43"E	141.53'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°53'34"W	10.00'
L2	N00°04'49"W	37.03'
L3	N89°07'34"W	110.09'
L4	N00°52'26"E	10.00'
L5	S89°07'34"E	116.69'
L6	S00°04'48"E	42.95'

DETAIL "A"
DEDICATED LIFT STATION EASEMENT TO BALDWIN COUNTY SEWER SERVICE (NOT TO SCALE)

DETAIL "B"
DEDICATED 10' POWER EASEMENT TO BALDWIN EMC (NOT TO SCALE)

TYPICAL LOT DETAIL
NOT TO SCALE

IRON HORSE SUBDIVISION PHASE ONE

JANUARY 15, 2026 - SHEET 1 OF 1
FINAL PLAT

BOUNDARY SURVEY AND PLAT OF SUBDIVISION

DESIGN	J.M.B.	DRAWN	S.E.B./V.L.G.	CHKD.	V.L.G.
ENG	J.M.B.	SURVEYOR	V.L.G.	PROJ MGR	J.N.E.
				SCALE	1"=80'
				PROJ. NO.	50159460
				FILE	PH1 FINAL PLAT
				SHEET	1 OF 1

Dewberry
25353 Friendship Road Daphne, AL 36526
251.990.9950 fax 251.929.9815