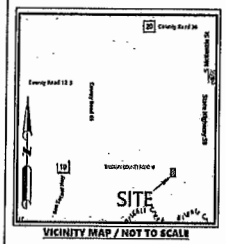
Exhibit "C"

FINAL PLAT
BAYOU RIDGE ESTATES
A SINGLE-FAMILY RESIDENTIAL SUBDIVISION

LOCATED IN PLANNING DISTRICT 27, CITY OF FOLEY PLANNING JURISDICTION, SECTION 20, TOWNSHIP 8 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA



VICINITY MAP / NOT TO SCALE

DEVELOPMENT INFO:

OWNER:
MILROSE PROPERTIES ALABAMA, LLC
800 W. BOBAINA ST., STE. A
PENSACOLA, FL 32502
KI: 05-61-04-20-0-000-107.000
TOTAL AREA: 23.89 Acres +/-
TOTAL LOTS: 50

UTILITY PROVIDERS:

SEWER:	BALDWIN COUNTY SEWER SERVICE
WATER:	RIVERA UTILITIES
ELECTRIC:	BALDWIN EMC
COMMUNICATIONS:	BRIGHTSPEED
GAS:	RIVERA UTILITIES

SITE DATA

Gross Project Area:	23.89 AC
Gross Density:	2.1 Units / Acre (Residential)
Stormwater Management Area:	3.72 AC
Greenspace Area:	6.09 AC (25.5%)
Type of Subdivision:	Single Family Detached
Number of Lots:	50 Lots
Contour Interval:	One Foot
Datum:	NAD83, NAVD88
Street Length:	2,328 LF
Type of Streets:	Public
R/W Width:	Typical - 50'
Pavement Width:	Typical - 28' (B.O.C.-B.O.C.)
Street Maintenance:	City of Foley
Stormwater Maintenance	HOA
Min. Lot Area:	60' x 125'=7,500 sq ft
Min. Lot Width at Building Line:	60 feet
Min. Depth of Front Yard:	30 feet
Min. Depth of Rear Yard:	30 feet
Min. Width of Each Side Yard:	10 feet
Smallest lot size	Lot 50: 8,166SF/0.184AC
Max. Building Area as % of Gross Lot Area:	35%
Max. Building Height (stories):	N/A
Tax Parcel #:	2
	05-61-04-20-0-000-107.000

LEGEND

- ○ = SET 1/2" CAPPED ROD, CA#1001LS
- ⊙ = SET MAG NAIL AND DISC, CA#1001LS
- □ = SET 4" CONCRETE MONUMENT WITH DISC, CA#1001LS
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- PI = POINT OF INTERSECTION
- PRC = POINT OF REVERSE CURVATURE
- POC = POINT OF COMMENCEMENT
- POB = POINT OF BEGINNING
- R/W = RIGHT OF WAY
- PRM = PERMANENT REFERENCE MONUMENT
- PCP = PERMANENT CONTROL POINT

GENERAL NOTES:

1. FOR THE LOCATION OF ALL UTILITIES, SEE CONSTRUCTION PLANS.
2. ALL COMMON AREAS, INCLUDING DRAINAGE FACILITIES OUTSIDE THE PLATTED AREA, ARE NOT THE RESPONSIBILITY OF CITY OF FOLEY TO MAINTAIN, BUT SHALL BE OWNED AND MAINTAINED BY THE BAYOU RIDGE HOMEOWNERS' ASSOCIATION, AS OUTLINED IN THE COVENANTS AND RESTRICTIONS, RECORDED IN THE BALDWIN COUNTY PROBATE RECORDS.
3. ALL UTILITIES WILL BE CONSTRUCTED UNDERGROUND.
4. THERE IS DEDICATED HEREWITH A 10 FOOT UTILITY & DRAINAGE EASEMENT ON ALL LOT LINES ADJACENT TO RIGHTS-OF-WAY AND A 10 FOOT (5 FEET EACH SIDE) UTILITY & DRAINAGE EASEMENT ALONG ALL SIDE LOT LINES AND A 10' UTILITY & DRAINAGE EASEMENT ALONG ALL COMMON AREA RIGHT-OF-WAYS, UNLESS OTHERWISE SHOWN HEREON.
5. BALDWIN COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTAINING THE WATER COURSE TRAVERSING THE PROPERTY.
6. SIDEWALKS SHALL BE FURNISHED, EITHER 5' WIDE EACH SIDE OR 8' WIDE ON A SINGLE SIDE.
7. THIS DIVISION LIES WITHIN AN AREA WHERE THE MUNICIPAL PLANNING COMMISSION EXERCISES EXCLUSIVE JURISDICTION OVER THE REVIEW AND APPROVAL OF SUBDIVISIONS. THIS SUBDIVISION HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH THE BALDWIN COUNTY SUBDIVISION REGULATIONS. THE PROVISIONS OF ALABAMA CODE SECTION 45-2-261-17 SHALL NOT APPLY TO THIS SUBDIVISION.

SURVEYOR'S NOTES:

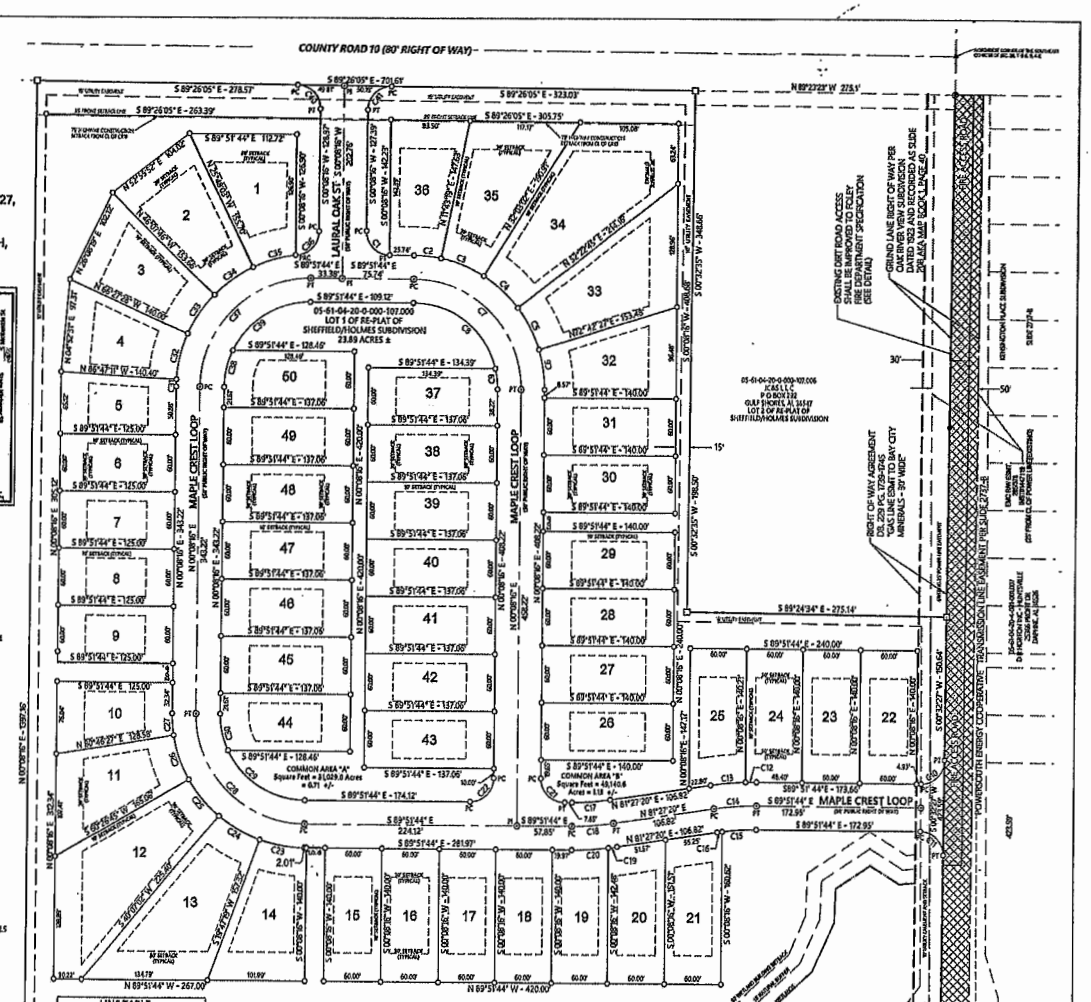
1. BEARINGS AND NORTH ARROW ARE REFERENCED TO REAL TIME KINEMATIC GPS OBSERVATIONS (GRID NORTH) (ALABAMA WEST NAD1983).
2. THIS SURVEY DOES NOT REFLECT, DETERMINE OR GUARANTEE OWNERSHIP.
3. NO ATTEMPT WAS MADE TO LOCATE ANY UNDERGROUND UTILITIES, FOUNDATIONS, SEPTIC DRAIN FIELDS, UNDERGROUND FEATURE LOCATION IS BEYOND THE SCOPE OF THIS SURVEY.
4. BEARINGS WERE UTILIZED: ALABAMA DEPARTMENT OF TRANSPORTATION CONTINUOUSLY OPERATING REFERENCE STATION (ADOT CORS) NETWORK DATUM: NAD1983(2011).

FEMA ZONE INFORMATION:

FEMA ZONE SHOWN BY GRAPHICAL PLOTTING (X AND AE) THIS PROPERTY SHOWN HEREON LIES IN ZONE X, ZONE X AND ZONE AE(EL 31.4) AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR BALDWIN COUNTY, ALABAMA; SEE MAP NO. 01001C0121H, WHICH BEARS AN EFFECTIVE DATE OF APRIL 19, 2017

DESCRIPTION:

LOT 1, RE-PLAT OF SHEFFIELD/HOLMES SUBDIVISION AS RECORDED AS SLIDE 0002007-A, IN THE OFFICE OF THE JUDGE OF PROBATE.


COUNTY ROAD 10 (80' RIGHT OF WAY)
MAPLE CREST LOOP
LAUREL OAK ST.
BOGGY BRANCH
COMMON AREA "A" Square Feet = 31,009.0 Acres = 0.71 +/-
COMMON AREA "B" Square Feet = 49,140.6 Acres = 1.13 +/-
COMMON AREA "C" - SWMP Square Feet = 34,730.84 Acres = 7.98 +/-
N 89°51'44" W - 267.00'
N 89°51'44" W - 420.00'
S 89°24'34" E - 275.14'
N 89°27'28" W 275.1'
S 00°32'25" W - 150.54'
S 00°32'25" W - 108.50'
S 00°32'25" W - 348.60'
S 00°32'25" W - 408.60'
S 00°32'25" W - 402.22'
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