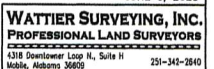
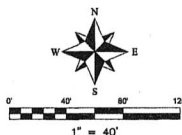


# Exhibit "C"







STATE OF ALABAMA  
COUNTY OF BALDWIN

COMMENCING AT AN IRON PIPE BEING ASPHALT AT THE SOUTHWEST CORNER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA; THENCE NORTH 89°57'-00" EAST A DISTANCE OF 27.67 FEET TO A CAPPED REBAR (WATTEIR) ON THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 85 (60' R/W); THENCE NORTH 00°02'-20" EAST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 391.98 FEET TO A CAPPED REBAR (WATTEIR) ON THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 20 (VARIABLE R/W); THENCE NORTH 00°03'-58" EAST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 937.53 FEET TO A CAPPED REBAR (WATTEIR) ON THE NORTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6; THENCE NORTH SOUTH 89°54'-15" EAST ALONG SAID NORTH LINE AND ALONG THE NORTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 A DISTANCE OF 2,640.68 FEET TO A CAPPED REBAR (WATTEIR) ON THE NORTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 6; THENCE SOUTH 00°03'-58" EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 A DISTANCE OF 1,218.96 FEET TO A CAPPED REBAR (WATTEIR) AT THE NORTHEAST CORNER OF COUNTY ROAD 20 (VARIABLE R/W); THENCE NORTH 78°40'-00" EAST ALONG SAID EAST LINE A DISTANCE OF 1,218.96 FEET TO A CAPPED REBAR (WATTEIR) ON THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 20 (VARIABLE R/W); THENCE NORTH 89°59'-48" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 250.00 FEET TO A CAPPED REBAR (WATTEIR); THENCE NORTH SOUTH 81°28'-20" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 151.68 FEET TO A CAPPED REBAR (WATTEIR); THENCE NORTH 89°59'-49" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 1,950.00 FEET TO A CAPPED REBAR (WATTEIR); THENCE NORTH 83°54'-16" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 1,950.00 FEET TO A CAPPED REBAR (WATTEIR); THENCE NORTH 83°54'-16" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 1,950.00 FEET TO A CAPPED REBAR (WATTEIR); THENCE NORTH 16°14'-59" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 137.58 FEET TO A CAPPED REBAR (WATTEIR); THENCE NORTH NORTH 01°01'-48" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 109.32 FEET TO A CAPPED REBAR (WATTEIR) ON THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 20 (VARIABLE R/W); THENCE NORTH 00°02'-20" EAST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 35.58 FEET TO THE POINT OF BEGINNING, THE DESCRIBED PARCEL CONTAINS 75.07 ACRES, MORE OR LESS.

WITNESS MY HAND THIS THE 6th DAY OF June 2025

LINE	BEARING	DISTANCE
L1	S74°41.35' W	23.14
L2	N00°00'00" W	19.02
L3	N62°20'01" E	48.31
L4	N51°14'39" E	48.31
L5	N00°00'16" E	48.31
L6	N29°03'54" E	48.31
L7	N17°58'32" E	48.31
L8	N05°02'12" W	47.38
L9	N16°06'46" W	48.31
L10	N27°06'08" W	48.31
L11	N38°11'30" W	48.31
L12	N49°16'10" W	48.31
L13	N60°22'15" W	91.84
L14	N89°57'31" W	50.00
L15	N00°02'29" E	10.00
L16	S00°02'29" W	15.00
L17	N90°00'00" W	50.00
L18	N00°02'29" E	15.00
L19	N00°02'29" E	22.27
L20	N89°57'31" W	50.00
L21	N00°02'29" E	15.00
L22	S00°02'29" W	5.40

CURV	DEPT	ANGLE	RADIUS	CONC	CHORD LENGTH	CHORD BEARING	CHORD LENGTH
C1	89.9731°	100°	15.76	NA	S45.01°12' E	14.14	
C2	89.9731°	100°	15.76	NA	N45.01°12' E	14.14	
C3	122.045°	125.00°	25.97	NA	N081°32'4 E	26.92	
C4	122.045°	125.00°	25.97	NA	S081°32'4 E	26.92	
C5	122.045°	85.00°	44.48	NA	S75.02°52' E	43.98	
C6	122.045°	35.00°	21.47	NA	N74.17°17' E	21.86	
C7	122.045°	35.00°	21.47	NA	S74.17°17' E	21.86	
C8	18.4848°	23.50°	11.80	N74.01°10' E	10.99		
C9	18.4848°	23.50°	11.80	N74.01°10' E	8.09		
C10	33.5370°	108.00°	44.48	NA	S78.09°17' E	44.15	
C11	33.5370°	108.00°	44.48	NA	N78.09°17' E	44.15	
C12	33.5370°	25.00°	7.97	NA	S84.04°05' E	7.97	
C13	33.5370°	25.00°	7.97	NA	N84.04°05' E	7.97	
C14	33.5370°	25.00°	39.29	NA	S84.04°05' E	35.37	
C15	33.5370°	25.00°	39.29	NA	N84.04°05' E	35.37	
C16	0.358151°	75.00°	10.00	NA	S88.04°05' E	10.00	
C17	0.358151°	75.00°	11.81	NA	N88.04°05' E	10.99	
C18	0.358151°	135.00°	4.57	NA	N89.01°50' W	4.57	
C19	0.358151°	135.00°	4.57	NA	N01.48°15' W	4.57	
C20	22.0144°	125.00°	48.00	NA	S44.01°08' W	48.00	
C21	22.0144°	125.00°	48.00	NA	N44.01°08' W	48.00	
C22	0.154747°	125.00°	9.10	NA	S89.03°43' W	9.10	
C23	0.154747°	125.00°	9.10	NA	N89.03°43' W	9.10	

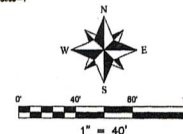
1. FOR THE LOCATION OF ALL UTILITIES, SEE CONSTRUCTION PLANS.
2. THERE IS A DEDICATED DRAINAGE, UTILITY, AND MAINTENANCE EASEMENT OVER THE ENTIRETY OF COMMON AREAS 1, 2, 3, 4, 5 & 6.
3. A HOME OWNERS ASSOCIATION (HOA) IS REQUIRED TO BE FORMED. THE HOA IS REQUIRED TO MAINTAIN ANY AND ALL STORM WATER FACILITIES AND STRUCTURES LOCATED OUTSIDE OF THE PUBLICLY ACCEPTED RIGHT-OF-WAY. THE HOA IS RESPONSIBLE FOR COMMON AREA MAINTENANCE.
4. STORM WATER DETENTION AREAS AND OTHER WATER BODIES OR WATERCOURSES INCLUDING THE BEN SECOR RIVER ARE NOT THE RESPONSIBILITY OF BALDWIN COUNTY OR THE CITY OF FOLEY TO MAINTAIN.
5. THE HOMEOWNERS' ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE, IF APPLICABLE, AND ENERGY COSTS OF THE STREET LIGHTS.
6. THIS SURVEY DOES NOT REFLECT ANY TITLE OR EASEMENT RESEARCH OTHER THAN WHAT IS READILY VISIBLE ON THE SURFACE OR PROVIDED BY THE CLIENT.
7. BEARINGS SHOWN HEREON ARE STATE PLANE COORDINATE GRID BEARINGS. CONVERGENCE ANGLE FROM GRID NORTH TO GEODETIC NORTH IS -00° 06' 25".
8. CAPPED REBARS (WATTHEP) HAVE BEEN SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
9. TEMPORARY ACCESS, UTILITY, & DRAINAGE EASEMENTS T#1 & T#2 ARE TO BE VACATED IN R.O.W. EXTENSION OF FUTURE PHASES.
10. THE HIGHWAY CONSTRUCTION SETBACK ALONG COUNTY ROAD #5 IS 75' FROM THE CENTERLINE OF THE RIGHT-OF-WAY AT THE TIME OF RECORDING OF THIS PLAT.
11. R.O.W. WITHIN THE DEVELOPMENT WILL BE PUBLIC R.O.W.
12. PROPOSED STREETS TO PROVIDE 10' LANES WITH 30" VALLEY GUTTER.
13. ALL LOTS HAVE 15' DRAINAGE AND UTILITY EASEMENTS ALONG THE FRONT AND REAR LOT LINES. SIDE LOT LINES HAVE 7.5' DRAINAGE AND UTILITY EASEMENTS ON EACH SIDE OF LOT LINE.
14. PROJECT PROPOSES NO OVERHEAD UTILITIES.
15. SIDEWALKS ARE TO BE INSTALLED GENERALLY WITHIN THE R.O.W., AND ARE TO BE 5' WIDE AND ADA COMPLIANT.
16. THERE IS DEDICATED HEREWITH A 5' SIDEWALK EASEMENT ON ALL LOT LINES AND COMMON AREAS ADJACENT TO THE STREET RIGHT-OF-WAY.
17. ALL OR PART OF THE PROPERTY CONTAINED WITHIN THIS SUBDIVISION LIES IN A FLOODWAY OR FLOOD AREA AS DETERMINED BY THE FLOOD INSURANCE ADMINISTRATION. THE FLOOD INSURANCE ADMINISTRATION'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. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY INSURANCE REQUIREMENTS.

**WATTIER SURVEYING, INC.**  
PROFESSIONAL LAND SURVEYORS  
4318 Downtowner Loop N., Suite H  
Mobile, Alabama 36609 251-342-2840

SHEET 2 OF 3



2195464

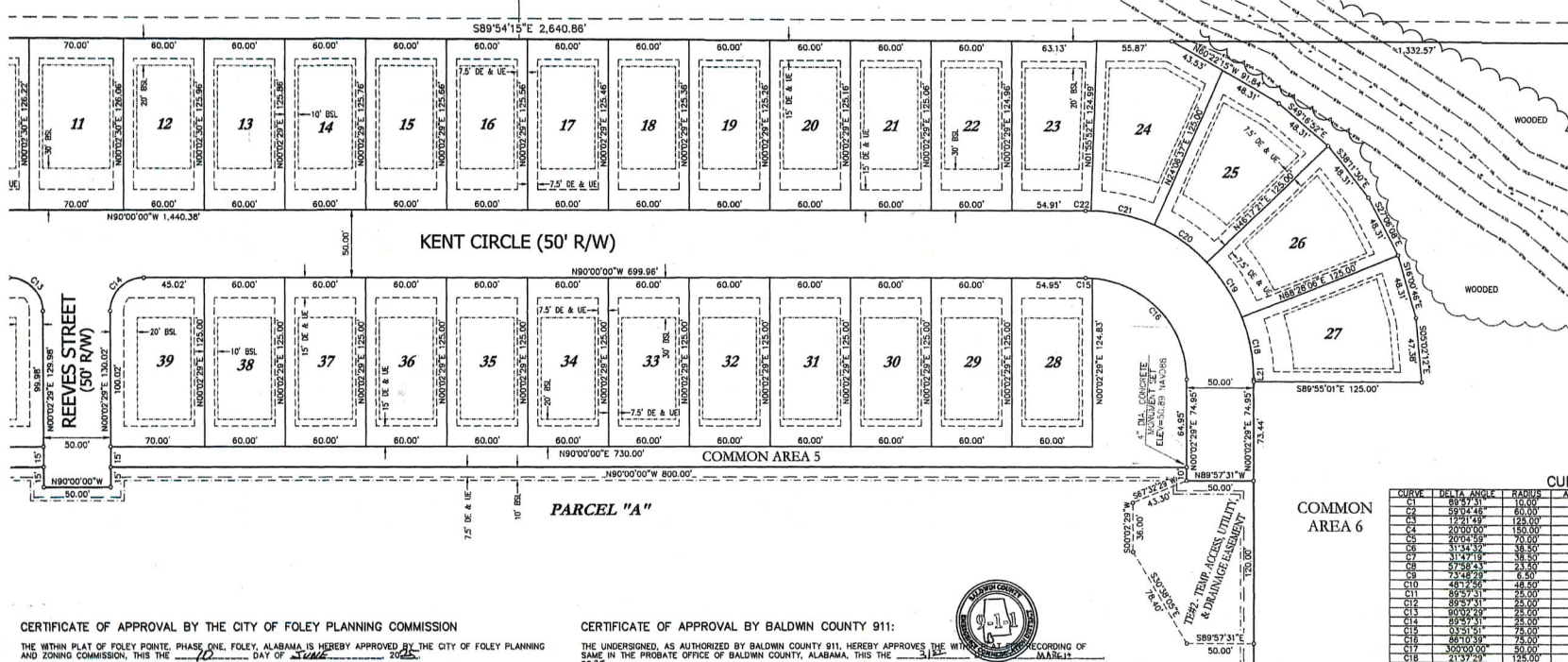
BALDWIN COUNTY, ALABAMA  
HARRY D. GULLEY, JR., PROBATE JUDGE  
FILED: 06/25/2025 09:25 AM  
TOTAL: 244.00 - 3 Pages  
BLDG: 000000-1

## LINE DATA

LINE	BEARING	DISTANCE
L1	S78°41'55\"	23.14
L2	S78°41'55\"	19.00
L3	N89°00'00\"	48.91
L4	N89°00'00\"	48.91
L5	N89°00'00\"	48.91
L6	N89°00'00\"	48.91
L7	N89°00'00\"	48.91
L8	N89°00'00\"	48.91
L9	N89°00'00\"	48.91
L10	N89°00'00\"	48.91
L11	N89°00'00\"	48.91
L12	N89°00'00\"	48.91
L13	N89°00'00\"	48.91
L14	N89°00'00\"	48.91
L15	N89°00'00\"	48.91
L16	N89°00'00\"	48.91
L17	N89°00'00\"	48.91
L18	N89°00'00\"	48.91
L19	N89°00'00\"	48.91
L20	N89°00'00\"	48.91
L21	N89°00'00\"	48.91
L22	N89°00'00\"	48.91
L23	N89°00'00\"	48.91
L24	N89°00'00\"	48.91

## CURVE DATA

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	90°00'00\"	10.00	31.42	N89°00'00\"	10.00
C2	90°00'00\"	60.00	61.87	N89°00'00\"	60.00
C3	90°00'00\"	120.00	123.74	N89°00'00\"	120.00
C4	90°00'00\"	180.00	185.60	N89°00'00\"	180.00
C5	90°00'00\"	240.00	247.47	N89°00'00\"	240.00
C6	90°00'00\"	300.00	309.34	N89°00'00\"	300.00
C7	90°00'00\"	360.00	371.21	N89°00'00\"	360.00
C8	90°00'00\"	420.00	433.08	N89°00'00\"	420.00
C9	90°00'00\"	480.00	494.94	N89°00'00\"	480.00
C10	90°00'00\"	540.00	556.81	N89°00'00\"	540.00
C11	90°00'00\"	600.00	618.68	N89°00'00\"	600.00
C12	90°00'00\"	660.00	680.55	N89°00'00\"	660.00
C13	90°00'00\"	720.00	742.42	N89°00'00\"	720.00
C14	90°00'00\"	780.00	804.29	N89°00'00\"	780.00
C15	90°00'00\"	840.00	866.16	N89°00'00\"	840.00
C16	90°00'00\"	900.00	928.03	N89°00'00\"	900.00
C17	90°00'00\"	960.00	989.90	N89°00'00\"	960.00
C18	90°00'00\"	1020.00	1051.77	N89°00'00\"	1020.00
C19	90°00'00\"	1080.00	1113.64	N89°00'00\"	1080.00
C20	90°00'00\"	1140.00	1175.51	N89°00'00\"	1140.00
C21	90°00'00\"	1200.00	1237.38	N89°00'00\"	1200.00
C22	90°00'00\"	1260.00	1299.25	N89°00'00\"	1260.00

COMMON  
AREA 6

## CERTIFICATE OF APPROVAL BY THE CITY OF FOLEY PLANNING COMMISSION

THE WITHIN PLAT OF FOLEY PLANNING COMMISSION, PHASE ONE, FOLEY, ALABAMA, IS HEREBY APPROVED BY THE CITY OF FOLEY PLANNING AND ZONING COMMISSION, THIS THE 10 DAY OF JUNE, 2025.

CHAIRMAN, PLANNING COMMISSION

## CERTIFICATE OF APPROVAL BY THE CITY ENGINEER

THE UNDERSIGNED, AS CITY ENGINEER OF THE CITY OF FOLEY, ALABAMA, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE 10 DAY OF JUNE, 2025.

CITY ENGINEER

## CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES - POWER:

THE UNDERSIGNED, AS AUTHORIZED BY RIVIERA UTILITIES, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE 4 DAY OF JUNE, 2025.

AUTHORIZED REPRESENTATIVE

## CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES - WATER &amp; SANITARY SEWER:

THE UNDERSIGNED, AS AUTHORIZED BY RIVIERA UTILITIES, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE 4 DAY OF JUNE, 2025.

AUTHORIZED REPRESENTATIVE

## CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES - GAS:

THE UNDERSIGNED, AS AUTHORIZED BY RIVIERA UTILITIES, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE 4 DAY OF JUNE, 2025.

AUTHORIZED REPRESENTATIVE

## CERTIFICATE OF APPROVAL BY BRIGHTSPEED - TELECOMMUNICATIONS:

THE UNDERSIGNED, AS AUTHORIZED BY BRIGHTSPEED, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE 4 DAY OF JUNE, 2025.

AUTHORIZED REPRESENTATIVE

## CERTIFICATE OF APPROVAL BY BALDWIN COUNTY 911:

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY 911, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE 31 DAY OF MARCH, 2025.

AUTHORIZED REPRESENTATIVE

## CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER

THE UNDERSIGNED, AS COUNTY ENGINEER OF THE COUNTY OF BALDWIN, ALABAMA, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE 27 DAY OF MARCH, 2025.

COUNTY ENGINEER

## CERTIFICATE OF APPROVAL BY BALDWIN COUNTY PLANNING DIRECTOR:

THE UNDERSIGNED, AS DIRECTOR OF THE BALDWIN COUNTY PLANNING AND ZONING DEPARTMENT, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE 27 DAY OF MARCH, 2025.

PLANNING DIRECTOR

## MORTGAGEE'S ACCEPTANCE

IN WITNESS WHEREOF, SERVISFIRST BANK, THE OWNER OF THE MORTGAGE OF TURNKEY HOMES, LLC, HAS CAUSED THIS INSTRUMENT TO BE EXECUTED BY THE UNDERSIGNED OFFICER, THEREUNTO DULY AUTHORIZED ON THIS

THE 11 DAY OF MARCH, 2025.BY: J. J. W. J. W.

ITS EXECUTIVE VICE-PRESIDENT, BALDWIN COUNTY EXECUTIVE

## CERTIFICATION OF OWNERSHIP AND DEDICATION

THIS IS TO CERTIFY THAT TURN KEY HOMES, LLC, IS THE OWNER OF THE LAND SHOWN AND DESCRIBED HEREON, AND THAT THE SAME HAS CAUSED SAID LAND 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 11 DAY OF MARCH, 2025.

OWNER: TURN KEY HOMES, LLC

BY: COBY LAKE - ITS sole member

## CERTIFICATION BY NOTARY PUBLIC

STATE OF ALABAMA  
COUNTY OF BALDWIN

I, Gwendolyn Gattis, a Notary Public in and for said State and County, HEREBY CERTIFY THAT COBY LAKE WHOSE NAME AS sole member OF TURN KEY HOMES, LLC, IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGE BEFORE ME ON THIS DAY, THAT BEING INFORMED OF THE CONTENTS 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 NOTORIAL SEAL THIS 11 DAY OF MARCH, 2025.NOTARY PUBLIC Gwendolyn GattisFOLEY POINTE  
PHASE ONE  
FINAL PLAT

SHEET 3 OF 3

MARCH 6, 2025  
WATTIER SURVEYING, INC.  
PROFESSIONAL LAND SURVEYORS  
4318 Downton Loop N., Suite II  
Mobile, Alabama 36688 251-341-2640