

(IN FEET) 1 inch = 200 ft.CRF CAPPED REBAR FOUND

PLACEMENT IN THE EASEMENT.

CRS 5/8" CAPPED REBAR SET STAMPED CA#156

NO PERMANENT STRUCTURES MAY BE CONSTRUCTED OR PLACED ON FASEMENTS. FENCES MAY BE FRECTED

OWNERS LOCK. NO CANOPY TREES SHALL BE PLANTED WITHIN TEN (10) FEET OF UTILITIES.

FIELD WORK COMPLETED ON 12.20.2021. OFFICE WORK COMPLETED ON 12.13.2022.

BEARING REFERENCE BASED ON ALABAMA STATE PLANE COORDINATE SYSTEM EAST ZONE.

SOURCES OF INFORMATION ARE AS SHOWN ON SURVEY.

PERPENDICULARLY ACROSS THE EASEMENT PROVIDED THERE IS A MINIMUM TWELVE (12) FOOT WIDE ACCESS GATE

INSTALLED. IF THE GATE IS TO BE LOCKED THERE MUST BE A CITY APPROVED LOCK INSTALLED IN CONJUNCTION WITH THE

BY PLACING OBSTRUCTIONS WITHIN OR ENCROACHING ONTO THE EASEMENT, THE PROPERTY OWNER(S) DOES FOR ITSELF, ITS

SUCCESSORS, AND ASSIGNS AGREE TO INDEMNIFY, HOLD HARMLESS AND DEFEND THE CITY OF AUBURN, ITS OFFICIALS,

REPRESENTATIVES, AGENTS, SERVANTS AND EMPLOYEES FROM AND AGAINST ALL LIABILITY AND LOSS WHICH MAY BE

SUSTAINED AS A RESULT OF CLAIMS, DEMANDS, COSTS OR JUDGEMENTS ARISING OUT OF THE LOCATION OF THE OBSTRUCTION WITHIN THE EASEMENT INCLUDING ITS REASONABLE COSTS IN DEFENDING AGAINST ANY SUCH CLAIMS AND FURTHER AGREES TO RELEASE AND DISCHARGE THE CITY OF AUBURN FROM ANY DAMAGES TO THE OBSTRUCTION ARISING FROM UTILITY MAINTENANCE WORK WITHIN THE EASEMENT OR ANY DAMAGES TO THE OBSTRUCTION RESULTING FROM ITS

ANY FUTURE DRIVEWAYS MUST BE IN CONFORMANCE WITH THE MINIMUM SPACING REQUIREMENTS OF THE CITY OF AUBURN.

MONUMENT

40.86

& UTILITY EASEMENT

MONUMENT (STA. 3+26)

478.73

POC - UNIT B-2A-1A SOUTHWEST CORNER OF SECTION 12, T-18-N, R-25-E, LEE COUNTY, ALABAMA

213.66'

N 42°41'22" E

20' WATER MAIN

EASEMENT (NO. 3)

(DB 1527, PG 328)

APPROXIMATE LOCATION 5' AT&T EASEMENT

211.10

N 32°46'42" E

FOUND 1/2" REBAR

N 25°56'51" E 179.23'

20' WATER MAIN

EASEMENT (NO. 3)

(DB 1527, PG 328)

FOUND CAPPED -1/2" REBAR

(DB 2380, PG 807)

UTILITIES LOCATED BASED ON EVIDENCE VISIBLE ON THE SURFACE. CALL FOR UTILITY LOCATION BEFORE EXCAVATION.

Vest Para Village Q	C5	S33° 06' 29"E	52.95
	C6	N82° 34′ 40″E	103.58
SC OIL	C7	S27° 20' 55"W	47.69
	C8	S45° 13' 50"E	45.38
WAY SHELL TOOMER PARKWAY SHE Toomer Plany Shell Too	C9	N77° 09' 05"E	129.86
NITY MAP (NOT TO SCALE)	C10	N77° 09' 05"E	154.22
NIII WAI (NOTIO SCALL)	C11	N43° 44′ 43″E	42.51
GRAPHIC SCALE	C12	N27° 38′ 56″W	44.64
0 200	C13	S45° 08' 40"W	72.05

Curve Table						
Curve #	Chord Direction	Chord Length	Radius			
C1	S43° 57' 23"W	70.82	50.00			
C2	S21° 45′ 33"E	35.22	50.00			
С3	S4° 45' 08"W	121.54	83.00			
C4	S25° 08' 42"W	45.03	50.61			
C5	S33° 06' 29"E	52.95	50.00			
C6	N82° 34′ 40″E	103.58	480.00			
C7	S27° 20' 55"W	47.69	50.00			
C8	S45° 13′ 50″E	45.38	30.07			
С9	N77° 09' 05"E	129.86	320.00			
C10	N77° 09' 05"E	154.22	380.04			
C11	N43° 44′ 43″E	42.51	30.00			
C12	N27° 38′ 56″W	44.64	50.00			
C13	S45° 08' 40"W	72.05	50.00			

Curve Table				
Curve #	Chord Direction	Chord Length	Radius	
C14	S20° 29' 35"E	37.03	50.00	
C15	S1° 14' 14"W	101.81	74.00	
C16	S22° 59' 10"W	37.03	50.00	
C17	S43° 18' 54"E	42.30	30.00	
C18	N71° 27' 49"E	204.65	300.00	
C19	N58° 26' 47"E	137.21	560.00	
C20	N46° 14' 26"E	70.71	50.00	
C21	N43° 14' 19"W	70.11	50.00	

40.00

74.00

50.00 50.00

NON-EXCLUSIVE DRAINAGE & UTILITY EASEMENT

(DEED BOOK 2343, PG 984)

N 65°08'56" E

LOT 5

UNIT B-2A-1A
PLAT OF WEST PACE
DISTRICT III

CONDOMINIUM

4.502 ACRES±

S 65°26'40" W

PERPETUAL NON-EXCLUSIVE

(DEED BOOK 2361, PG 269)

306.62'-

LOT 6

UNIT 3, WEST PACE DISTRICT II CONDO CONDO PLAT BOOK 4, PAGE 61 31.367 ACRES±

(1,366,371 S.F.±)

S 24°31'17" E

C22 | N21° 29' 27"W | 30.89

C24 | N22° 58' 30"E | 37.03

C25 N44° 52' 10"W 69.36

N0° 15' 37"E

CH=N 61°09'52" E

8.338 ACRES±

(363,224 S.F.±)

S 89°02'47" W 1054.09'

SHELL TOOMER PARKWAY (300' ROW)

252.70'(R=5879.60')-

FOUND 1/2" -

POB

UNIT B-2A-1A

(DB 1527, PG 328)

LOT 4

20' WATER MAIN

156.25'(ESM'T.) (DB 2428, PG 1)

·N 72°34'29" E

PROPOSED 20' DRAINAGE & UTILITY EASEMENT

N 43°58'10" W

√N 04°01'41" E

_{/2"} 230.00'

N 89°32'24" E

DRIVEWAY EASEMENT(EXHIBIT A)

N 01°08'09" W

-304.40**'**

NOT

S 03°00'07" W

NON-EXCLUSIVE DRAINAGE & UTILITY EASEMENT

APPROXIMATE LOCATION ALABAMA POWER COMPANY

N 32°56'27" E

363.85**'**-

EASEMENT (VARYING WIDTH)
DB 2231, PG 328

N 69°21'06" W

N 59°56'57" E-

5' AT&T EASEMENT

(DB 2380, PG 807)

N 57'51'29" E N 88'53'30" E

CONDOMINIUM CONDO PLAT 4, PG 88

(547,208 S.F.±)

WEST PACE, LLC TAX PARCEL ID

43-19-01-12-0-000-055.011

S 89°06'09" W─\

180.04'

232.26'(ESM'T.)

(DEED BOOK 2343, PG 984)

PURPOSE STATEMENT:

APPROXIMATE LOCATION

PERPETUAL NON-EXCLUSIVE EASEMENT

(DEED BOOK 2361, PG 269)

NOT INCLUDED

PARCEL B-2A-3
TOMMY PACE SUBDIVISION
REDIVISION OF PARCEL B-2
SECOND CORRECTIVE PLAT

(2,022,616 S.F.±)

WEST PACE, LLC TAX ID PARCEL

43-19-01-12-0-000-055.013

20' WATER MAIN EASEMENT

(DB 2428, PG 1)

IRON(BENT)

PPROXIMATE LOCATION

ORIGINAL PROPERTY LINE SUBJECTED TO SLOPE EASEMENT

(DB 2285, PG 940)

r--/ ___

DRIVEWAY EASEMENT

(DB 2336, PG 272)

PERPETUAL NON-EXCLUSIVE

(DEED BOOK 2361, PG 269)

| EASEMENT (20' x 100')

20' WATER MAIN EASEMENT

(DB 2428, PG 1)

NON-EXCLUSIVE

DRAINAGE & UTILITY EASEMENT

(DB 2343, PG 984)

60' NON-EXCLUSIVE

NOT INCLUDED

UNIT B-ZA-2
TOMMY PACE SUBDIVISION
REDIVISION OF PARCEL B-ZA
SECOND CORRECTIVE PLAT
PB 32, PAGE 87

60' NON-EXCLUSIVE

N 65°26'40" E

WEST PACE, LLC TAX ID PARCEL 43-19-01-12-0-000-055.000

S 89°08'53"

DRIVEWAY EASEMENT(EXHIBIT B) (DB 2342, PG 795)

SLOPE EASEMENT

(DB 2285, PG 940)

133.98'

INGRESS/EGRESS EASEMENT

(DEED BOOK 2361, PG 269)

S 24°36'03"

,─60.13**'**

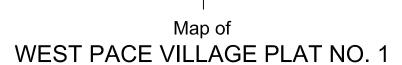
LYNCH PROPERTIES, INC.

INGRESS/EGRESS EASEMENT

(DEED BOOK 2361, PG 269)

FOUND IRON PIN(RR SPIKE)

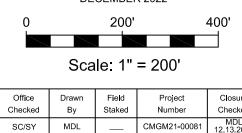
THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE THE LANDS SO PLATTED AS SHOWN HEREON. IT IS FURTHER THE PURPOSE OF WPV HOLDINGS, LLC TO DEDICATE TO THE WEST PACE COOPERATIVE DISTRICT, AN ALABAMA PUBLIC CORPORATION (THE "COOPERATIVE DISTRICT"), THE RIGHT OF WAY OF WEST PACE BOULEVARD AND WEST CREEK PARKWAY AS SHOWN HEREON(THE"DEDICATED RIGHT OF WAY") FOR PUBLIC PURPOSES INCLUDING INGRESS AND EGRESS AND FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, RECONSTRUCTION, REPAIR OF PUBLIC IMPROVEMENTS, AND OTHER PROPER PURPOSES WITHIN THE DEDICATED RIGHT OF WAY INCLUDING ROAD IMPROVEMENTS, WATER AND SEWER IMPROVEMENTS, STORM WATER IMPROVEMENTS, IRRIGATION AND LANDSCAPING IMPROVEMENTS, WALKING TRAILS AND PARKS, PUBLIC PARKING, AND ANY OTHER CAPITAL IMPROVEMENTS WITHIN THE AREA OF THE DEDICATED RIGHT OF WAY.



Being a Replat of Parcel B-2A-1, Tommy Pace Subdivision, Redivision of Parcel B-2A, Second Corrective Plat (PB 32, PG 87), a Replat of Unit 3, West Pace District II Condominium (Condo PB 4, PG 61), a Replat of Unit 2A and Unit 2B, Replat of Unit 2, West Pace District II Condominium (Condo PB 4, PG 88), a Replat of Unit 2C1 and Unit 2C2, West Pace District II Condominium (Condo PB 4, PG 111), and a Replat of Unit B-2A-1A and Unit B-2A-1B, West Pace District Condominium III (Condo PB 4, PG 173)

Lying and Being Situated in the Southeast Quarter of Section 11 and in Section 12, T-18-N, R-25-E Lee County, Alabama

Goodwyn Mills Cawood, LLC. Engineers - Architects - Planners - Surveyors



S.F. ±/ ____ Ac. ±
T:\Montgomery\CMGM Proj\West Pace\11 Survey\DWG\Proposed Replatting West Pace 11-15-22.dwg NOTE!! ALL PROPERTY CORNERS MARKED WITH (©) 1/2" REBAR CAP #CA00156 UNLESS OTHERWISE NOTED!

THIS PLAT IS NOT LOCATED WITHIN A SPECIAL HAZARD FLOOD AREA (ZONE X) AS PER FEMA FIRM PANEL 01081C0192G AND 01081C0211G DATED NOVEMBER 2, 2011

DECEMBER 2022

STATE OF ALABAMA)

I, SHAWN M. YUHASZ, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALABAMA, STATE THAT THIS IS A PLAT OF AN ACTUAL FIELD SURVEY OF

I FURTHER CERTIFY TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF ALABAMA, AND THE PLAT SHOWN HEREON IS A TRUE AND CORRECT PLAT OF A SURVEY MADE BY ME OF THE ABOVE SAID SUBDIVISION IN LEE COUNTY, ALABAMA; THAT SAID PLAT CORRECTLY SHOWS THE RELATION OF SAID LAND SURVEYED AND SUBDIVIDED TO THE GOVERNMENT SURVEY: THAT IT ACCURATELY SHOWS THE BEARINGS AND LENGTHS OF THE BOUNDARIES OF EACH LOT AND ITS NUMBER AND THE BEARINGS. WIDTHS AND NAMES OF THE STREETS AND ROADS, SUBJECT TO EASEMENTS, RIGHTS OF WAY, RESTRICTIONS AND RESERVATIONS OF RECORD,

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THIS THE _____ DAY OF _____

SHAWN M. YUHASZ ALABAMA LICENSE NO. 31152-S NOT A CERTIFIED SURVEY UNLESS SIGNED AND STAMPED WITH MY SEAL

State of Alabama)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Shawn M. Yuhasz, 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, he executed the same voluntarily.

> **Notary Public** My Commission Expires:____

State of Alabama) Lee County)

Given under my hand and official seal this the _____ day of _____, 202_.

WPV Holdings, LLC, a Delaware limited liability company, owner of Lots 1, 4, 5 and 6, and the Dedicated Right of Way, all as described and depicted by this plat, acting through its sole member, Osceola Investments, LLC, a North Carolina limited liability company, hereby joins in the statement of Shawn M. Yuhasz, recited above, and certifies that it was and is the purpose of WPV Holdings, LLC to resubdivide the lands so platted as shown and to dedicate the Dedicated of Right of Way to the Cooperative District for the uses and purposes provided in the Purpose Statement set forth hereon..

In witness whereof, WPV Holdings, LLC has caused its name to be signed herewith by its sole member, Osceola Investments, LLC, on this the _____ day of _______,

WPV Holdings, LLC a Delaware limited liability company By: Osceola Investments, LLC. a North Carolina limited liability company

David L. Guy, Managing Member

Its sole member

State of Alabama) Lee County)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that David L. Guy, whose name as Managing Member of Osceola Investments, LLC, a North Carolina limited liability company, in its capacity as Sole Member of WPV Holdings, LLC, a Delaware limited liability company, is signed as shown above and who is known to me, acknowledged before me on this date that he, in such capacity and with full authority executed the plat for and as the act of WPV Holdings, LLC a Delaware limited liability company.

Given under my hand and official seal this the _____ day of ______, 202_.

Notary Public

State of Alabama)

RAM Auburn Hospitality, LLC, an Alabama limited liability company, owner of Lot 2, as described and depicted by this plat, acting through its __ joins in the statement of Shawn M. Yuhasz, recited above, and certifies that is was and is the purpose of RAM Auburn Hospitality, LLC to resubdivide the lands so platted as

In witness whereof, RAM Auburn Hospitality, LLC has caused its name to be signed herewith by _____ ___on this the ____ day of

> RAM Auburn Hospitality, LLC an Alabama limited liability company

State of Alabama)

Lee County)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that _ _, whose name as _ Auburn Hospitality, LLC, an Alabama limited liability company, is signed as shown above and who is known to me, acknowledged before me on this date that he, in such capacity and with full authority, executed the plat for and as the act of RAM Auburn Hospitality, LLC, an Alabama limited liability company. Given under my hand and official seal this the _____ day of ______, 202_.

Notary Public

State of Alabama)

<u>-----</u>

RAM Auburn Hospitality Two, LLC, an Alabama limited liability company, owner of Lot 3, as described and depicted by this plat, acting through its _ joins in the statement of Shawn M. Yuhasz, recited above, and certifies that is was and is the purpose of RAM Auburn Hospitality Two, LLC to resubdivide the lands so platted

In witness whereof, RAM Auburn Hospitality Two, LLC has caused its name to be signed herewith by ______, its _____ ____, on this the _____ day RAM Auburn Hospitality Two, LLC

an Alabama limited liability company

State of Alabama) Lee County)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that ___ __, whose name as ___ Auburn Hospitality Two, LLC, an Alabama limited liability company, is signed as shown above and who is known to me, acknowledged before me on this date that he, in such capacity and with full authority, executed the plat for and as the act of RAM Auburn Hospitality Two, LLC, an Alabama limited liability company.

Given under my hand and official seal this the _____ day of _____, 202_.

Notary Public

APPROVED BY THE AUBURN CITY PLANNING DEPARTMENT, AUBURN, ALABAMA APPROVED BY THE AUBURN CITY ENGINEER, AUBURN, ALABAMA APPROVED BY THE AUBURN CITY COUNCIL, AUBURN, ALABAMA