



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		
C3	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		
C9	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
C22	N21° 29' 27"W	30.89	40.00
C23	N0° 15' 37"E	103.64	74.00
C24	N22° 58' 30"E	37.03	50.00
C25	N44° 52' 10"W	69.36	50.00

PURPOSE STATEMENT:

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.

Map of WEST PACE VILLAGE PLAT NO. 1

Being a Replat of Parcel B-2A-1, Tommy Pace Subdivision, Revision 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 41),
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

DECEMBER 2022



Office Checked	Drawn By	Field Staked	Project Number	Closure Checked
SC/SY	MDL	—	CMG021-00081	MDL 12.13.2022

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NOTE: ALL PROPERTY CORNERS MARKED WITH (C) 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

STATE OF ALABAMA)
LEE COUNTY)

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 _____, 202__.

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

State of Alabama)
Lee County)

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.

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

Notary Public
My Commission Expires: _____

State of Alabama)
Lee County)

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 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 _____, 202__.

WPV Holdings, LLC
a Delaware limited liability company

By: Osceola Investments, LLC,
a North Carolina limited liability company
its sole member

By: David L. Guy, Managing 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, 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
My Commission Expires: _____

State of Alabama)
Lee County)

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

In witness whereof, RAM Auburn Hospital, LLC has caused its name to be signed herewith by _____, its _____, on this the ____ day of _____, 202__.

RAM Auburn Hospital, LLC
an Alabama limited liability company

By: _____
Name: _____
As its: _____

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 _____ of RAM Auburn Hospital, 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 Hospital, LLC, an Alabama limited liability company.

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

Notary Public
My Commission Expires: _____

State of Alabama)
Lee County)

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

In witness whereof, RAM Auburn Hospital Two, LLC has caused its name to be signed herewith by _____, its _____, on this the ____ day of _____, 202__.

RAM Auburn Hospital Two, LLC
an Alabama limited liability company

By: _____
Name: _____
As its: _____

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 _____ of RAM Auburn Hospital 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 Hospital Two, LLC, an Alabama limited liability company.

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

Notary Public
My Commission Expires: _____