

S 58° 18' 02" E 510.00'

254.0'

167.22'

FOUND IRON ROD (3/8")

BALLANTRE ROAD (50' R/W)

10' UTILITY SERVITUDE TO BE GRANTED TO LAF BROU TRACT, LLC

BASIS OF BEARINGS: NAD 83 LOUISIANA SOUTH

TRACT B-2

REFERENCE PLATS:
1) PLAT BY FRED L. COLOMB, RLS CLAUDIUS BROUSSARD DIVISION; DATED 3-21-66 (514495)
2) PLAT BY EDMOND E. DUPRE, JR, RLS CLAUDIUS BROUSSARD PARTITION; DATED 10-16-87 (2009-28183)

TRACT C-2
2.045 AC.

TRACT D-2

I CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED MEETS THE 'STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS' FOR A CLASS C SURVEY AS ADOPTED BY THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS (LAC TITLE 46:LXI CHAPTER 29)

I CERTIFY THAT THIS SURVEY WAS PERFORMED BY MYSELF OR UNDER MY DIRECT SUPERVISION AND CONTROL.

CRAIG P. SPIKES
RLS. NO. 4580
RICHARD C. SPIKES, INC.
104 OPHELIA LANE
LAFAYETTE, LA. 70506
(337) 237-0907

JUDY BROUSSARD
130 STEINER ROAD
APT C
LAFAYETTE, LA 70508

N 31° 38' 26" E 398.43'

0.585 AC.

TRACT F

ANGELA BROUSSARD
315 E. BROUSSARD RD
LAFAYETTE, LA 70503

S 31° 38' 25" W 397.46'

I CERTIFY THAT THIS PROPERTY IS IN ZONE X ACCORDING TO F.I.R.M. NO. 22055C0165J.

TRACT C-1
2.029 AC.

TRACT D-1

TRACT B-1

N 58° 24' 34" W 7.25'

N 58° 24' 34" W 170.00'

FOUND IRON ROD (3/8")

FOUND IRON ROD (3/8")

FOUND IRON PIPE (3/4")

SET IRON ROD (3/8")

85.0'

85.0'

N 58° 24' 34" W 332.75'

JEFFREY REDDOCH, II
601 RAYMOND STREET
LAFAYETTE, LA 70506

LOT 7 (TRACT J)
0.327 AC.

LOT 8
0.327 AC

LOT 9
RICHARD RIPBERGER, SR
239 E. BROUSSARD RD
LAFAYETTE, LA 70503

LOT 10

10' UNITED GAS EASEMENT (490098) & SCBT (617802)

5' SCBT EASEMENT (524592)

LOT 11

LOT 12

LOT 13

N 31° 23' 24" E 167.40'

S 31° 23' 26" W 167.40'

S 31° 23' 24" W 167.40'

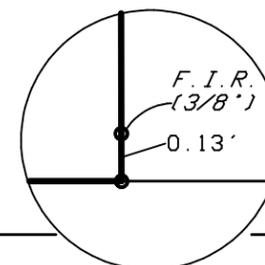
85.0'

85.0'

N 58° 24' 34" W 170.00'

FOUND IRON ROD (1/2")

E. BROUSSARD ROAD (60' R/W) PUBLIC



INSET 'A' NTS

PLAT OF SURVEY
SHOWING PROPERTY TO BE ACQUIRED BY
LAF BROU TRACT, LLC
BEING TRACTS C-1, C-2, A PORTION OF TRACT F & TRACT J OF
CLAUDIUS BROUSSARD PARTITION
AND LOT 8 OF
CLAUDIUS BROUSSARD DIVISION

SECTION 76, T 10 S - R 4 E
LAFAYETTE PARISH, LOUISIANA

SCALE: 1" = 60' DATE: AUGUST 10, 2024