

AS SURVEYED LEGAL DESCRIPTION TRACT A

A CERTAIN PARCEL OF LAND BEING 3.103 ACRES SITUATED IN SECTION 2, TOWNSHIP-9-SOUTH, RANGE-3-EAST, LAFAYETTE PARISH, LOUISIANA FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF RUE NOVEMBRE AND JANVIER RD, SAID POINT BEING THE POINT OF COMMENCEMENT (P.O.C.), THENCE PROCEED ALONG THE CENTER LINE OF RUE NOVEMBRE WITH A BEARING OF NORTH 87°24'26" WEST FOR A DISTANCE OF 2051.53 FEET TO A POINT, THENCE PROCEED ALONG A BEARING OF SOUTH 00°06'56" EAST, FOR A DISTANCE OF 16.24 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING (P.O.B.1);

THENCE PROCEED ALONG A BEARING OF SOUTH 00°06'56" EAST, FOR A DISTANCE OF 395.04 FEET TO A POINT, THENCE PROCEED ALONG A BEARING OF NORTH 89°39'17" WEST, FOR A DISTANCE OF 338.98 FEET TO A POINT, THENCE PROCEED ALONG A BEARING OF NORTH 00°24'07" EAST, FOR A DISTANCE OF 406.61 FEET TO A POINT,

THENCE PROCEED ALONG A BEARING OF SOUTH 87°40'35" EAST, FOR A DISTANCE OF 335.88 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING (P.O.B.1).

AS SURVEYED LEGAL DESCRIPTION TRACT B

A CERTAIN PARCEL OF LAND BEING 30.934 ACRES SITUATED IN SECTION 2, TOWNSHIP-9-SOUTH, RANGE-3-EAST, LAFAYETTE PARISH, LOUISIANA FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF RUE NOVEMBRE AND JANVIER RD, SAID POINT BEING THE POINT OF COMMENCEMENT (P.O.C.), THENCE PROCEED ALONG THE CENTER LINE OF RUE NOVEMBRE WITH A BEARING OF NORTH 87°24'26" WEST FOR A DISTANCE OF 2051.53 FEET TO A POINT, THENCE PROCEED ALONG A BEARING OF SOUTH 00°06'56" EAST, FOR A DISTANCE OF 16.24 FEET TO A POINT, THENCE PROCEED ALONG A BEARING OF SOUTH 00°06'56" EAST, FOR A DISTANCE OF 395.04 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING (P.O.B.2);

THENCE PROCEED ALONG A BEARING OF SOUTH 00°06'56" EAST, FOR A DISTANCE OF 2290.50 FEET TO A POINT, THENCE PROCEED ALONG A BEARING OF NORTH 89°39'17" WEST, FOR A DISTANCE OF 450.10 FEET TO A POINT, THENCE PROCEED ALONG A BEARING OF NORTH 44°46'13" WEST, FOR A DISTANCE OF 75.79 FEET TO A POINT, THENCE PROCEED ALONG A BEARING OF NORTH 50°53'22" WEST, FOR A DISTANCE OF 43.89 FEET TO A POINT, THENCE PROCEED ALONG A BEARING OF NORTH 56°57'26" WEST, FOR A DISTANCE OF 49.70 FEET TO A POINT, THENCE PROCEED ALONG A BEARING OF NORTH 00°46'37" WEST, FOR A DISTANCE OF 1285.31 FEET TO A POINT, THENCE PROCEED ALONG A BEARING OF NORTH 01°04'17" WEST, FOR A DISTANCE OF 896.54 FEET TO A POINT, THENCE PROCEED ALONG A BEARING OF NORTH 89°39'17" WEST, FOR A DISTANCE OF 269.76 FEET TO A POINT,

THENCE PROCEED ALONG A BEARING OF NORTH 89°39'17" WEST, FOR A DISTANCE OF 338.98 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING (P.O.B.2).

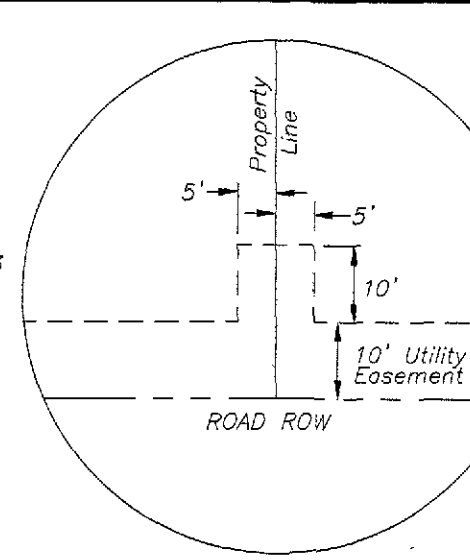
AS SURVEYED LEGAL DESCRIPTION TRACT C

A CERTAIN PARCEL OF LAND BEING 2.598 ACRES SITUATED IN SECTION 2, TOWNSHIP-9-SOUTH, RANGE-3-EAST, LAFAYETTE PARISH, LOUISIANA FURTHER DESCRIBED AS FOLLOWS:

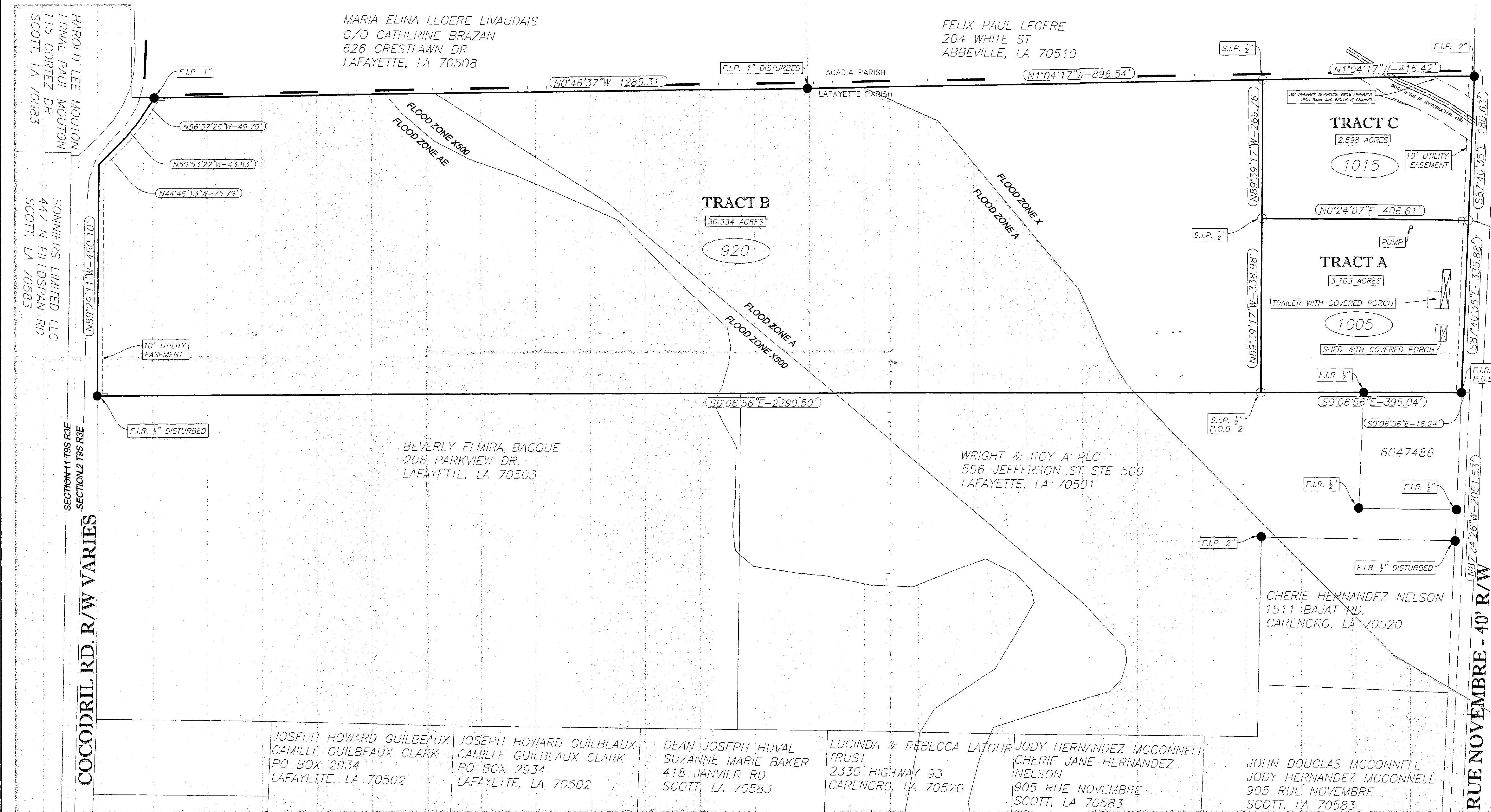
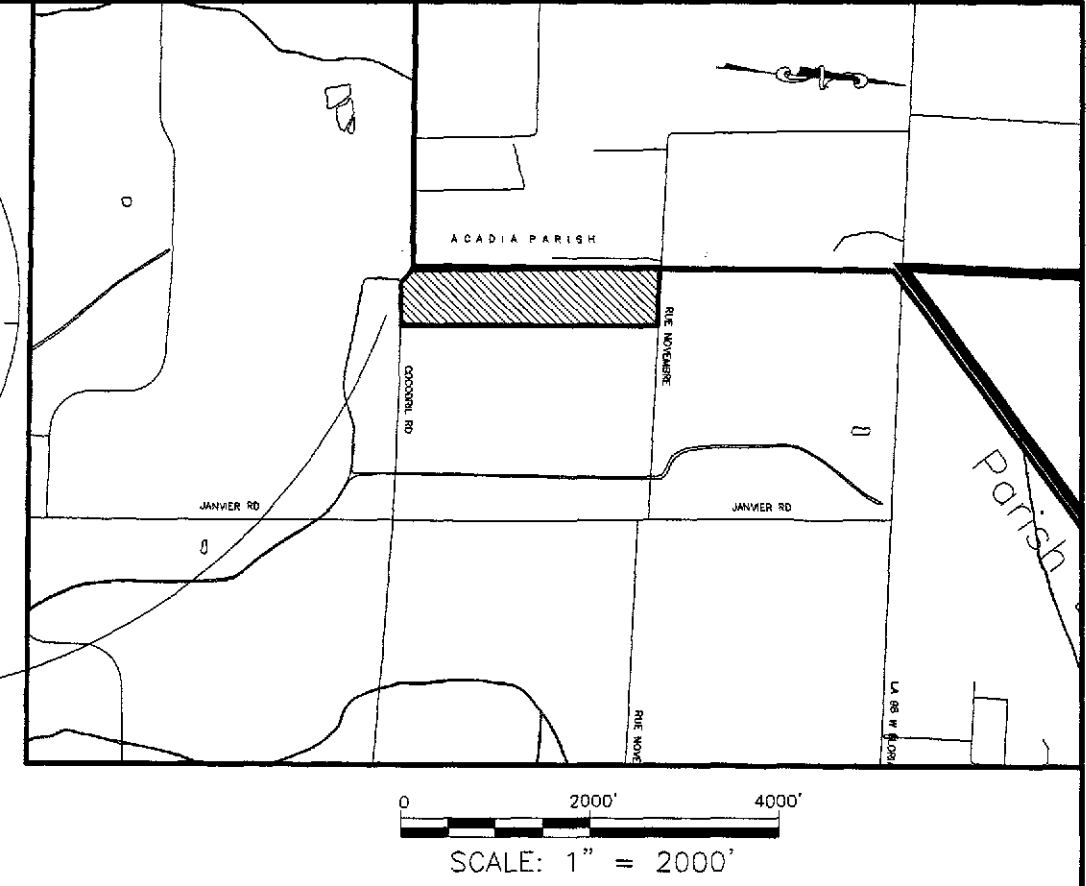
COMMENCING AT THE INTERSECTION OF RUE NOVEMBRE AND JANVIER RD, SAID POINT BEING THE POINT OF COMMENCEMENT (P.O.C.), THENCE PROCEED ALONG THE CENTER LINE OF RUE NOVEMBRE WITH A BEARING OF NORTH 87°24'26" WEST FOR A DISTANCE OF 2051.53 FEET TO A POINT, THENCE PROCEED ALONG A BEARING OF SOUTH 00°06'56" EAST, FOR A DISTANCE OF 16.24 FEET TO A POINT, THENCE PROCEED ALONG A BEARING OF SOUTH 87°40'35" EAST, FOR A DISTANCE OF 335.88 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING (P.O.B.3);

THENCE PROCEED ALONG A BEARING OF NORTH 00°24'07" EAST, FOR A DISTANCE OF 406.61 FEET TO A POINT, THENCE PROCEED ALONG A BEARING OF NORTH 89°39'17" WEST, FOR A DISTANCE OF 269.76 FEET TO A POINT, THENCE PROCEED ALONG A BEARING OF NORTH 01°04'17" WEST, FOR A DISTANCE OF 416.42 FEET TO A POINT,

THENCE PROCEED ALONG A BEARING OF SOUTH 87°40'35" EAST, FOR A DISTANCE OF 280.63 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING (P.O.B.3).



TYPICAL UTILITY NICHE
LOCATION OF PROPERTY



SURVEY DATUM

- COORDINATE SYSTEM: U.S. STATE PLANE 1983
ZONE: LOUISIANA SOUTH 1702
DATUM: NAVD83
GEOID: 0124
- BEARINGS ARE BASED OFF OF GPS OBSERVATIONS
- NO ATTEMPT HAS BEEN MADE BY THIS SURVEYOR TO VERIFY TITLE OR ACTUAL LEGAL OWNERSHIP
- NO RESEARCH ON EXISTING EASEMENTS AND/OR SERVITUDES HAS BEEN MADE BY THIS SURVEYOR

GENERAL NOTES

TOTAL NUMBER OF LOTS:	3
AREA OF TRACT A:	3.103 ACRES
AREA OF TRACT B:	30.934 ACRES
AREA OF TRACT C:	2.598 ACRES
MINIMUM LOT FRONTAGE:	280.63'
MINIMUM AREA:	2.70 ACRES
TOTAL AREA:	36.635 ACRES

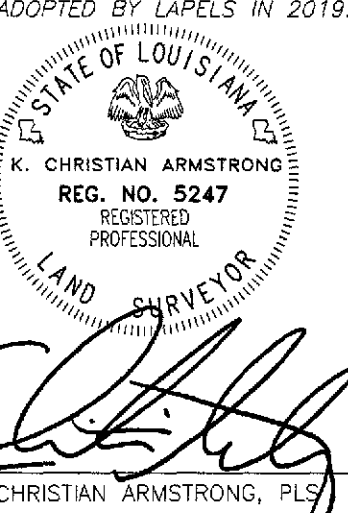
TYPES OF IMPROVEMENTS

STREETS:	GRAVEL ROAD
WATER:	WELL
SEWER:	PRIVATE SYSTEMS
ELECTRIC:	SLEMOO
*PLEASE BE ADVISED THAT IF GREATER THAN FIFTEEN (15) LOTS ARE DEVELOPED A COMMUNITY TYPE SEWERAGE SYSTEM MAY BE REQUIRED AND ALL LOTS AND/OR UNITS SHALL BE CONNECTED TO SAID SYSTEM	
*EFFLUENT WILL DRAIN TO RUE NOVEMBRE OR COCODRIL ROAD, WHICH ARE PUBLIC STREETS THAT ARE MAINTAINED BY LAFAYETTE CONSOLIDATED GOVERNMENT.	

I CERTIFY THAT THIS REPRESENT AN ACTUAL FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION AND MEETS THE REQUIREMENTS FOR A CLASS "C" SURVEY AS DEFINED BY THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS ADOPTED BY LAPELS IN 2019.

PLAT
SEE PLAT FILING CABINET
#2024-49563

APPROVED*
LAFAYETTE PLANNING AND ZONING COMMISSION
BY: *[Signature]*
CHAIRPERSON OR DIRECTOR
*Approval of this plat shall not be deemed to constitute an acceptance of any street or other public improvements on the plat. Acceptance of public improvements shall remain with the local government having jurisdiction.



A SUBDIVISION PLAT OF PROPERTY OWNED BY ARTHUR H BRYAN III INTO

TRACT A, TRACT B, & TRACT C

LOCATED IN SECTIONS 2, 196 - R3E LAFAYETTE PARISH LOUISIANA

SCALE: 1" = 100'

DATE OF PLAT: SEPTEMBER 1, 2022

PREPARED BY
K. CHRISTIAN ARMSTRONG, PLS
LAND SURVEYOR
420 RICHLAND AVENUE
LAFAYETTE, LOUISIANA 70508
TEL: (337) 201-4002
EMAIL: CHRISTIAN@HDSURVEYS.COM

LEGEND

- BOUNDARY
- CENTER LINE OF ROAD
- SECTION LINE
- MONUMENT (SEE DESCRIPTION ON PLAT)
- SET 1/2" IRON PIPE

REFERENCE DOCUMENTS

A PLAT OF SURVEY SHOWING PROPERTY OF PHILLIP LANK BEING TRACTS 1 & 11, PREPARED BY MONTAGNET & DOMINGUE, INC., DATED NOVEMBER 18, 1985, RECORDED IN LAFAYETTE PARISH CLERK OF COURTS ACT# 1985-042102

FLOOD NOTE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP (F.I.R.M.) PANEL 22055C0045J DATED DECEMBER 21, 2018, THIS PROPERTY IS LOCATED IN FLOOD ZONES A AND AE, WHICH ARE THE ZONES ASSOCIATED WITH PROPERTY SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD HAZARD AND CONSIDERED A SPECIAL FLOOD HAZARD AREA, AND ZONE X AND X500, WHICH IS NOT CONSIDERED A SPECIAL FLOOD HAZARD AREA.

ANY STRUCTURE, ENCLOSED ON THREE MORE MORE SIDES, BUILT OR PLACED ON PROPERTY IN THE ONE HUNDRED (100) YEAR FLOOD ZONE (1% ANNUAL CHANCE FLOODPLAIN; FLOOD ZONES A, AE OR AH) AS DEPICTED ON THIS PLAT SHALL BE ELEVATED 50 AS TO ENSURE THE LOWEST FLOOR OF SUCH STRUCTURE AND ALL ELECTRICAL/MECHANICAL EQUIPMENT IS LOCATED A MINIMUM OF ONE FOOT (1') ABOVE THE BASE FLOOD ELEVATION HEIGHT FOR THE AREA AT THAT TIME.

ANY DEVELOPMENT THAT FILLS OR MODIFIES A DESIGNATED SPECIAL FLOOD HAZARD AREA MUST MITIGATE THAT DEVELOPMENT ACTIVITY VOLUMETRICALLY.

PROPERTY OWNER/DEVELOPER ADDRESS

ARTHUR H BRYAN III
18 LA JOLLA CIR
MONTGOMERY, TX 77356
(936)520-3316