

NOTE:
 SEWERAGE - INDIVIDUAL PLANT
 WATER - CITY OF BROUSSARD
 TELEPHONE - BELLSOUTH
 ELECTRIC - SILECO
 STREETS - ASPHALT
 DRAINAGE - OPEN DITCH

NOTE:
 No. OF LOTS - 8
 TOTAL LOT ACREAGE - 5.910 ACRES
 MINIMUM LOT SIZE - 0.582 ACRES (LOT 3B)
 MINIMUM FRONTAGE - 100.25' (LOT 2A)

NOTE:
 1/2" IRON RODS WILL BE SET AT ALL CORNERS, UNLESS OTHERWISE NOTED.

• SET 1/2" I.R. - UNLESS OTHERWISE NOTED.

NOTE:
 BASIS OF BEARINGS:
 GRID NORTH OBTAINED FROM GPS OBSERVATION

NOTE:
 SPCS - NAD 83 - LA SOUTH ZONE 1702

REFERENCE PLAT:
 "FINAL PLAT OF HERBERT HWY 96, PHASE II"
 PREPARED BY: PAUL L. MIERS
 PLAT DATED: AUGUST 21, 2006
 ACT # 2006-37092

NOTE:
 THIS PROPERTY IS ZONED LIGHT INDUSTRIAL AND IS LOCATED IN VOTING DISTRICT 5.

NOTE:
 FENCES ARE NOT PERMITTED TO BE CONSTRUCTED ACROSS ANY PUBLIC UTILITY OR DRAINAGE EASEMENT.

NOTE:
 ALL IMPROVEMENTS ARE TO COMPLY WITH CHAPTER 5: DESIGN STANDARDS OF "REGULATIONS GOVERNING THE SUBDIVISION OF LAND IN THE CITY OF BROUSSARD, LOUISIANA, ADOPTED FEBRUARY 11, 2020"

FLOOD NOTE:
 THIS PROPERTY HAS BEEN DETERMINED TO BE LOCATED IN ZONE X, AS INDICATED BY THE FLOOD INSURANCE RATE MAP FOR THE PARISH OF LAFAYETTE, LOUISIANA, MAP #2805SC0200J WITH THE EFFECTIVE DATE, DECEMBER 21, 2018.

ZONE X - AREAS TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, NOT CONSIDERED TO BE A SPECIAL FLOOD HAZARD AREA.

LEGAL DESCRIPTION
 That certain tract of land in Lafayette Parish, Louisiana, being located in Section 34 & 35, T-10-S, R-5-E. Said tract contains 5.910 acres and is more fully described as follows:

Commencing at the point of beginning;

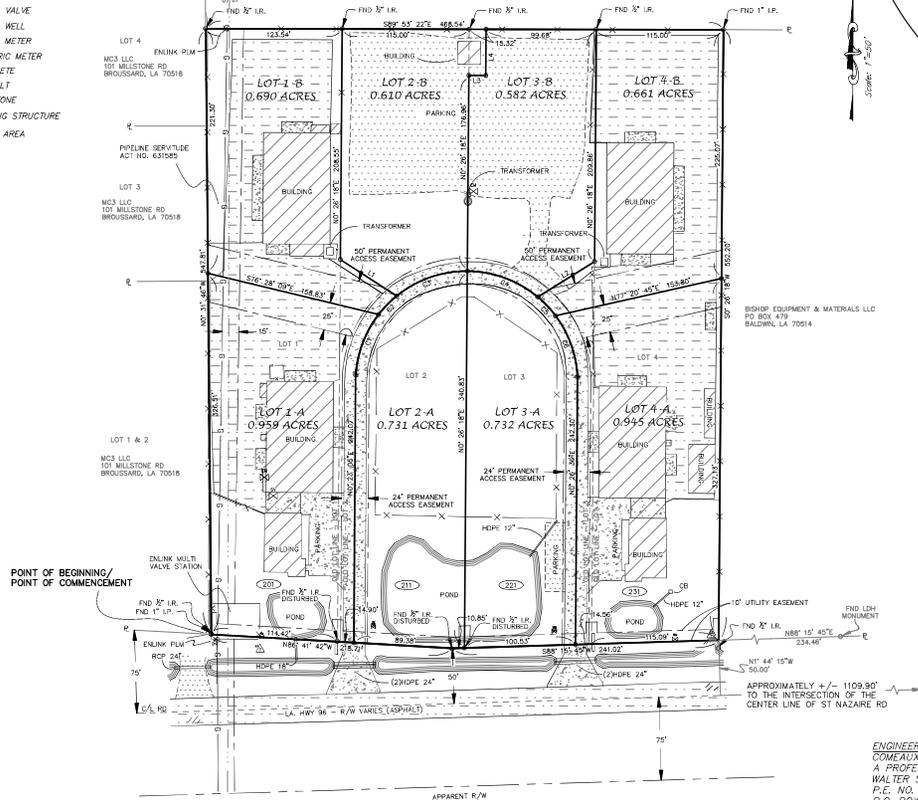
thence North 00°31'46" West, a distance of 547.81 feet;
 thence South 89°53'22" East, a distance of 468.64 feet;
 thence South 00°36'16" West, a distance of 552.80 feet;
 thence South 88°15'45" West, a distance of 241.02 feet;
 thence North 86°41'42" West, a distance of 218.71 feet;

to the Point of Beginning.

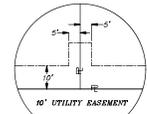
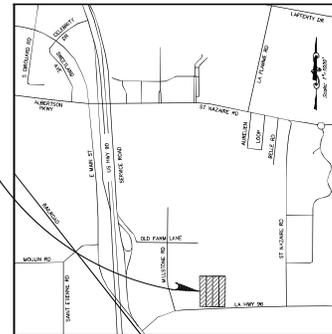
- LEGEND**
- R/W LINE
 - EASEMENT LINE
 - OLD LOT LINE
 - APPROXIMATE SECTION LINE
 - OVERHEAD ELECTRIC
 - CHAINLINK FENCE LINE
 - ⊙ MUNICIPAL NUMBER
 - ⊙ CATCH BASIN
 - ⊙ SEWER VALVE
 - ⊙ TELEPHONE PEDESTAL
 - ⊙ WATER VALVE
 - ⊙ WATER WELL
 - ⊙ WATER METER
 - ⊙ ELECTRIC METER
 - ⊙ CONCRETE
 - ⊙ ASPHALT
 - ⊙ LIMESTONE
 - ⊙ EXISTING STRUCTURE
 - ⊙ GREEN AREA

LINE #	BEARING	DISTANCE
L1	N57° 26' 47" W	60.59
L2	N57° 58' 23" W	60.51
L3	N89° 55' 40" W	15.35
L4	N07° 26' 18" E	41.82

CURVE #	ARC	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	28.35	100.58	N20° 41' 31" E	25.49
C2	23.47	100.58	N44° 16' 00" E	25.41
C3	69.23	100.58	N70° 41' 01" E	67.87
C4	69.29	100.58	N69° 51' 48" W	67.92
C5	23.50	100.58	N43° 25' 59" W	23.45
C6	58.45	100.58	N19° 49' 09" W	58.54



PROPERTY SHOWN



INSET SHOWING UTILITY NICHE

ADJOINING OWNERS:

BISHOP EQUIPMENT & MATERIALS LLC
 PO BOX 478
 BALDWIN, LA 70514
 SUGAR CREST LLC
 106 SAINT NAZAIRE RD
 BROUSSARD, LA 70518
 MCI LLC
 101 MILLSTONE RD
 BROUSSARD, LA 70518
 CHARLES PATRICK ST. JULIEN
 1000 SAINT NAZAIRE RD
 BROUSSARD, LA 70518

ENGINEER/SURVEYOR
 COMEAUX ENGINEERING & CONSULTING
 A PROFESSIONAL CORPORATION
 WALTER S. COMEAUX, III, P.E., P.L.S.
 P.E. NO. 23357, P.L.S. NO. 4742
 P.O. BOX 452
 BROUSSARD, LOUISIANA 70518
 PH. 337-837-2210
 FAX 337-837-2217

OWNER/DEVELOPER
 TROY MICHAEL HERBERT
 648 S LAKESHORE DRIVE
 BATON ROUGE, LA 70808
 337-380-9300

"CLASS C SURVEY"
 THIS SURVEY WAS DONE IN ACCORDANCE WITH THE PROVISIONS OF LA-R.S. 33:5051 AND THE LAWS AND ORDINANCES OF LAFAYETTE PARISH (BROUSSARD SUBDIVISION REGULATIONS).

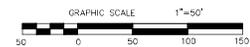
NO ATTEMPT HAS BEEN MADE BY COMEAUX ENGINEERING & CONSULTING TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS OF WAY OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE OWNER OR HIS/HER REPRESENTATIVE.

I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY, IN ACCORDANCE WITH THE APPLICABLE MINIMUM STANDARDS OF BOUNDARY SURVEYING, AND THAT NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, UNLESS OTHERWISE SHOWN.

WALTER S. COMEAUX, III, P.L.S., REG. NO. 4742



PLAT SHOWING PARTITION OF PROPERTY
 HERBERT HWY 96, PHASE II
 BEING LOTS 1-4
 CREATING LOTS 1A, 1B, 2A, 2B, 3A, 3B, 4A, & 4B



PRELIMINARY - NOT FOR RECORDATION

PLAT SHOWING PARTITION OF PROPERTY
 HERBERT HWY 96, PHASE II
 BEING LOTS 1-4
 CREATING LOTS 1A, 1B, 2A, 2B, 3A, 3B, 4A, & 4B
 A COMMERCIAL DEVELOPMENT
 LOCATED IN SECTION 34 & 35, T-10-S, R-5-E
 IN THE CITY OF BROUSSARD,
 LAFAYETTE PARISH, LOUISIANA

CLASS C SURVEY
 DATE: MARCH 9, 2021
 COMEAUX ENGINEERING & CONSULTING
 A PROFESSIONAL CORPORATION
 BROUSSARD, LOUISIANA 70518

JOB: 2020087