

NOTE:
SEWERAGE - INDIVIDUAL PLANT
WATER - CITY OF BROUSSARD
TELEPHONE - BELL SOUTH
ELECTRIC - SLEMCO
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 - 100.23' (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 #22055C0200J 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 468.54 feet;
thence South 00°26'18" West, a distance of 552.20 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;

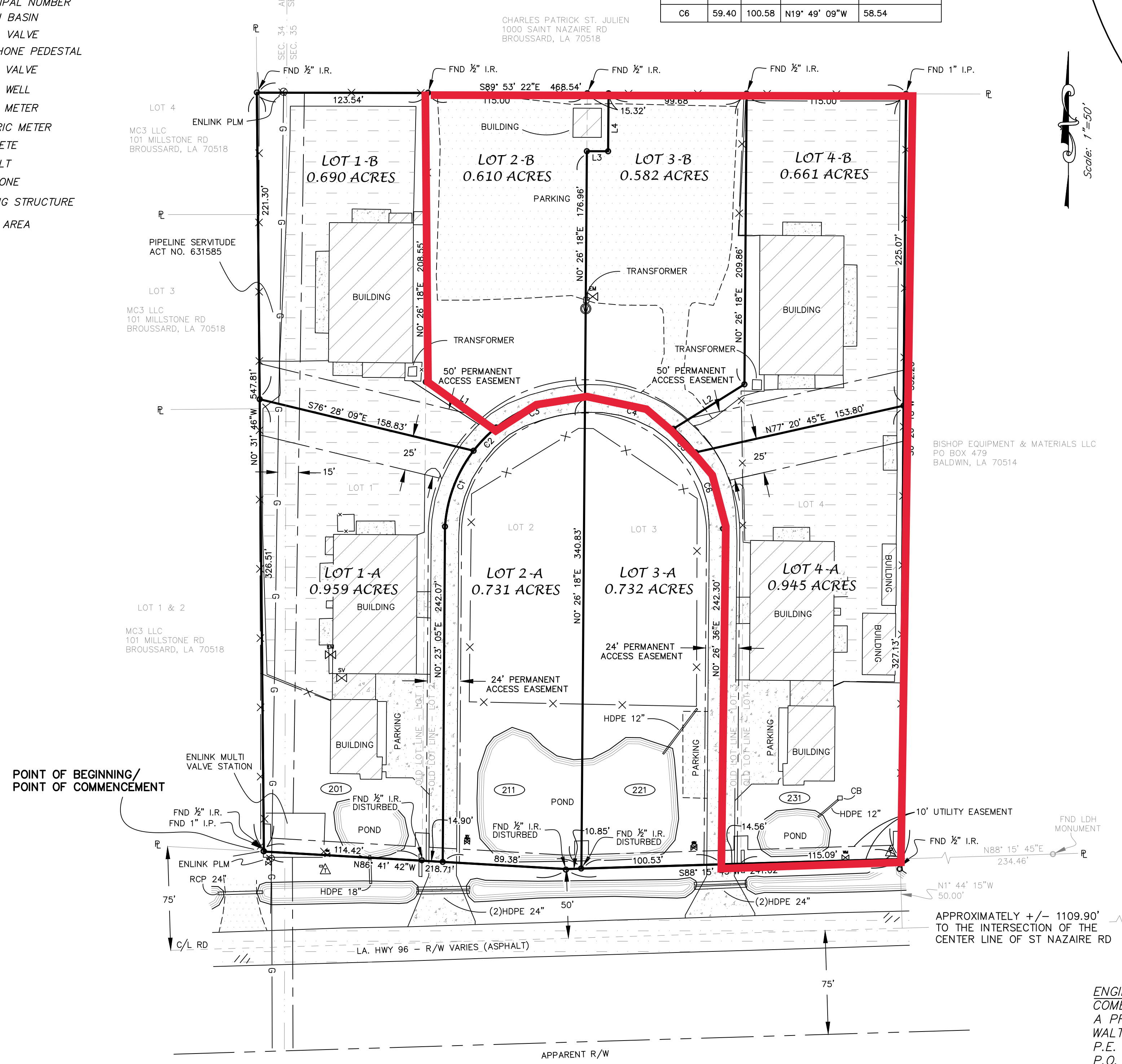
to the Point of Beginning.

LEGEND

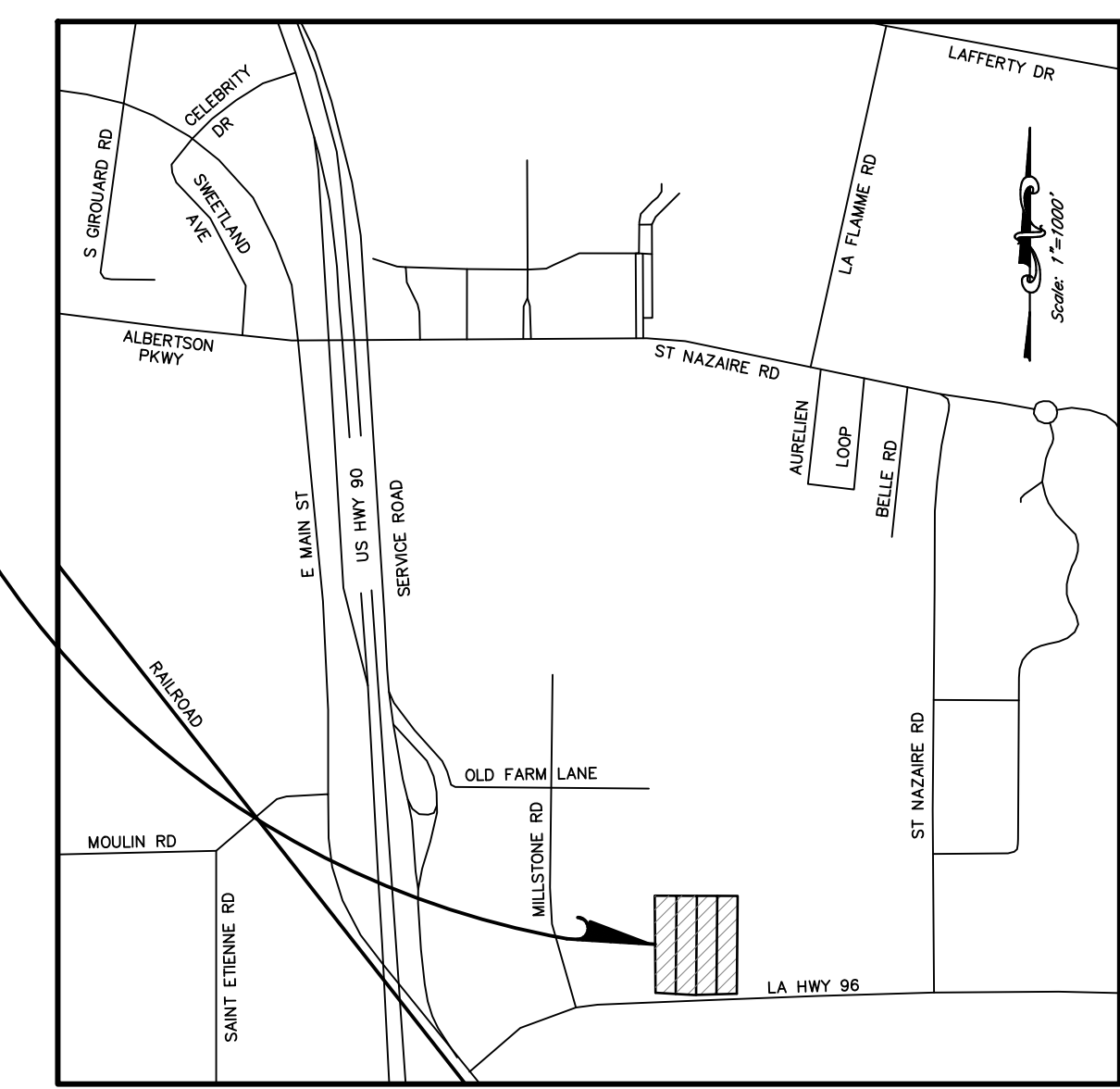
- R/W LINE
- EASEMENT LINE
- OLD LOT LINE
- APPROXIMATE SECTION LINE
- OVERHEAD ELECTRIC
- CHAINLINK FENCE LINE
- MUNICIPAL NUMBER
- CATCH BASIN
- SEWER VALVE
- TELEPHONE PEDESTAL
- WATER VALVE
- WATER WELL
- WATER METER
- ELECTRIC METER
- CONCRETE
- ASPHALT
- LIMESTONE
- EXISTING STRUCTURE
- GREEN AREA

LINE #	BEARING	DISTANCE
L1	N57° 05' 47"W	60.59
L2	N57° 58' 23"E	60.51
L3	N89° 55' 49"W	15.35
L4	N0° 26' 18"E	41.82

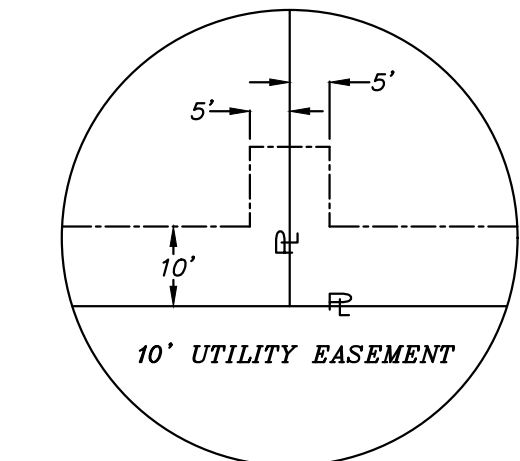
CURVE #	ARC	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	59.35	100.58	N20° 41' 31"E	58.49
C2	23.47	100.58	N44° 16' 50"E	23.41
C3	69.23	100.58	N70° 41' 01"E	67.87
C4	69.29	100.58	N69° 51' 46"W	67.92
C5	23.50	100.58	N43° 25' 59"W	23.45
C6	59.40	100.58	N19° 49' 09"W	58.54



PROPERTY SHOWN



VICINITY MAP
SCALE: 1" = 1000'



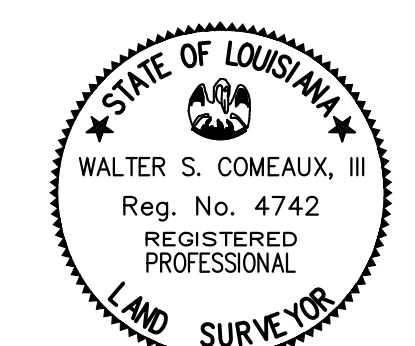
INSET SHOWING UTILITY NICHE

ADJOINING OWNERS:

- BISHOP EQUIPMENT & MATERIALS LLC
PO BOX 479
BALDWIN, LA 70514
- SUGAR CREST LLC
106 SAINT NAZAIRE RD
BROUSSARD, LA 70518
- MC3 LLC
101 MILLSTONE RD
BROUSSARD, LA 70518
- CHARLES PATRICK ST. JULIEN
1000 SAINT NAZAIRE RD
BROUSSARD, LA 70518

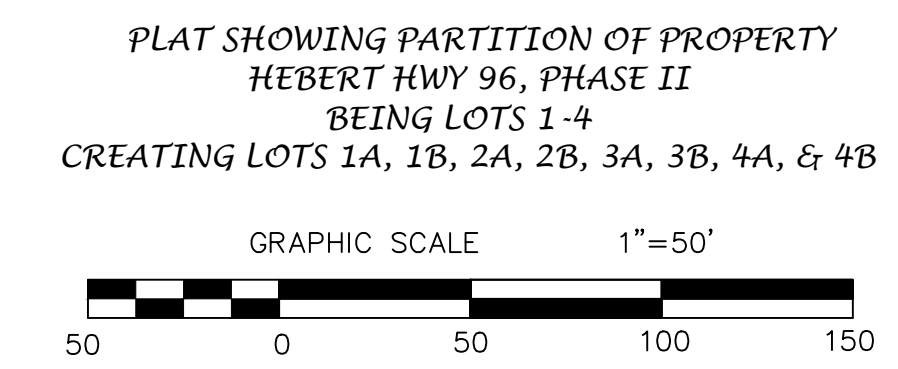
ENGINEER/SURVEYOR
COMEAX ENGINEERING & CONSULTING
A PROFESSIONAL CORPORATION
WALTER S. COMEAUX, III, P.E., P.L.S.
P.E. NO. 23357, P.L.S. NO. 4742
P.O. BOX 452
BROUSSARD, LOUISIANA 70518
PH. 337-837-2210
FAX 337-837-2217

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



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



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
CITY OF BROUSSARD
LAFAYETTE PARISH, LOUISIANA

CLASS C SURVEY
DATE: MARCH 9, 2021

COMEAX ENGINEERING & CONSULTING
A PROFESSIONAL CORPORATION
P.O. BOX 452
BROUSSARD, LOUISIANA 70518

JOB: 2020087

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