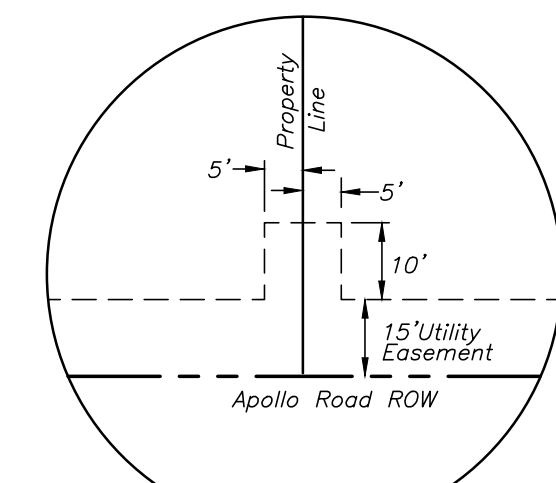


Curve #	Radius	Arc	Chord Bearing	Chord Length
C1	1114.49'	131.92'	N44° 02' 59"W	131.85'
C2	1315.00'	169.91'	S44° 22' 15"E	169.79'
C3	1115.00'	144.06'	N36° 57' 29"W	143.96'
C4	1315.00'	169.91'	S36° 58' 04"E	169.79'
C5	1115.00'	144.06'	N29° 33' 19"W	143.96'
C6	1315.00'	169.91'	S29° 33' 53"E	169.79'
C7	1114.40'	137.28'	N22° 18' 29"W	137.89'
C8	1315.00'	169.91'	S22° 09' 42"E	169.79'
C9	861.91'	59.26'	N10° 06' 38"W	59.25'
C10	995.60'	219.80'	N18° 23' 47"W	219.35'
C11	954.05'	204.93'	N51° 00' 51"W	204.53'
C12	1114.81'	166.12'	S51° 42' 23"E	165.97'



TYPICAL UTILITY NICHE

- ADJACENT PROPERTY OWNERS**
- 501 OLD SPANISH TRAIL WEST REGIONAL LIBRARY LAFAYETTE CITY PARISH CONSOLIDATED GOVERNMENT P.O. BOX 465 LAFAYETTE, LA 70504
  - 511 OLD SPANISH TRAIL DVM HOLDINGS, LLC P.O. BOX 143 SCOTT, LA 70883-1437
  - 600 BLK L PROVOST RD JAMES & ANNADNE CREDEUR FAMILY, LLC P.O. BOX 465 SCOTT, LA 70883-0465
  - 600 BLK L PROVOST RD THEROPHILE W. BEGNAUD 17 INNSBROOK DRIVE BROUSSARD, LA 70818-0102
  - 600 BLK L PROVOST RD WEST VILLAGE, LLC 430 RICHLAND AVE, STE 100 LAFAYETTE, LA 70508-6613
  - 600 BLK L PROVOST RD APOLLO PROPERTIES, LLC 901 CENTER STREET LAFAYETTE, LA 70501-3902

**REFERENCES**

- A TOPOGRAPHIC/BOUNDARY SURVEY MADE FOR COTTAGE DEVELOPERS PREPARED BY FUSELIER SURVEYING & MAPPING, R.J. FUSELIER & ASSOCIATES, L.L.C., RYAN J. FUSELIER, P.L.S. DATED OCTOBER 24, 2018
- A PRELIMINARY PLAN OF WEST VILLAGE PHASE 1 PREPARED BY RONKARTZ GESTRICHER ENGINEERING, BRIAN M. RONKARTZ, P.E., P.L.S., DATED DECEMBER 12, 2018
- A PLAN OF SURVEY SHOWING THE RIGHT OF WAY, PUBLIC FACILITY SERVITUDE AND DRAINAGE SERVITUDE TO BE ACQUIRED BY THE CITY OF SCOTT, PREPARED BY FENSTERMAKER AND ASSOCIATES, TRAVIS BOWEN, P.L.S. DATED APRIL 13, 2015

**SURVEY DATUM**

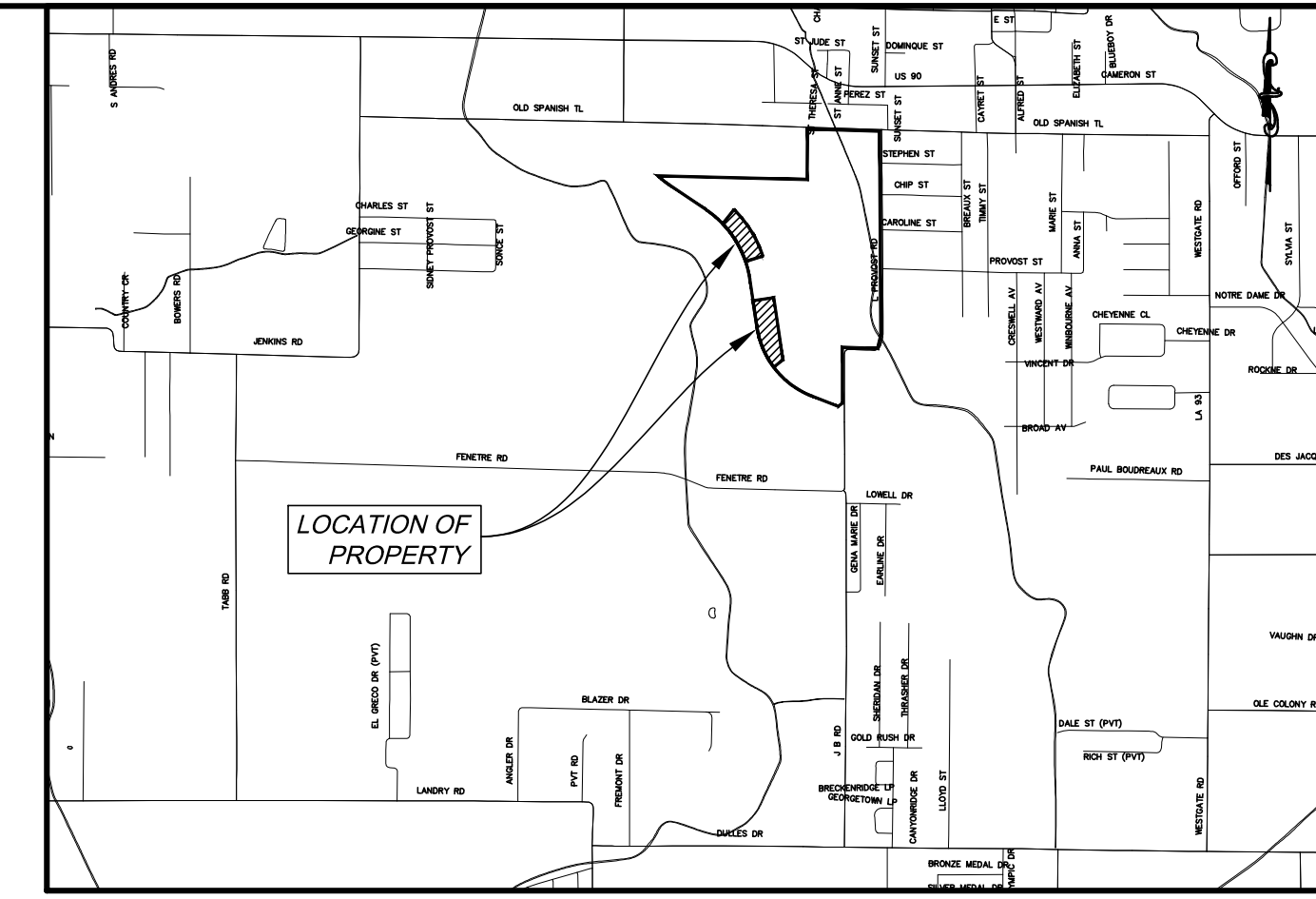
- COORDINATE SYSTEM: U.S. STATE PLANE 1983 ZONE: LOUISIANA SOUTH 1702 DATUM: NAVD88 GEOID: 012A
- BEARINGS ARE BASED OFF OF GPS OBSERVATIONS
- NO ATTEMPT HAS BEEN MADE BY THIS SURVEYOR TO VERIFY TITLE OR ACTUAL LEGAL OWNERSHIP
- THIS SURVEY PLAT DOES NOT INCLUDE RESEARCH AND LOCATION OF ALL SERVITUDES, RIGHTS OF WAY, EASEMENTS OR UTILITIES LOCATED ON THIS PROPERTY

**BENCHMARK**

- TBM #1 - 1/2" IRON ROD LOCATED IN MEDIAN ELEV=33.08'
- TBM #2 - 1/2" IRON ROD LOCATED IN MEDIAN ELEV=32.12'

**OWNER / DEVELOPER**

COTTAGE DEVELOPERS, LLC  
C/O JORDAN DAIGLE  
P.O. BOX 43970  
LAFAYETTE, LA 70504  
PH. (337) 482-2001



VICINITY MAP  
SCALE: 1" = 2000'

**LEGAL DESCRIPTION - COMMERCIAL LOTS**

A CERTAIN PARCEL OF LAND BEING 2.842 ACRES SITUATED IN SECTION 30 & 31 TOWNSHIP-9-SOUTH, RANGE-4-EAST, CITY OF LAFAYETTE, LAFAYETTE PARISH, LOUISIANA FURTHER DESCRIBED AS FOLLOWS:  
COMMENCING AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF APOLLO ROAD & THE SOUTHERLY RIGHT OF WAY OF STREET A, SAID POINT BEING THE POINT OF COMMENCEMENT #1 (P.O.C. #1);  
THENCE PROCEED ALONG A BEARING OF SOUTH 55°59'25" EAST FOR A DISTANCE OF 125.94 FEET TO A POINT, THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1114.81 FEET, AN ARC LENGTH OF 166.12 FEET, A CHORD BEARING OF SOUTH 51°42'23" EAST AND A CHORD LENGTH OF 165.97 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING #1 (P.O.B. #1);  
THENCE PROCEED NORTH 38°27'50" EAST FOR A DISTANCE OF 200.43 FEET TO A POINT;  
THENCE PROCEED ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1315.00 FEET, AN ARC LENGTH OF 679.64 FEET, A CHORD BEARING OF SOUTH 33°15'58" EAST AND A CHORD LENGTH OF 672.10 FEET TO A POINT;  
THENCE PROCEED SOUTH 7°17'15" WEST FOR A DISTANCE OF 200.22 FEET TO A POINT;  
THENCE PROCEED ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1114.85, AN ARC LENGTH OF 558.03 FEET, A CHORD BEARING OF NORTH 33°06'01" WEST AND A CHORD LENGTH OF 552.22 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING #1 (P.O.B.#1).

A CERTAIN PARCEL OF LAND BEING 2.695 ACRES SITUATED IN SECTION 30 & 31 TOWNSHIP-9-SOUTH, RANGE-4-EAST, CITY OF LAFAYETTE, LAFAYETTE PARISH, LOUISIANA FURTHER DESCRIBED AS FOLLOWS:  
COMMENCING AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF APOLLO ROAD & THE SOUTHERLY RIGHT OF WAY OF STREET E, SAID POINT BEING THE POINT OF COMMENCEMENT #2 (P.O.C. #2);  
THENCE PROCEED ALONG A BEARING OF SOUTH 08°21'56" EAST FOR A DISTANCE OF 200.22 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING #2 (P.O.B. #2);  
THENCE PROCEED NORTH 81°38'55" EAST FOR A DISTANCE OF 230.14 FEET TO A POINT;  
THENCE PROCEED SOUTH 82°21'05" EAST FOR A DISTANCE OF 538.32 FEET TO A POINT;  
THENCE PROCEED SOUTH 51°12'09" WEST FOR A DISTANCE OF 129.05 FEET TO A POINT;  
THENCE PROCEED ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 964.64 FEET, AN ARC LENGTH OF 484.00, A CHORD LENGTH OF 478.94 FEET AND A CHORD BEARING OF NORTH 22°43'27" WEST TO A POINT, SAID POINT BEING THE POINT OF BEGINNING #2 (P.O.B.#2).

**LEGEND**

- EASEMENTS
- RIGHT OF WAY
- BUILDING SETBACK LINE
- LOT LINE
- BOUNDARY
- SET 1/2" IRON ROD
- FOUND CORNER (SEE CORNERS ON PLAT FOR DESCRIPTION)

**FLOODMAPS**

THIS PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO THE EFFECTIVE FLOOD INSURANCE RATE MAP NUMBER 22055C0155J, DATED DECEMBER 21, 2018.

**GENERAL NOTES:**

TOTAL NUMBER OF RESIDENTIAL LOTS:	7
AREA OF COMMERCIAL LOTS:	5.537 ACRES
TOTAL AREA OF DEVELOPMENT:	5.537 ACRES
MINIMUM LOT AREA:	25,551 SQ. FEET
MINIMUM FRONTAGE:	131.92' (LOT C-6)

**TYPES OF IMPROVEMENTS**

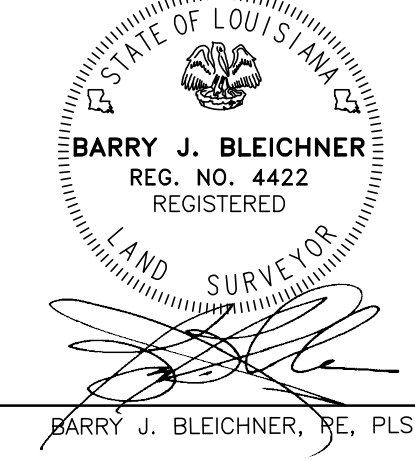
- STREETS: ASPHALT, CURB & GUTTER WITH SIDEWALKS
- WATER: CITY OF SCOTT
- SEWER: CITY OF SCOTT
- ELECTRIC: SLEMCO
- TELEPHONE: AT&T
- CABLE TV: COX COMMUNICATIONS
- GAS: ATMOS

**BUILDING SETBACKS**

- FRONT: 30' (ALONG APOLLO ROAD)
- SIDE: 10'
- REAR: 10'

THIS PRELIMINARY PLAT SHALL NOT BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

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.



A PRELIMINARY PLAT OF  
**WEST VILLAGE PHASE 3**  
A TRADITIONAL NEIGHBORHOOD DEVELOPMENT

LOCATED IN SECTIONS 30 & 31, T9S - R4E CITY OF LAFAYETTE LAFAYETTE PARISH LOUISIANA

SCALE: 1" = 100'

DATE OF PLAT:  
MARCH 3, 2020

PREPARED BY  
BARRY J. BLEICHNER, P.E., PLS, LLC CIVIL ENGINEER & LAND SURVEYOR 321 RICHLAND AVENUE LAFAYETTE, LOUISIANA 70508 TEL. (337) 849-7696