

VICINITY MAP

LOCATION OF PROPERTY

SURVEY DATUM
 COORDINATE SYSTEM: U.S. STATE PLANE 1983
 ZONE: LOUISIANA SOUTH 1702
 DATUM: NAVD88
 GEOID09

GENERAL NOTES:

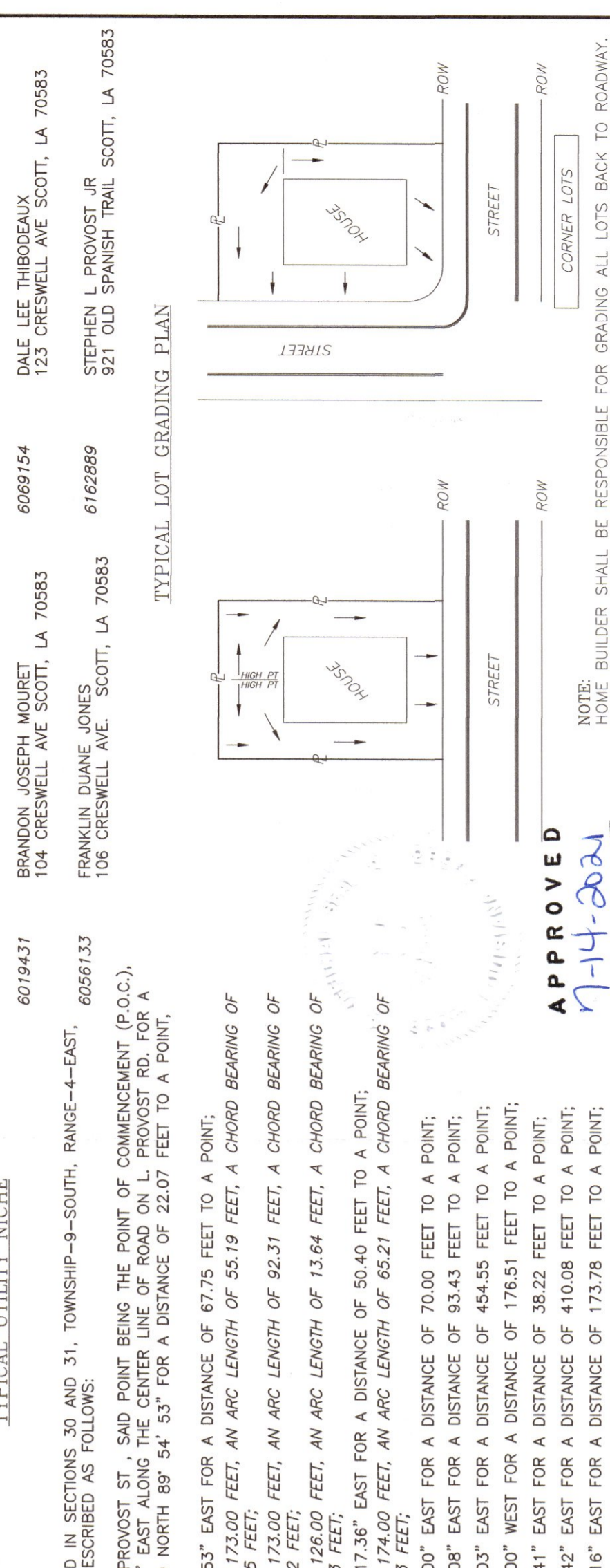
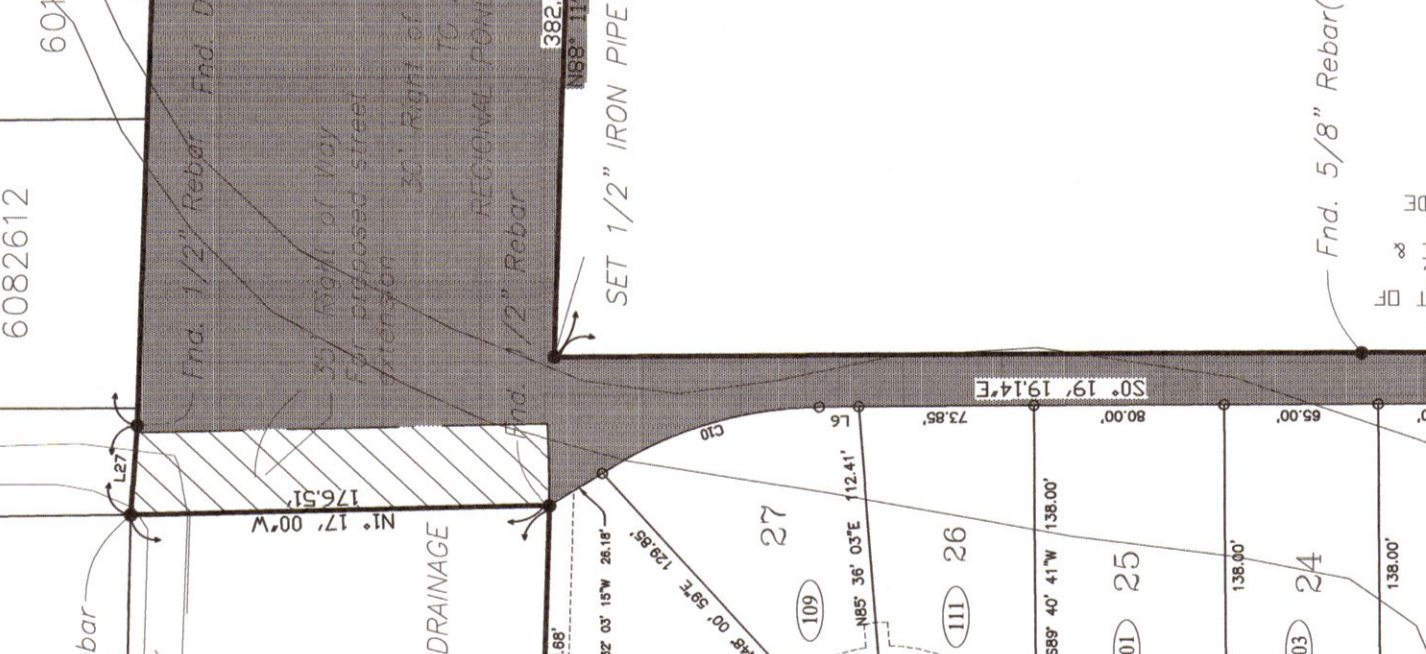
TOTAL NUMBER OF RESIDENTIAL LOTS: 46
 AREA OF RESIDENTIAL LOTS: 8.88 ACRES
 AREA OF COMMON AREA (MANAGEMENT SERVICE)/E: 0.35 ACRES
 AREA OF RIGHT OF WAY: 1.40 ACRES
 TOTAL AREA OF DEVELOPMENT: 16.63 ACRES
 MINIMUM LOT AREA: 3,200 SQ. FEET
 MINIMUM FRONTAGE: 17.65'

ADJACENT PROPERTY REFERENCE:

60100954	APOLLO PROPERTIES LLC	60100954
6020670	JAMES & ANADOME CREDEUR FAMILY LLC	6020670
601964	DAVID JAMES ROYER	601964
601835	VERNON JAMES ROYER	601835
605463	PAUL DOUGLAS MORAN	605463
605311	ALDON GRANGER	605311
6044715	BELLARD INVESTMENTS LLC	6044715
6069768	210 RAVINE RUN DR. LAFALETTE, LA 70506	6069768
6051886	BELDEN P. PELLERIN	6051886
6039381	MICHAEL JOSEPH JIMONVILLE	6039381
6022458	JOAN ELIZABETH HOWZE	6022458
6020228	GREGORY ALLEN BROWN	6020228
6016974	REGINA BOURGEOIS	6016974
6017738	BYRON GUIDRY	6017738
6019269	HAROLD JOHN BROUSSARD	6019269
6001910	CRYSTAL BOLDREUX RUCKETT	6001910
6065249	NATIONSTAR MORTGAGE LLC	6065249
6052270	WIFE BRYANNA	6052270
6100621	ROBERT JOHN LEHMAN	6100621
6068223	RUSSELL JAMES PREJEAN	6068223
6039056	JOHN S. HEBERT	6039056
6069154	DALE LEE THIBODEAUX	6069154
6162869	STEPHEN L. PROVOST JR.	6162869

SETBACKS

LOT 1 FRONT: 10' REAR: 5' SIDE: 5' SIDE CORNER: 10'
 LOT 2-13 FRONT: 15' REAR: 5' SIDE: 5'
 LOT 14 FRONT: 15' REAR: 5' SIDE: 5' SIDE CORNER: 10'
 LOT 15 FRONT: 3' REAR: 30' SIDE: 0' SIDE CORNER: 10'
 LOT 16-21 FRONT: 3' REAR: 30' SIDE: 0'
 LOT 22 FRONT: 3' REAR: 30' SIDE: 0' SIDE CORNER: 10'
 LOT 23-27 FRONT: 10' REAR: 10' SIDE: 5'
 LOT 28-32 FRONT: 10' REAR: 5' SIDE: 5'
 LOT 33-39 FRONT: 10' REAR: 5' SIDE: 5'
 LOT 40 FRONT: 10' REAR: 5' SIDE: 5' SIDE CORNER: 10'
 LOT 41-47 FRONT: 15' REAR: 5' SIDE: 5' SIDE CORNER: 10'
 LOT 48 FRONT: 15' REAR: 5' SIDE: 5' SIDE CORNER: 5'
 *ALL LOTS EXCEPT 15-22 HAVE A FRONT GARAGE SETBACK OF A MINIMUM 25'
 *ALL LOTS EXCEPT 1, 27, 28, 31-34, 42-44 HAVE MANDATORY FRONT SETBACKS



TYPICAL LOT GRADING PLAN

NOTE: HOME BUILDER SHALL BE RESPONSIBLE FOR GRADING ALL LOTS BACK TO ROADWAY.

APPROVED
 7-14-2021
 CITY OF SCOTT
 MAYOR
 OWNER/DEVELOPER
 THE ESTATES AT WEST VILLAGE, LLC
 C/O: ROBERT DAIGLE
 420 RICHLAND AVE. SUITE 100
 LAFALETTE, LOUISIANA
 (337) 302-7561

A CORRECTED FINAL PLAT OF THE ESTATES AT "A WEST VILLAGE NEIGHBORHOOD DEVELOPMENT"

LOCATED IN SECTIONS 30 AND 31, T-9-S, R-4-E CITY OF SCOTT, LOUISIANA LAFAYETTE PARISH, LOUISIANA

DATE OF PLAT: MAY 19, 2021
 REVISION: JUNE 16, 2021
 SCALE: 1" = 80'

PREPARED BY
 BARRY J. BLEICHER, PE, PLS, LLC
 CIVIL ENGINEER & LAND SURVEYOR
 321 RICHLAND AVENUE
 LAFALETTE, LOUISIANA 70508
 TEL. (337) 849-7696



LEGAL DESCRIPTION

A CERTAIN PARCEL OF LAND BEING 16.63 ACRES SITUATED IN SECTIONS 30 AND 31, TOWNSHIP-9-SOUTH, RANGE-4-EAST, 6056133 CITY OF SCOTT, LAFAYETTE PARISH, LOUISIANA FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF L. PROVOST ST. & SAID POINT BEING THE POINT OF COMMENCEMENT (P.O.C.) THENCE PROCEED ALONG A BEARING OF SOUTH 09°20'07" EAST ALONG THE CENTER LINE OF ROAD ON L. PROVOST RD. FOR A DISTANCE OF 117.87 FEET TO A POINT; THENCE PROCEED ALONG A BEARING OF NORTH 89°36'53" EAST FOR A DISTANCE OF 67.75 FEET TO A POINT; THENCE CONTINUE ALONG A CURVE HAVING A RADIUS OF 173.00 FEET, AN ARC LENGTH OF 55.19 FEET, A CHORD BEARING OF NORTH 87°14'48" WEST AND A CHORD DISTANCE OF 54.95 FEET; THENCE CONTINUE ALONG A CURVE HAVING A RADIUS OF 173.00 FEET, AN ARC LENGTH OF 13.64 FEET, A CHORD BEARING OF NORTH 87°14'48" WEST AND A CHORD DISTANCE OF 13.63 FEET; THENCE PROCEED ALONG A BEARING OF SOUTH 33°20'17.36" EAST FOR A DISTANCE OF 50.40 FEET TO A POINT; THENCE CONTINUE ALONG A CURVE HAVING A RADIUS OF 174.00 FEET, AN ARC LENGTH OF 64.83 FEET; THENCE PROCEED ALONG A BEARING OF SOUTH 25°04'00" EAST FOR A DISTANCE OF 93.43 FEET TO A POINT; THENCE PROCEED ALONG A BEARING OF NORTH 64°56'08" EAST FOR A DISTANCE OF 454.55 FEET TO A POINT; THENCE PROCEED ALONG A BEARING OF NORTH 01°17'00" WEST FOR A DISTANCE OF 176.51 FEET TO A POINT; THENCE PROCEED ALONG A BEARING OF SOUTH 88°01'41" EAST FOR A DISTANCE OF 38.22 FEET TO A POINT; THENCE PROCEED ALONG A BEARING OF SOUTH 88°01'42" EAST FOR A DISTANCE OF 410.08 FEET TO A POINT; THENCE PROCEED ALONG A BEARING OF SOUTH 00°19'16" EAST FOR A DISTANCE OF 173.78 FEET TO A POINT; THENCE PROCEED ALONG A BEARING OF NORTH 88°11'08" WEST FOR A DISTANCE OF 382.03 FEET TO A POINT; THENCE PROCEED ALONG A BEARING OF SOUTH 00°19'16" WEST FOR A DISTANCE OF 854.10 FEET TO A POINT; THENCE PROCEED ALONG A BEARING OF SOUTH 69°09'42" WEST FOR A DISTANCE OF 424.40 FEET TO A POINT; THENCE PROCEED ALONG A BEARING OF SOUTH 88°40'41" WEST FOR A DISTANCE OF 292.59 FEET TO A POINT; THENCE PROCEED ALONG A BEARING OF NORTH 00°12'16" EAST FOR A DISTANCE OF 75.32 FEET TO A POINT; THENCE PROCEED ALONG A BEARING OF NORTH 88°24'07" WEST FOR A DISTANCE OF 139.94 FEET TO A POINT; THENCE PROCEED ALONG A BEARING OF NORTH 46°16'07" WEST FOR A DISTANCE OF 94.85 FEET TO A POINT; THENCE PROCEED ALONG A BEARING OF NORTH 24°44'07" WEST FOR A DISTANCE OF 412.98 FEET TO A POINT; THENCE PROCEED ALONG A BEARING OF NORTH 25°56'07" WEST FOR A DISTANCE OF 120.36 FEET TO A POINT; THENCE PROCEED ALONG A BEARING OF NORTH 88°58'42" WEST FOR A DISTANCE OF 45.38 FEET TO A POINT; THENCE PROCEED NORTH 00°23'07" WEST A DISTANCE OF 286.35 FEET TO THE POINT OF BEGINNING (P.O.B.).

REFERENCE PLATS

A PLAT OF SURVEY SHOWING RIGHTS OF WAY, DRAINAGE FACILITY, SEWERAGE AND TEMPORARY DRAINAGE SERVICE TO BE ACQUIRED BY THE CITY OF SCOTT FROM STEPHEN L. PROVOST JR. BY TRANS BOBIN PLS NO. 5067 DATED 1/9/14 FILE # 2014-3095

A MAP OF SURVEY SHOWING CHEROKEE ADDITION FROM PROPERTY BELONGING TO STEPHEN L. PROVOST BY ROUND BROTHERS & ASSOCIATES, INC DATED 6/7/1978 FILE # 609798

A PLAT OF SURVEY SHOWING BA-1 AND BA-2 BY MICHAEL R. MAXWELL PLS NO. 4532 DATED 10/15/2015 FILE # 2015-40853

A PLAT OF SURVEY PREPARED FOR THE CITY OF SCOTT SHOWING TRACT A BY JOHN H. MILLER PLS NO. 4405 DATED 10/25/2017

A MAP OF SURVEY SHOWING PROPERTY TO BE ACQUIRED BY DON L. HERBERT AND CAROLINE M. HERBERT BY DANIEL D. DOMINGUE PLS NO. 326 DATED 9/24/1999

TYPES OF IMPROVEMENTS

STREETS: ASPHALT WITH CURB AND GUTTER
 WATER: CITY OF SCOTT
 SEWER: CITY OF SCOTT
 ELECTRIC: ENERGY
 TELEPHONE: AT&T
 CABLE TV: COX COMMUNICATIONS/AT&T
 GAS: AMOS ENERGY
 5' SIDEWALKS: SUPPLIED BY BUILDERS

LEGEND

- PROPERTY/PHASE BOUNDARY
- TOP OF BANK
- UTILITY EASEMENT LINE
- STREET RIGHTS-OF-WAY
- CENTER LINE OF ROAD
- COMMON AREA/DRAINAGE SERVICE
- EXISTING SERVICE/RIGHTS OF PASSAGE
- COMMON PARKING AREA

Curve Table

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	45.84	98.00	26.80	138.27	27.93°
C2	101.53	280.00	26.68	338.31	19°
C3	107.79	280.00	28.33	354.7	43°
C4	38.54	280.00	10.33	127.27	27°
C5	48.45	98.00	28.33	154.7	43°
C6	77.82	98.00	10.33	187.27	27°
C7	39.27	250.00	90.00	148.17	19°
C8	21.47	250.00	49.21	82.41	19°
C9	46.50	250.00	33.28	102.14	19°
C10	96.99	165.00	33.64	167.08	19°
C11	38.80	50.00	37.98	117.11	19°
C12	42.18	50.00	48.34	165.04	19°
C13	44.94	50.00	49.21	165.04	19°
C14	21.47	250.00	49.21	82.41	19°
C15	21.47	250.00	49.21	82.41	19°

Curve Table

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C16	45.84	98.00	26.80	138.27	27.93°
C17	50.07	50.00	57.37	107.48	19°
C18	32.49	50.00	46.37	107.48	19°
C19	32.49	50.00	46.37	107.48	19°
C20	32.49	50.00	46.37	107.48	19°
C21	32.49	50.00	46.37	107.48	19°
C22	32.49	50.00	46.37	107.48	19°
C23	32.49	50.00	46.37	107.48	19°
C24	32.49	50.00	46.37	107.48	19°
C25	32.49	50.00	46.37	107.48	19°
C26	32.49	50.00	46.37	107.48	19°
C27	32.49	50.00	46.37	107.48	19°
C28	32.49	50.00	46.37	107.48	19°
C29	32.49	50.00	46.37	107.48	19°
C30	32.49	50.00	46.37	107.48	19°