



C-3

WEST VILLAGE PHASE 1

Bozeman Trail - 60' R/W

Sandstone Avenue - 60' R/W

Villager Avenue - R/W Varies

Within Pond Area Only
DETENTION POND
WEST VILLAGE PHASE 1

OWNER / DEVELOPER
WEST VILLAGE, LLC
C/O JORDAN DAIGLE
P.O. BOX 43970
LAFAYETTE, LA 70504
PH. (337) 482-2001

REFERENCES
1. 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
2. A FINAL PLAT OF WEST VILLAGE PHASE-1 BY BRIAN RONKARTZ, DATED 9-25-2020, ACT NUMBER 2021-00011308
3. A PLAT OF SURVEY SHOWING THE RIGHT OF WAY, PUBLIC FACILITY SERVIDUTE AND DRAINAGE SERVIDUTE TO BE ACQUIRED BY THE CITY OF SCOTT. PREPARED BY FENSTERMAKER AND ASSOCIATES, TRAVIS BODIN, P.L.S. DATED APRIL 13, 2015

LEGEND
 - - - - - EASEMENTS
 - - - - - RIGHT OF WAY
 - - - - - LOT LINE
 - - - - - BOUNDARY
 ○ SET 1/2" IRON ROD UPON FINAL PLAT
 [Pattern] COMMON AREA
 [Pattern] 'RIGHT OF PASSAGE'
 [Pattern] 'UTILITY EASEMENT'
 [Pattern] 'DRAINAGE EASEMENT'

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

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.

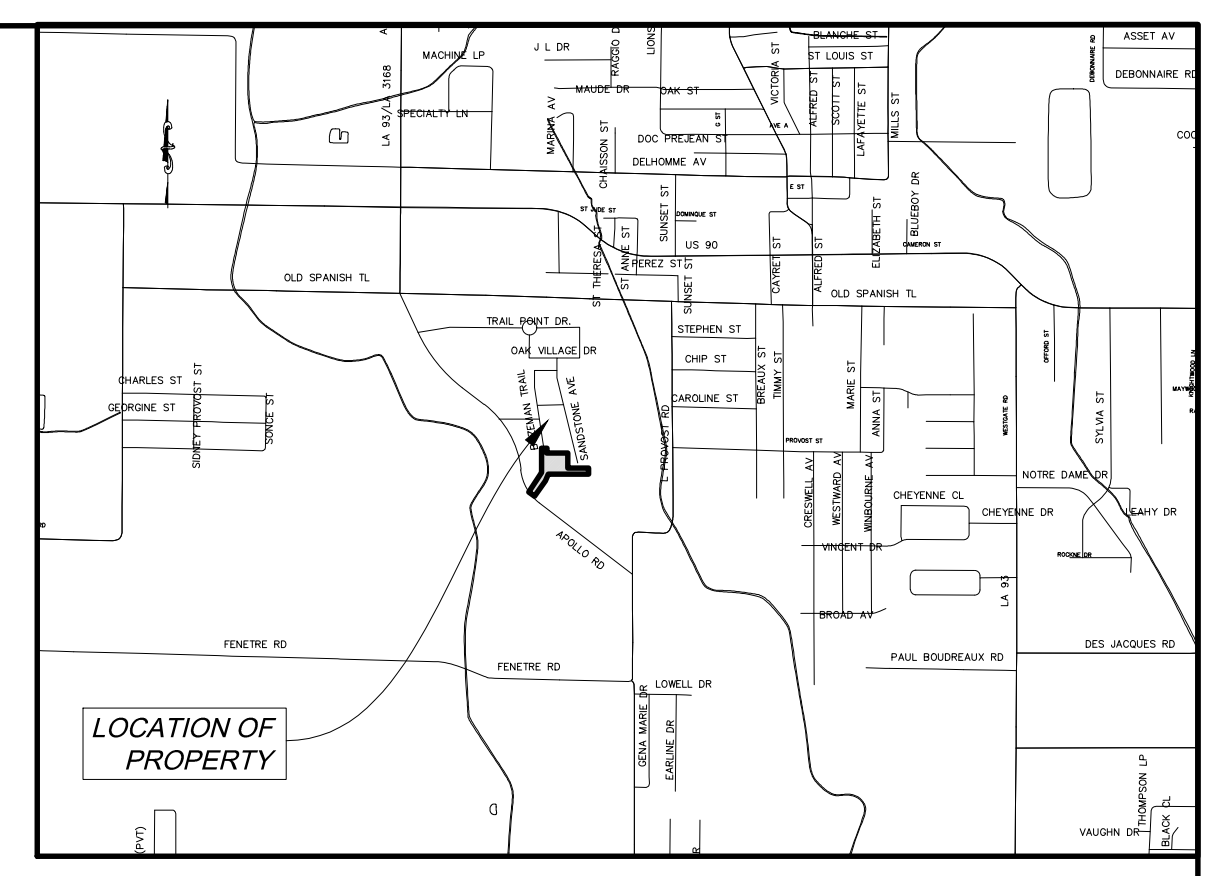
TYPES OF IMPROVEMENTS
STREETS: ASPHALT, CURB & GUTTER WITH SIDEWALKS
WATER: CITY OF SCOTT
SEWER: CITY OF SCOTT
ELECTRIC: SLEMCO
TELEPHONE: AT&T
CABLE TV: COX COMMUNICATIONS
GAS: ATMOS

GENERAL NOTES:
TOTAL NUMBER OF LOTS: 22
AREA OF LOTS: 0.384 ACRES
TOTAL AREA OF DEVELOPMENT: 0.636 ACRES
MINIMUM LOT AREA: 560 SQ. FEET
MINIMUM FRONTAGE: 16.00'
ZONING: APOLLO ROAD CORRIDOR DISTRICT

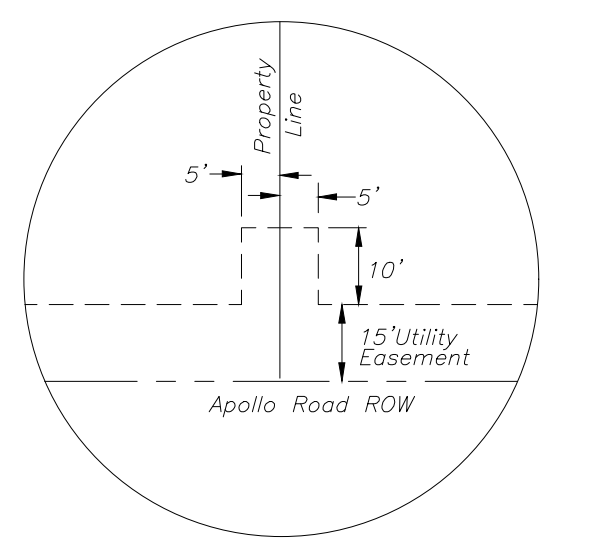
LEGAL DESCRIPTION
A CERTAIN PARCEL OF LAND BEING 0.636 ACRES SITUATED IN SECTION 30 TOWNSHIP-9-SOUTH, RANGE-4-EAST, CITY OF SCOTT, LAFAYETTE PARISH, LOUISIANA FURTHER DESCRIBED AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF VILLAGER AVENUE AND SANDSTONE AVENUE, SAID POINT BEING THE POINT OF COMMENCEMENT (P.O.C.), THENCE PROCEED ALONG A BEARING OF NORTH 22°45'01" WEST FOR A DISTANCE OF 144.77 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING (P.O.B.);
THENCE PROCEED SOUTH 81°38'53" WEST FOR A DISTANCE OF 116.00 FEET TO A POINT;
THENCE PROCEED NORTH 08°21'05" WEST FOR A DISTANCE OF 88.00 FEET TO A POINT;
THENCE PROCEED SOUTH 81°38'54" WEST FOR A DISTANCE OF 134.00 FEET TO A POINT;
THENCE PROCEED NORTH 08°21'05" WEST FOR A DISTANCE OF 70.00 FEET TO A POINT;
THENCE PROCEED NORTH 81°38'55" EAST FOR A DISTANCE OF 250.00 FEET TO A POINT;
THENCE PROCEED SOUTH 08°21'05" EAST FOR A DISTANCE OF 158.00 FEET TO A POINT; SAID POINT BEING THE POINT OF BEGINNING(P.O.B.).

BUILDING SETBACKS
BUILDING
FRONT: 5'
SIDE: 5'
SIDE: 7' and 3'

DEVELOPMENT NOTE
THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH CITY OF SCOTT DRAINAGE AND SUBDIVISION ORDINANCE.
SIDEWALKS TO BE INSTALLED BY BUILDER.
THE UTILITY SERVIDUTES HEREIN ARE GRANTED TO AND MANAGED BY THE CITY OF SCOTT. ALL THIRD PARTY UTILITIES ARE REQUIRED TO MAKE WRITTEN APPLICATION TO THE CITY OF SCOTT, UNDER THE CITY'S PLAN OF ORDERLY UTILITY PLACEMENT, PERMITS MAY BE GRANTED AT THE CITY'S EXCLUSIVE OPTION.
SEWER IMPACT FEES MAY BE ASSESSED BY ACTION OF THE SCOTT CIT COUNCIL AND COLLECTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.



VICINITY MAP
SCALE: 1" = 2000'



LOT #	SQ. FT.
205	1,008
206	768
207	1,008
208	1,008
209	767
210	1,008
211	1,008
212	768
213	1,008
214	1,008
215	768
216	1,007
217	560
218	560
219	560
220	560
221	560
222	560
223	560
224	560
225	560
226	560

A PRELIMINARY PLAT OF
WEST VILLAGE PHASE 6
A TRADITIONAL NEIGHBORHOOD DEVELOPMENT

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.

STATE OF LOUISIANA
K. CHRISTIAN ARMSTRONG
REG. NO. 5247
REGISTERED PROFESSIONAL
LAND SURVEYOR
K. CHRISTIAN ARMSTRONG, PLS

LOCATED IN SECTIONS 30, 19S - R4E CITY OF SCOTT LAFAYETTE PARISH LOUISIANA
SCALE: 1" = 20'
DATE OF PLAT: SEPTEMBER 23, 2022
PREPARED BY K. CHRISTIAN ARMSTRONG, PLS LAND SURVEYOR 420 RICHLAND AVENUE LAFAYETTE, LOUISIANA 70508 TEL. (337) 201-4002 EMAIL: CHRISTIAN@HDSURVEYS.COM