



**FLOODMAPS**

THIS PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AND ZONE X SHADING, ACCORDING TO THE EFFECTIVE FLOOD INSURANCE RATE MAP NUMBER 22055C01555, DATED DECEMBER 21, 2018.

**GENERAL NOTES:**

- TOTAL NUMBER OF RESIDENTIAL LOTS: 18
- AREA OF RESIDENTIAL LOTS: 1.97 ACRES
- AREA OF RIGHT OF WAY: 1.387 ACRES
- COMMON AREA / DETENTION: 0.00 ACRES
- TOTAL AREA OF DEVELOPMENT: 3.357 ACRES
- MINIMUM LOT AREA: 4,200 SQ. FEET
- MINIMUM FRONTAGE: 42.00'
- ZONE: APOLLO RD CORRIDOR

**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**

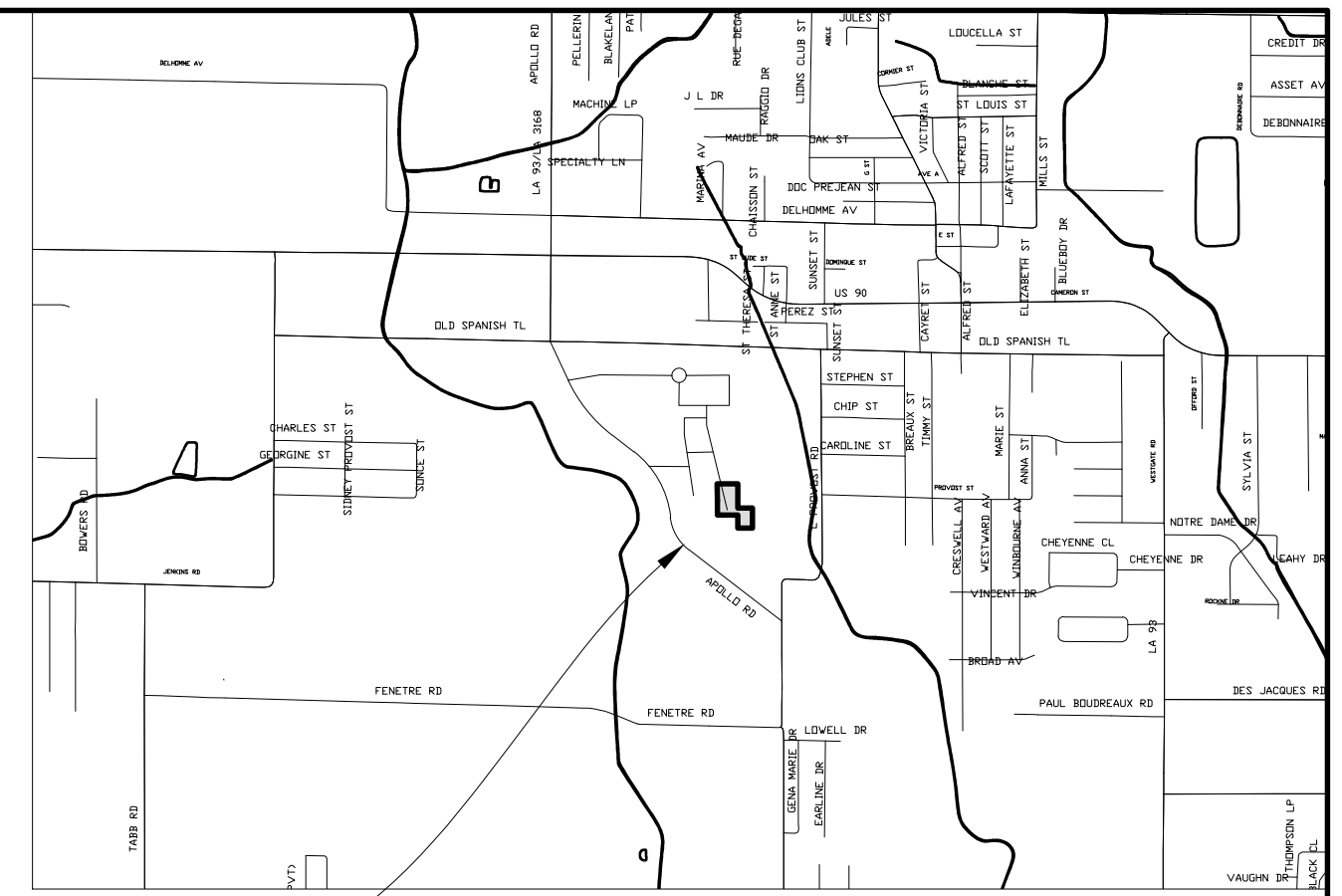
- FRONT: 5'
- SIDE: 5'
- REAR: 13.5'

**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.

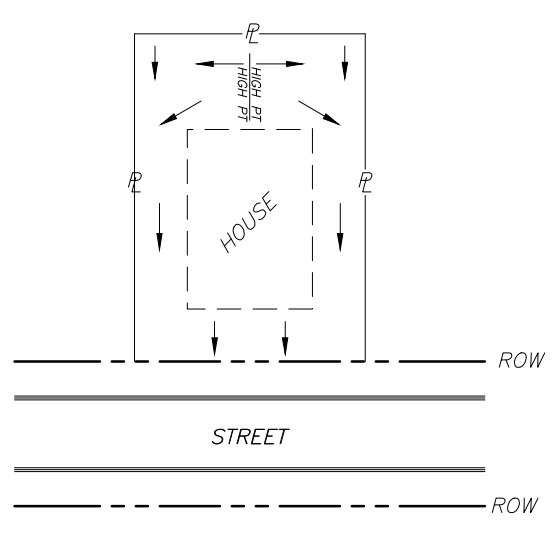
**LEGAL DESCRIPTION - WEST VILLAGE PHASE 2C**

A CERTAIN PARCEL OF LAND BEING 3.357 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 SANDSTONE AVENUE AND TRADEWINDS CROSSING, SAID POINT BEING THE POINT OF COMMENCEMENT (P.O.C.), THENCE PROCEED ALONG A BEARING OF SOUTH 85°29'45" EAST FOR A DISTANCE OF 123.60 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING (P.O.B.); THENCE PROCEED NORTH 81°38'55" EAST FOR A DISTANCE OF 158.00 FEET TO A POINT;  
THENCE PROCEED SOUTH 08°21'05" EAST FOR A DISTANCE OF 24.37 FEET TO A POINT;  
THENCE PROCEED NORTH 81°38'55" EAST FOR A DISTANCE OF 127.50 FEET TO A POINT;  
THENCE PROCEED SOUTH 08°21'05" EAST FOR A DISTANCE OF 252.09 FEET TO A POINT;  
THENCE PROCEED ALONG A CURVE HAVING AN ARC LENGTH OF 36.15 FEET, A RADIUS OF 43.50 FEET, A CHORD BEARING OF SOUTH 32°09'21" EAST AND A CHORD LENGTH OF 35.11 FEET TO A POINT;  
THENCE PROCEED SOUTH 61°52'26" EAST FOR A DISTANCE OF 77.82 FEET TO A POINT;  
THENCE PROCEED ALONG A CURVE HAVING AN ARC LENGTH OF 100.89 FEET, A RADIUS OF 274.00 FEET, A CHORD BEARING OF SOUTH 40°05'01" WEST AND A CHORD LENGTH OF 100.32 FEET TO A POINT;  
THENCE PROCEED SOUTH 50°37'55" WEST FOR A DISTANCE OF 32.28 FEET TO A POINT;  
THENCE PROCEED ALONG A CURVE HAVING AN ARC LENGTH OF 10.64 FEET, A RADIUS OF 10.00 FEET, A CHORD BEARING OF SOUTH 27°09'42" WEST AND A CHORD LENGTH OF 13.80 FEET TO A POINT;  
THENCE PROCEED ALONG A CURVE HAVING AN ARC LENGTH OF 13.83 FEET, A RADIUS OF 60.00 FEET, A CHORD BEARING OF SOUTH 03°42'25" EAST AND A CHORD LENGTH OF 13.80 FEET TO A POINT;  
THENCE PROCEED SOUTH 15°38'10" EAST FOR A DISTANCE OF 42.85 FEET TO A POINT;  
THENCE PROCEED ALONG A CURVE HAVING AN ARC LENGTH OF 47.55 FEET, A RADIUS OF 30.00 FEET, A CHORD BEARING OF SOUTH 45°36'54" WEST AND A CHORD LENGTH OF 42.73 FEET TO A POINT;  
THENCE PROCEED NORTH 89°43'45" WEST FOR A DISTANCE OF 15.30 FEET TO A POINT;  
THENCE PROCEED NORTH 00°16'15" EAST FOR A DISTANCE OF 15.30 FEET TO A POINT;  
THENCE PROCEED ALONG A CURVE HAVING AN ARC LENGTH OF 37.79 FEET, A RADIUS OF 58.78 FEET, A CHORD BEARING OF NORTH 60°20'30" WEST AND A CHORD LENGTH OF 37.14 FEET TO A POINT;  
THENCE PROCEED ALONG A CURVE HAVING AN ARC LENGTH OF 9.80 FEET, A RADIUS OF 10.00 FEET, A CHORD BEARING OF NORTH 70°16'50" WEST AND A CHORD LENGTH OF 9.41 FEET TO A POINT;  
THENCE PROCEED SOUTH 81°38'55" WEST FOR A DISTANCE OF 226.59 FEET TO A POINT;  
THENCE PROCEED NORTH 08°21'05" WEST FOR A DISTANCE OF 58.00 FEET TO A POINT;  
THENCE PROCEED NORTH 81°38'55" EAST FOR A DISTANCE OF 90.00 FEET TO A POINT;  
THENCE PROCEED NORTH 08°21'05" WEST FOR A DISTANCE OF 420.00 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING (P.O.B.).



**LOCATION OF PROPERTY**  
**VICINITY MAP**  
SCALE: 1" = 2000'

**TYPICAL LOT GRADING PLAN**

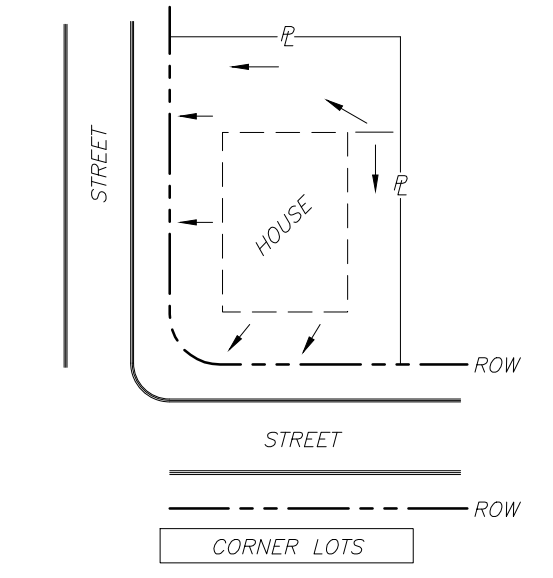


**DEVELOPMENT NOTE**

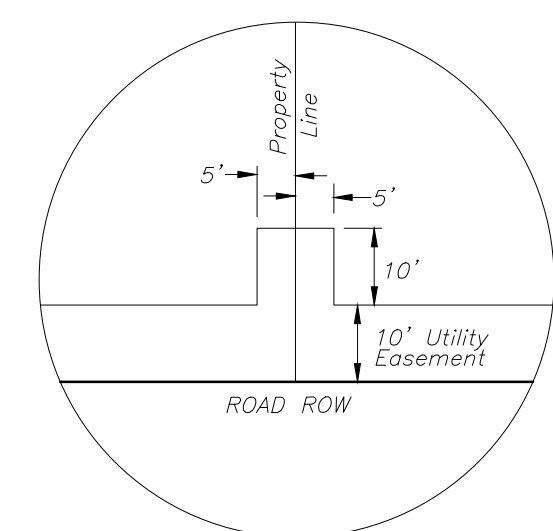
THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH CITY OF SCOTT DRAINAGE AND SUBDIVISION ORDINANCE.

**DEVELOPER/OWNER**

WEST VILLAGE, LLC  
420 RICHLAND AVE., STE 100  
LAFAYETTE, LA 70508



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



**TYPICAL UTILITY NICHE**

**LEGEND**

- EASEMENTS
- RIGHT OF WAY
- LOT LINE
- BOUNDARY
- SET 1/2" IRON ROD UPON FINAL PLAT
- COMMON AREA

Lot Area Table		Lot Area Table		CURVE TABLE			
LOT #	SQ. FT.	LOT #	SQ. FT.	Curve #	Radius	Arc	Chord Length
1	5,568	10	4,200	C1	10.00'	21.58'	17.63'
2	4,785	11	4,788	C2	224.00'	30.50'	30.48'
3	4,328	12	4,788	C3	224.00'	44.81'	44.73'
4	4,202	13	4,788	C4	224.00'	42.58'	42.52'
5	4,200	14	4,788	C5	224.00'	13.70'	13.69'
6	4,200	15	4,788	C6	171.00'	84.89'	84.02'
7	4,200	16	4,798	C7	171.00'	34.35'	34.30'
8	4,200	17	6,452	C8	10.00'	7.18'	7.02'
9	4,200	18	6,550	C9	60.00'	21.98'	21.86'
				C10	10.00'	10.64'	10.14'
				C11	226.00'	65.45'	65.22'
				C12	57.00'	19.07'	18.98'
				C13	57.00'	28.30'	28.01'

**BEARING BASIS/REFERENCE MAPS:**

- A TOPOGRAPHIC/BOUNDARY SURVEY MADE FOR COTTAGE DEVELOPERS PREPARED BY FUSELIER SURVEYING AND MAPPING R.J. FUSELIER AND ASSOCIATES, L.L.C., RYAN J. FUSELIER, P.L.S., DATED OCTOBER 24, 2018.
- A FINAL CORRECTED PLAT OF SURVEY OF WEST VILLAGE PHASE 1 BY RONKARTZ-OESTRICHER A.P.E.C., BRIAN M RONKARTZ, P.E., P.L.S., REG. NO. 4968, DATED APRIL 16, 2021.
- REFERENCE PLAT OF SURVEY SHOWING RIGHT OF WAY, PERMANENT PUBLIC FACILITY SERVITUDE & PERMANENT DRAINAGE SERVITUDE TO BE ACQUIRED BY THE CITY OF SCOTT FROM THEOPHILE WAYNE BEAUMOND BY TRAVIS S. BODIN, PLS DATED AUGUST 12, 2014.
- REFERENCE PLAT OF SURVEY SHOWING RIGHT OF WAY & PERMANENT PUBLIC FACILITY SERVITUDE TO BE ACQUIRED BY THE CITY OF SCOTT FROM ADRIENNE CREDEUR GALE & JACOB CHRISTOPHER CREDEUR BY TRAVIS S. BODIN, PLS DATED DECEMBER 30, 2014.
- REFERENCE PLAT OF SURVEY SHOWING RIGHT OF WAY & PUBLIC FACILITY SERVITUDE & DRAINAGE SERVITUDE TO BE ACQUIRED BY THE CITY OF SCOTT FROM JAMES & ANNADINE CREDEUR FAMILY, LLC BY TRAVIS S. BODIN, PLS DATED JANUARY 16, 2015.

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 REPRESENTS 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 2017.

K. CHRISTIAN ARMSTRONG  
REG. NO. 5247  
REGISTERED PROFESSIONAL SURVEYOR  
LAFAYETTE, LOUISIANA

**A PRELIMINARY PLAT OF WEST VILLAGE PHASE 2C**

**A TRADITIONAL NEIGHBORHOOD DEVELOPMENT**

LOCATED IN SECTIONS 30 T9S - R4E CITY OF SCOTT LAFAYETTE PARISH LOUISIANA

SCALE: 1" = 40'

DATE OF PLAT: SEPTEMBER 9, 2021

PREPARED BY BARRY J. BLEICHNER, PE, PLS, LLC CIVIL ENGINEER & LAND SURVEYOR 331 RICHLAND AVENUE LAFAYETTE, LOUISIANA 70508 TEL. (337) 849-7696

Apollo Properties, LLC  
600 L Provost Rd.  
Scott, LA 70583