

LEGEND	
	BOUNDARY
	CENTER LINE OF ROAD
	EASEMENT
	LOT LINE
	POND
	MONUMENT (SEE DESCRIPTION ON PLAT)
	FLOOD ZONE AE
	FLOOD ZONE X500
	FLOODWAY

Lot Area Table		Lot Area Table		Lot Area Table		Lot Area Table	
LOT #	SQ. FT.	LOT #	SQ. FT.	LOT #	SQ. FT.	LOT #	SQ. FT.
1	8,496	11	7,463	21	7,533	31	16,770
2	7,187	12	7,599	22	7,761	32	7,359
3	7,174	13	7,599	23	7,990	33	6,840
4	7,174	14	7,599	24	8,963	34	6,901
5	8,117	15	7,599	25	7,597	35	6,898
6	15,170	16	7,599	26	7,559	36	6,904
7	7,959	17	7,599	27	7,550	37	6,589
8	8,062	18	6,496	28	7,510	38	7,663
9	8,062	19	7,710	29	7,566	39	7,528
10	8,067	20	7,330	30	10,874	40	9,380

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	2.74'	S00° 29' 34"W
L2	7.18'	S89° 38' 43"E
L3	5.92'	S00° 18' 45"W
L4	6.59'	N00° 18' 45"E
L5	3.14'	N00° 18' 45"E
L6	5.73'	N00° 16' 15"W
L7	2.44'	S89° 40' 24"E
L8	1.67'	S89° 32' 25"E

CURVE TABLE			
Curve #	Radius	Arc	Chord Bearing
C1	125.00'	48.73'	S11° 39' 38"W
C2	150.00'	58.47'	N11° 39' 38"E
C3	175.00'	68.22'	S11° 39' 38"W
C4	175.00'	33.00'	N17° 25' 37"E
C5	125.00'	48.73'	N11° 39' 38"E
C6	175.00'	35.22'	N06° 15' 33"E
C7	15.00'	9.59'	N17° 19' 42"W
C8	50.00'	46.66'	S08° 54' 03"E
C9	50.00'	50.79'	S46° 55' 56"W
C10	50.00'	44.03'	N78° 44' 35"W

CURVE TABLE			
Curve #	Radius	Arc	Chord Bearing
C11	15.00'	9.46'	S71° 34' 51"E
C12	15.00'	9.47'	N71° 27' 32"W
C13	50.00'	4.61'	S56° 25' 20"E
C14	50.00'	48.61'	S86° 54' 44"E
C15	50.00'	45.37'	N39° 14' 41"E
C16	50.00'	39.95'	N09° 38' 28"W
C17	15.00'	6.71'	S17° 12' 48"E
C18	36.50'	57.25'	N45° 25' 25"E
C19	36.50'	57.36'	N45° 20' 01"E
C20	150.00'	58.47'	N11° 39' 38"E

CURVE TABLE			
Curve #	Radius	Arc	Chord Bearing
C21	25.00'	39.29'	S45° 30' 40"W
C22	25.00'	39.29'	N45° 20' 01"E

GENERAL NOTES:

TOTAL NUMBER OF RESIDENTIAL LOTS:	40
AREA OF RESIDENTIAL LOTS:	7,459 ACRES
AREA OF RIGHT OF WAY	1,951 ACRES
COMMON AREA / DETENTION	4,807 ACRES
TOTAL AREA OF DEVELOPMENT:	14,217 ACRES
MINIMUM LOT AREA:	6,496.00 SQ. FEET
MINIMUM FRONTAGE:	54.53'

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:	CITY OF SCOTT

BUILDING SETBACKS

FRONT:	BUILDING
SIDE:	10'
REAR:	20'

SURVEY DATUM

- COORDINATE SYSTEM: U.S. STATE PLANE 1983
ZONE: LOUISIANA SOUTH 1702
DATUM: NAVD88
GEOID 012A
- BEARINGS ARE BASED OFF OF GPS OBSERVATIONS

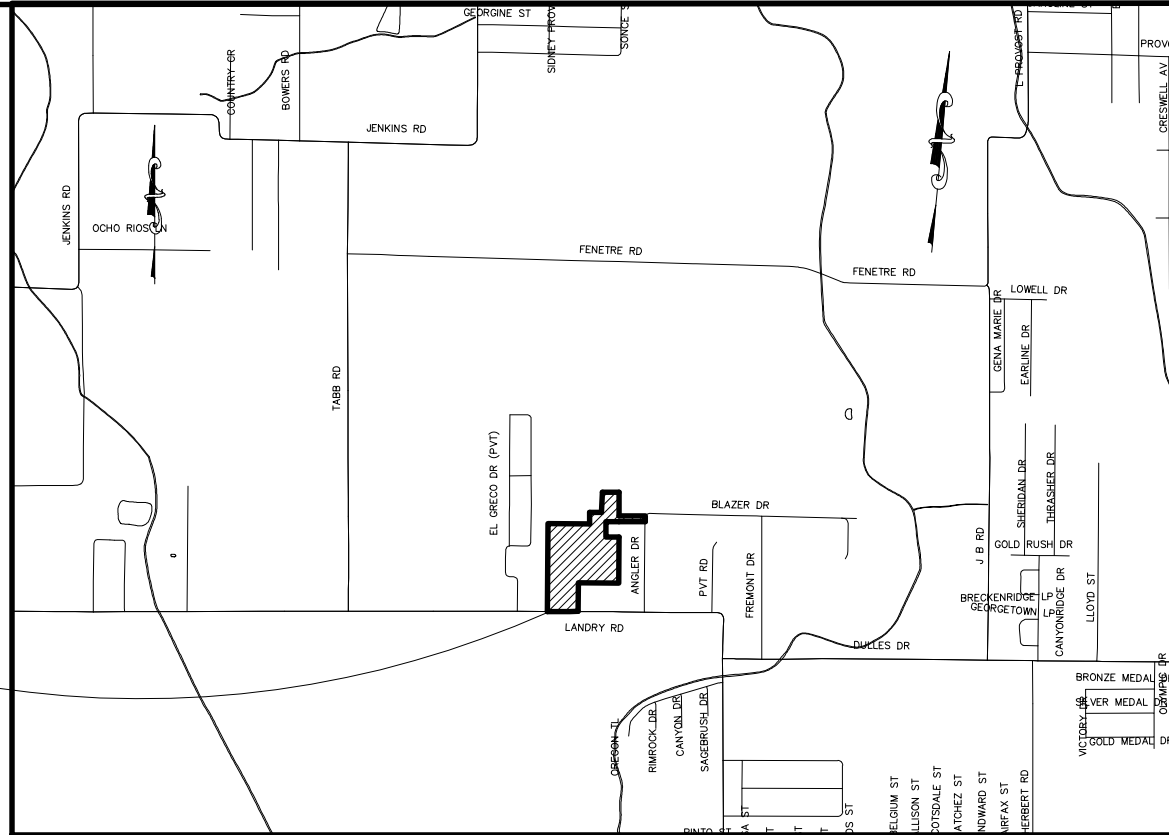
LEGAL DESCRIPTION - WEST VILLAGE PHASE 2C

A CERTAIN PARCEL OF LAND BEING 14.217 ACRES SITUATED IN SECTION 36 TOWNSHIP-9-SOUTH, RANGE-3-EAST, CITY OF SCOTT, LAFAYETTE PARISH, LOUISIANA FURTHER DESCRIBED AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF LANDRY RD AND ANGLER DR, SAID POINT BEING THE POINT OF COMMENCEMENT (P.O.C.), THENCE PROCEED ALONG A BEARING OF NORTH 89°22'53" WEST FOR A DISTANCE OF 706.26 TO A POINT, SAID POINT BEING THE POINT OF BEGINNING (P.O.B.);
THENCE PROCEED SOUTH 87°52'10" WEST FOR A DISTANCE OF 85.09 FEET TO A POINT;
THENCE PROCEED NORTH 89°56'05" WEST FOR A DISTANCE OF 232.63 FEET TO A POINT;
THENCE PROCEED NORTH 00°12'57" EAST FOR A DISTANCE OF 914.80 FEET TO A POINT;
THENCE PROCEED SOUTH 89°50'02" EAST FOR A DISTANCE OF 433.71 FEET TO A POINT;
THENCE PROCEED NORTH 00°18'45" EAST FOR A DISTANCE OF 3.14 FEET TO A POINT;
THENCE PROCEED NORTH 00°41'37" EAST FOR A DISTANCE OF 116.87 FEET TO A POINT;
THENCE PROCEED SOUTH 89°48'46" EAST FOR A DISTANCE OF 123.96 FEET TO A POINT;
THENCE PROCEED NORTH 03°21'28" EAST FOR A DISTANCE OF 181.18 FEET TO A POINT;
THENCE PROCEED NORTH 00°05'45" EAST FOR A DISTANCE OF 27.83 FEET TO A POINT;
THENCE PROCEED NORTH 89°59'59" EAST FOR A DISTANCE OF 50.00 FEET TO A POINT;
THENCE PROCEED SOUTH 89°52'28" EAST FOR A DISTANCE OF 121.52 FEET TO A POINT;
THENCE PROCEED SOUTH 00°16'20" EAST FOR A DISTANCE OF 245.73 FEET TO A POINT;
THENCE PROCEED SOUTH 89°35'31" EAST FOR A DISTANCE OF 271.61 FEET TO A POINT;
THENCE PROCEED SOUTH 00°11'22" EAST FOR A DISTANCE OF 60.00 FEET TO A POINT;
THENCE PROCEED NORTH 89°36'21" WEST FOR A DISTANCE OF 272.22 FEET TO A POINT;
THENCE PROCEED NORTH 89°38'27" WEST FOR A DISTANCE OF 136.07 FEET TO A POINT;
THENCE PROCEED SOUTH 00°28'37" WEST FOR A DISTANCE OF 159.92 FEET TO A POINT;
THENCE PROCEED SOUTH 89°32'25" EAST FOR A DISTANCE OF 136.00 FEET TO A POINT;
THENCE PROCEED SOUTH 00°28'25" WEST FOR A DISTANCE OF 479.78 FEET TO A POINT;
THENCE PROCEED NORTH 89°35'31" WEST FOR A DISTANCE OF 420.00 FEET TO A POINT;
THENCE PROCEED SOUTH 00°28'25" WEST FOR A DISTANCE OF 295.96 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING (P.O.B.).

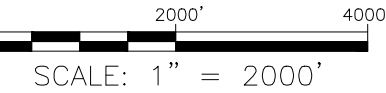
BEARING BASIS/REFERENCE MAPS:

- A PLAT OF SURVEY SHOWING A DIVISION OF PROPERTY OF THE ESTATE OF WESLEY LATOUR BEING LOTS 14, 15, 16, 17, AND 18. DATED APRIL 8, 2001, DONE BY CRAIG P. SPIKES, ACT NO. 2002-18166
- A PLAT OF SURVEY SHOWING A DIVISION OF PROPERTY OF WESLEY LATOUR BEING LOTS 10-1 AND 10-B AS SHOWN, DATED DECEMBER 16, 1996, BY CRAIG P. SPIKES, ACT NO. 2003-44055

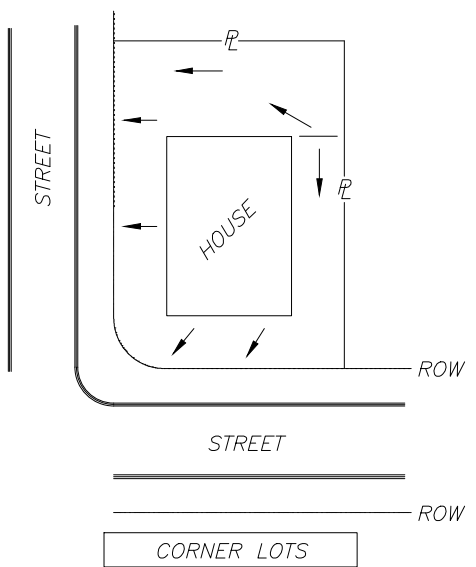
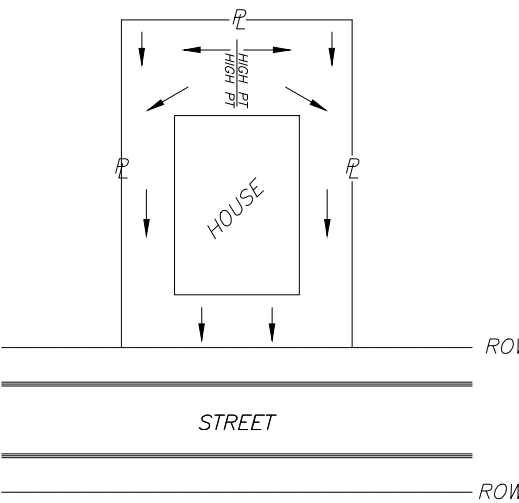
LOCATION OF PROPERTY



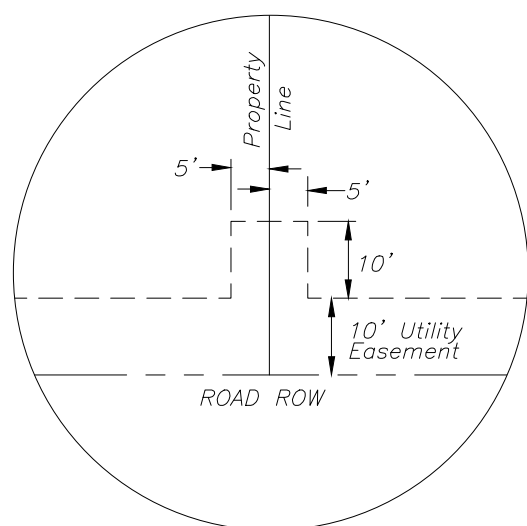
VICINITY MAP



TYPICAL LOT GRADING PLAN



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



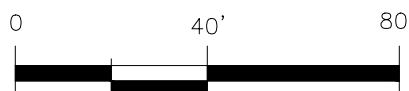
TYPICAL UTILITY NICHE

A PRELIMINARY PLAT OF

THE PINES PHASE 1

A SINGLE FAMILY RESIDENTIAL SUBDIVISION

LOCATED IN SECTIONS 36, T98-S-R3E CITY OF SCOTT LAFAYETTE PARISH LOUISIANA



DATE OF PLAT: JUNE 29, 2022

PREPARED BY K. CHRISTIAN ARMSTRONG, PLS LAND SURVEYOR 430 RICHLAND AVENUE LAFAYETTE, LOUISIANA 70508 TEL. (337) 201-4002 EMAIL: CHRISTIAN@HDSURVEYS.COM

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.



K. CHRISTIAN ARMSTRONG, PLS