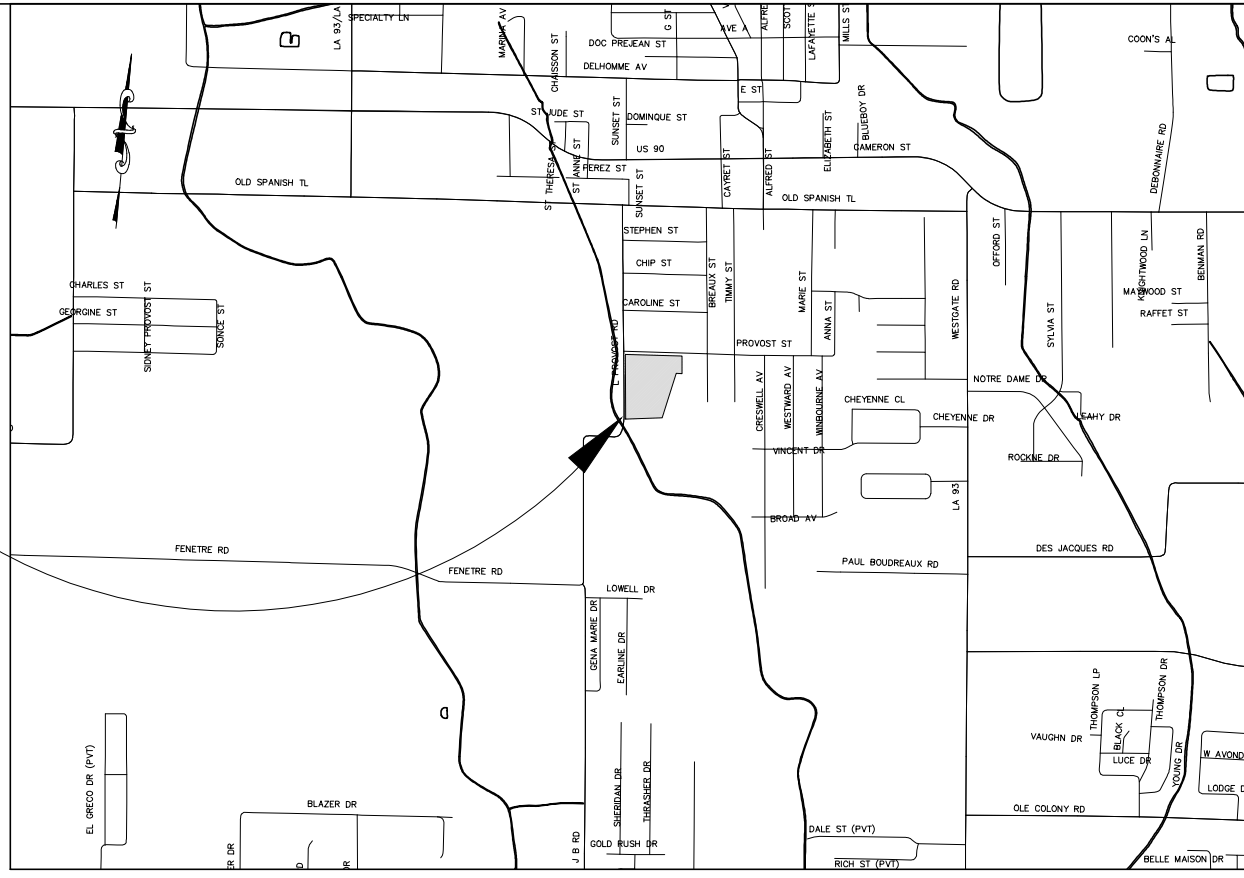
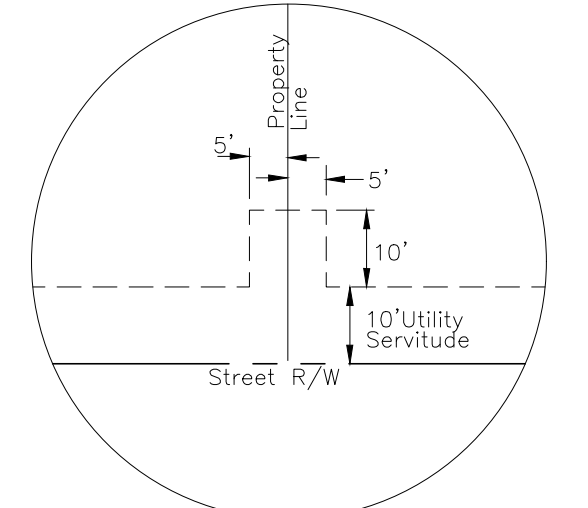


SURVEY DATUM
 COORDINATE SYSTEM: U.S. STATE PLANE 1983
 ZONE: LOUISIANA SOUTH 1702
 DATUM: NAVD88
 GEOID12B

LOCATION OF PROPERTY



VICINITY MAP
 SCALE: 1" = 2000'



TYPICAL UTILITY NICHE

GENERAL NOTES:
 TOTAL NUMBER OF RESIDENTIAL LOTS: 26
 AREA OF RESIDENTIAL LOTS: 5.81 ACRES
 AREA OF COMMON AREA(DRAINAGE SERVITUDE):0.60 ACRES
 AREA OF RIGHT OF WAY: 0.77 ACRES
 TOTAL AREA OF DEVELOPMENT: 7.20 ACRES
 MINIMUM LOT AREA: 7,211 SQ. FEET
 MINIMUM FRONTAGE: 59.56'

Lot Area Table

LOT #	SQ. FT.
49	11,192
50	7,211
51	7,291
52	9,340
53	10,483
54	11,679
55	13,236
56	13,470
57	12,989
58	10,658
59	10,545
60	9,219
61	9,220
62	9,221
63	9,779
64	9,177
65	7,378
66	8,730
67	8,921
68	8,952
69	8,982
70	9,013
71	9,043
72	9,073
73	9,104
74	9,322

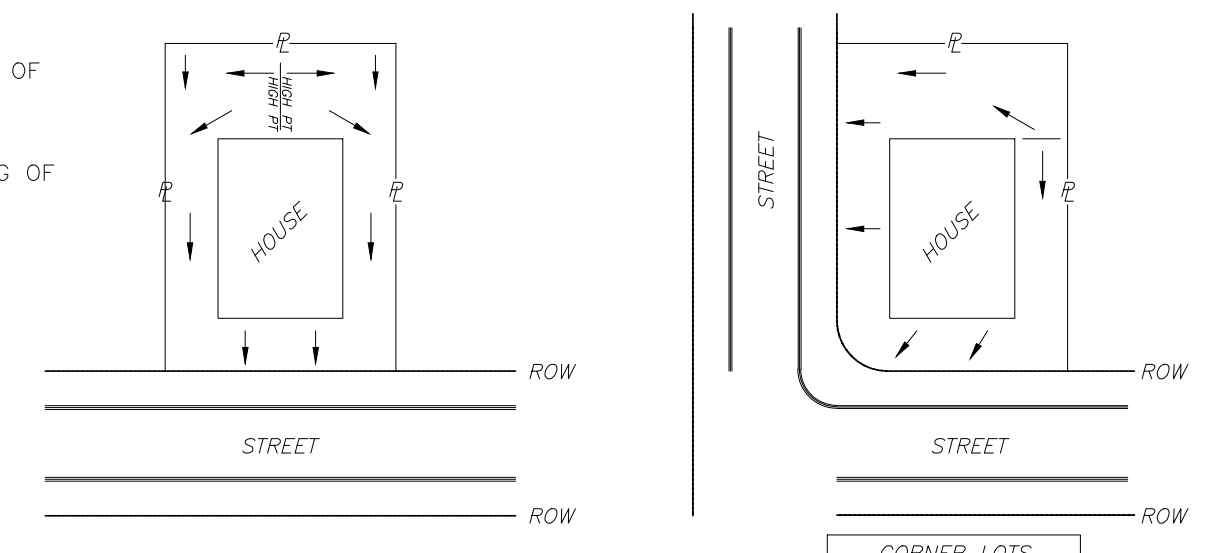
CURVE TABLE

Curve #	Radius	Arc	Chord Bearing	Chord Length
C1	174.00'	11.58'	N18° 06' 46"E	11.58'
C2	542.65'	40.92'	N13° 46' 10"E	40.91'
C3	566.90'	65.72'	N08° 14' 23"E	65.68'
C4	822.15'	41.55'	N02° 19' 09"E	41.55'
C5	100.00'	17.67'	S05° 02' 01"W	17.65'
C6	221.00'	39.06'	N05° 02' 01"E	39.01'
C7	220.99'	39.09'	N05° 05' 32"W	39.04'
C8	100.00'	17.67'	N05° 02' 01"E	17.65'
C9	221.00'	39.06'	S05° 02' 01"W	39.01'
C10	100.00'	17.67'	S05° 05' 32"E	17.65'
C11	221.00'	39.06'	S05° 05' 32"E	39.01'
C12	100.00'	17.67'	N05° 05' 32"W	17.65'
C13	494.65'	12.97'	N01° 02' 59"E	12.97'
C14	494.65'	78.71'	N08° 21' 34"E	78.63'
C15	494.65'	43.15'	N13° 25' 03"E	43.14'
C16	126.00'	42.53'	N25° 52' 31"E	42.33'
C17	150.00'	59.72'	S27° 36' 44"W	59.33'
C18	500.00'	141.68'	S08° 05' 18"W	141.21'

LEGAL DESCRIPTION

A CERTAIN PARCEL OF LAND BEING 16.63 ACRES SITUATED IN SECTIONS 30 AND 31, TOWNSHIP-9-SOUTH, RANGE-4-EAST, CITY OF SCOTT, LAFAYETTE PARISH, LOUISIANA FURTHER DESCRIBED AS FOLLOWS:
 COMMENCING AT THE INTERSECTION OF L. PROVOST AND BREAKERS WAY, SAID POINT BEING THE POINT OF COMMENCEMENT (P.O.C.),
 THENCE PROCEED ALONG A BEARING OF NORTH 00°23'07" EAST FOR A DISTANCE OF 22.07 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING (P.O.B.);
 THENCE PROCEED ALONG A BEARING OF NORTH 0° 23' 07" WEST FOR A DISTANCE OF 602.25 FEET TO A POINT;
 THENCE PROCEED ALONG A BEARING OF SOUTH 88° 21' 29" EAST FOR A DISTANCE OF 588.55 FEET TO A POINT;
 THENCE PROCEED ALONG A BEARING OF SOUTH 0° 07' 41" EAST FOR A DISTANCE OF 184.17 FEET TO A POINT;
 THENCE PROCEED ALONG A BEARING OF NORTH 87° 58' 07" WEST FOR A DISTANCE OF 60.64 FEET TO A POINT;
 THENCE PROCEED ALONG A BEARING OF SOUTH 18° 43' 27" WEST FOR A DISTANCE OF 87.84 FEET TO A POINT;
 THENCE PROCEED ALONG A BEARING OF SOUTH 17° 02' 24" WEST FOR A DISTANCE OF 394.83 FEET TO A POINT;
 THENCE PROCEED ALONG A BEARING OF SOUTH 64° 56' 08" WEST FOR A DISTANCE OF 93.43 FEET TO A POINT;
 THENCE PROCEED ALONG A BEARING OF NORTH 25° 04' 00" WEST FOR A DISTANCE OF 70.00 FEET TO A POINT;
 THENCE CONTINUE ALONG A CURVE HAVING A RADIUS OF 174.00 FEET, AN ARC LENGTH OF 65.21 FEET, A CHORD BEARING OF SOUTH 30°45'22" WEST AND A CHORD DISTANCE OF 64.83 FEET;
 THENCE PROCEED ALONG A BEARING OF NORTH 33° 29' 36" WEST FOR A DISTANCE OF 50.40 FEET TO A POINT;
 THENCE CONTINUE ALONG A CURVE HAVING A RADIUS OF 126.00 FEET, AN ARC LENGTH OF 13.64 FEET, A CHORD BEARING OF NORTH 38°38'43" EAST AND A CHORD DISTANCE OF 13.63 FEET;
 THENCE CONTINUE ALONG A CURVE HAVING A RADIUS OF 173.00 FEET, AN ARC LENGTH OF 147.49 FEET, A CHORD BEARING OF NORTH 65°57'39" WEST AND A CHORD DISTANCE OF 143.07 FEET;
 THENCE PROCEED ALONG A BEARING OF SOUTH 89° 36' 53" WEST FOR A DISTANCE OF 65.75 FEET TO THE POINT OF BEGINNING (P.O.B.).

TYPICAL LOT GRADING PLAN



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

OWNER/DEVELOPER
 THE ESTATES AT WEST VILLAGE, LLC
 C/O: ROBERT DAIGLE
 420 RICHLAND AVE. SUITE 100
 LAFAYETTE, LOUISIANA
 70508
 (337)302-7561

LEGEND
 - - - - - PROPERTY/PHASE BOUNDARY
 - - - - - TOP OF BANK
 - - - - - UTILITY EASEMENT LINE
 - - - - - STREET RIGHTS-OF-WAY
 - - - - - CENTER LINE OF ROAD
 [Hatched Box] COMMON AREA/DRAINAGE SERVITUDE/UTILITIES EASEMENT
 [Dotted Box] EXISTING SERVITUDES/RIGHTS OF PASSAGE

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

CONTRACTOR NOTE
 THE CONTRACTOR FOR CONSTRUCTION ON THE LOTS SHALL SUBMIT AND COMPLY WITH THE STORM WATER POLLUTION PREVENTION PLAN AS REQUIRED BY THE CITY OF SCOTT. PLEASE NOTE THAT NO CONSTRUCTION PERMITS WILL BE ISSUED UNTIL CERTIFICATION THAT THE NOTICE OF INTENT FOR EACH LOT HAS BEEN SENT TO LA DEQ.

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

FLOOD NOTE
 THIS PROPERTY IS LOCATED IN ZONE X AND ZONE AE ACCORDING TO THE FLOOD INSURANCE RATE MAP, MAP NUMBER 2205SC0155 J, DATED DECEMBER 21, 2018.

ZONING DISTRICT:
 APOLLO ROAD CORRIDOR DISTRICT

REFERENCE PLATS
 A PLAT OF SURVEY SHOWING RIGHT-OF-WAY, PUBLIC FACILITY SERVITUDE AND TEMPORARY DRAINAGE SERVITUDE TO BE ACQUIRED BY THE CITY OF SCOTT FROM STEPHEN L PROVOST JR BY TRAVIS BODIN PLS NO. 5067 DATED 1/8/14 FILE # 2014-30905
 A MAP OF SURVEY SHOWING CHEROKEE ADDITION FROM PROPERTY BELONGING TO STEPHEN L PROVOST BY ROLAND L LAURENT AND ASSOCIATES, INC DATED 6/7/1978 FILE # 669798
 A PLAT OF SURVEY SHOWING BA-1 AND BA-2 BY MICHAEL R. MAYEAUX PLS NO. 4522 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 HEBERT AND CAROLINE M HEBERT BY DANIEL D DOMINGUE PLS NO. 326 DATED 9/24/1999

PRELIMINARY SUBDIVISION PLAT OF THE ESTATES AT WEST VILLAGE PHASE 2 "A TRADITIONAL NEIGHBORHOOD DEVELOPMENT"

LOCATED IN SECTIONS 30, T-9-S, CITY OF SCOTT, LOUISIANA LAFAYETTE PARISH, LOUISIANA

SCALE: 1" = 60'
 DATE OF PLAT: OCTOBER 31, 2023

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.

PRELIMINARY PLAT
 K. CHRISTIAN ARMSTRONG
 REG. NO. 5247
 REGISTERED PROFESSIONAL LAND SURVEYOR

K. CHRISTIAN ARMSTRONG, PLS

PREPARED BY
 K. CHRISTIAN ARMSTRONG, PLS
 LAND SURVEYOR
 420 RICHLAND AVENUE
 LAFAYETTE, LOUISIANA 70508
 TEL. (225)939-2773
 EMAIL: CHRISTIAN@RJDDEVELOPERS.COM