

FLOODMAPS

THIS PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AND ZONE X SHADED, ACCORDING TO THE EFFECTIVE FLOOD INSURANCE RATE MAP NUMBER 22055C01554, DATED DECEMBER 21, 2018.

GENERAL NOTES:

- TOTAL NUMBER OF RESIDENTIAL LOTS: 7
- AREA OF RESIDENTIAL LOTS: 1.01 ACRES
- AREA OF RIGHT OF WAY: 1.387 ACRES
- COMMON AREA / DETENTION: 0.00 ACRES
- TOTAL AREA OF DEVELOPMENT: 1.37 ACRES
- MINIMUM LOT AREA: 6,000.00 SQ. FEET
- MINIMUM FRONTAGE: 50.00'
- 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: 5'

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 SERVITUDES, RIGHTS OF WAY, EASEMENTS OR UTILITIES LOCATED ON THIS PROPERTY

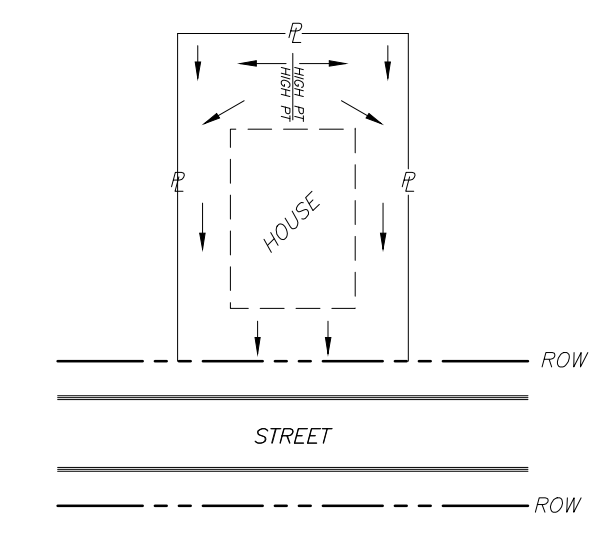
LEGAL DESCRIPTION - WEST VILLAGE PHASE 4

A CERTAIN PARCEL OF LAND BEING 1.37 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 PROVOST STREET AND L. PROVOST ST., SAID POINT BEING THE POINT OF COMMENCEMENT (P.O.C.), THENCE PROCEED ALONG A BEARING OF NORTH 42°28'22" WEST FOR A DISTANCE OF 31.78 TO A POINT, SAID POINT BEING THE POINT OF BEGINNING (P.O.B.);
THENCE PROCEED ALONG A CURVE HAVING AN ARC LENGTH OF 52.19 FEET, A RADIUS OF 424.00 FEET, A CHORD BEARING OF SOUTH 85°10'29" WEST AND A CHORD LENGTH OF 52.16 FEET TO A POINT;
THENCE PROCEED NORTH 08°21'05" WEST FOR A DISTANCE OF 5.00 FEET TO A POINT;
THENCE PROCEED SOUTH 81°38'55" WEST FOR A DISTANCE OF 89.75 FEET TO A POINT;
THENCE PROCEED NORTH 00°21'52" WEST FOR A DISTANCE OF 427.74 FEET TO A POINT;
THENCE PROCEED NORTH 89°38'08" EAST FOR A DISTANCE OF 141.42 FEET TO A POINT;
THENCE PROCEED SOUTH 00°23'01" EAST FOR A DISTANCE OF 416.16 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

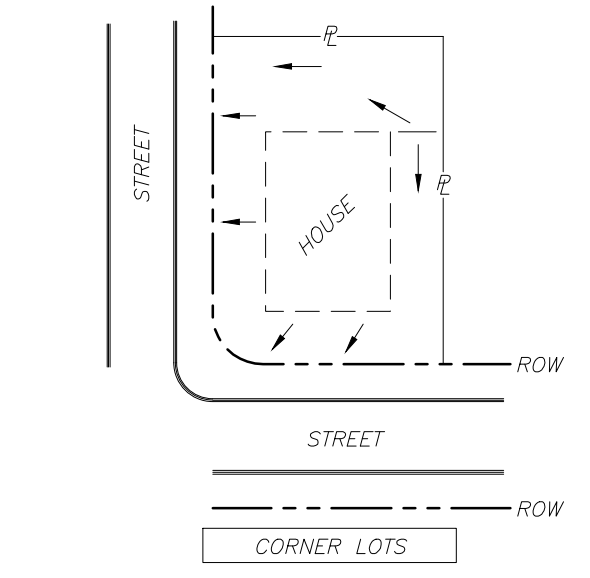


DEVELOPMENT NOTE

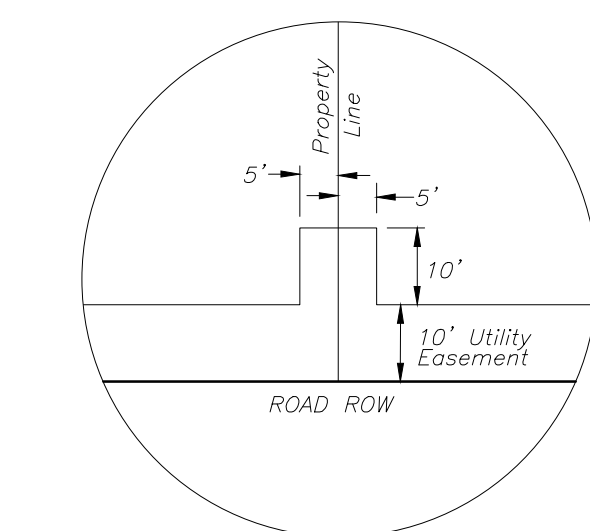
THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH CITY OF SCOTT DRAINAGE AND SUBDIVISION ORDINANCE.
SIDEWALKS TO BE INSTALLED BY BUILDER.

DEVELOPER/OWNER

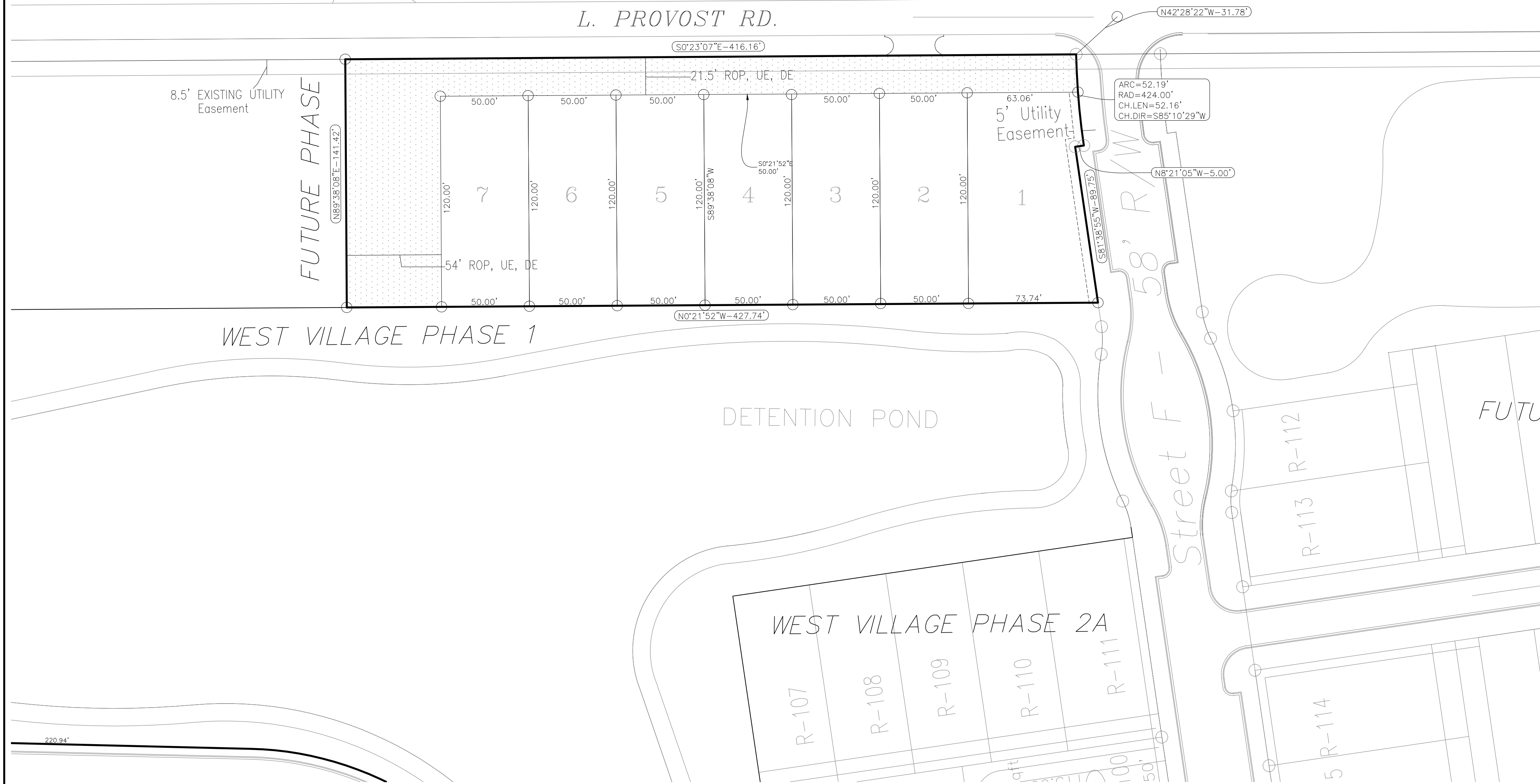
WEST VILLAGE, LLC
420 RICHLAND AVE., STE 100
LAFAYETTE, LA 70508



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
- ROP, UE, DE

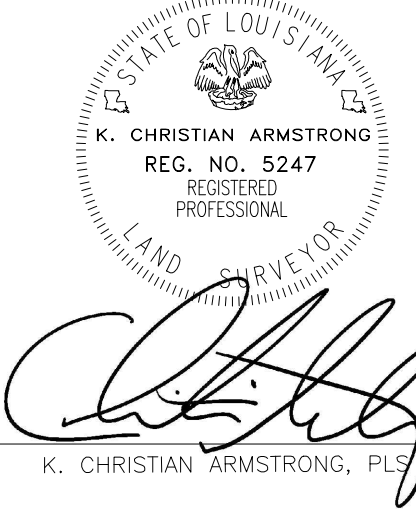
Lot #	SQ. FT.
1	8,005
2	6,000
3	6,000
4	6,000
5	6,000
6	6,000
7	6,000

BEARING BASIS/REFERENCE MAPS:

1. 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
2. A FINAL CORRECTED PLAT OF SURVEY OF WEST VILLAGE PHASE 1 BY RONKARTZ-OESTRIECHER A.P.E.C., BRIAN M. RONKARTZ, P.E., P.L.S., REG. NO. 4968, DATED APRIL 16, 2021.
3. 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 BEGONAUD BY TRAVIS S. BODIN, P.L.S. DATED AUGUST 12, 2014.
4. 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, P.L.S. DATED DECEMBER 30, 2014.
5. 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, P.L.S. DATED JANUARY 16, 2015.

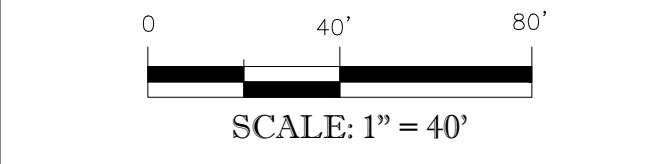
THIS PRELIMINARY PLAT SHALL NOT BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

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.



A PRELIMINARY PLAT OF WEST VILLAGE PHASE 4
A TRADITIONAL NEIGHBORHOOD DEVELOPMENT

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



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