



IMPROVEMENTS

ELECTRICITY.....	ENTERGY
SEWER.....	CITY OF SCOTT
WATER.....	CITY OF SCOTT
TELEPHONE.....	AT&T
STREETS.....	ASPHALT CURB AND GUTTER
DRAINAGE.....	SUBSURFACE
GAS.....	CITY OF SCOTT
T.V.....	COX
SIDEWALKS.....	5' (SEE NOTE A)

NOTE A: AS HOMES ARE CONSTRUCTED AND PRIOR TO CERTIFICATE OF OCCUPANCY

LEGEND

NO. OF LOTS.....	78
MUNICIPAL NO.....	000
MINIMUM LOT SIZE.....	6658 SF. (LOT 63)
MINIMUM FRONTAGE.....	42.47' (LOT 61)
TOTAL AREA TO BE SUBDIVIDED.....	24.834 ACRES
ZONE CLASSIFICATION.....	T3 SUBURBAN RESIDENTIAL

OWNER AND DEVELOPER

PAYTON WOODS, LLC
 FERNAND PRIVAT MANAGING MEMBER
 3810 WEST CONGRESS STREET
 LAFAYETTE, LA 70506
 (337) 984-6441 FAX: (337) 984-2848

CONTACT PERSON

C.P.S. ENGINEERING AND LAND SURVEYING, INC.
 P. O. BOX 90183 LAFAYETTE, LA 70509
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NOTES

- 1) THE ORIGINAL DRAWING OF THIS WORK IS THE PROPERTY OF C.P.S. ENGINEERING AND LAND SURVEYING, INC. REPRODUCTION OF THIS PRINT IS PROHIBITED EXCEPT BY WRITTEN PERMISSION OF THIS FIRM. ADDITIONAL INFORMATION IS OFTEN ADDED IN A CONTINUOUS UPDATING PROCESS. CHECK FOR LATEST REVISION DATE BEFORE ACTING ON DATA SHOWN. THIS FIRM IS NOT RESPONSIBLE FOR ACTIONS OR PROJECTS TAKEN BASED UPON OBSOLETE DRAWINGS FOR WHICH THIS FIRM WAS NOT SPECIFICALLY CONSULTED AND WRITTEN PERMISSION RECEIVED. SERVITUDES AND/OR RIGHTS-OF-WAY OTHER THAN THOSE NOTED MAY EXIST ON THIS PROPERTY AND OWNERS OR POTENTIAL BUYERS SHOULD BE AWARE THAT ABSTRACTING OF TITLE TO THIS PROPERTY TO SHOW ALL ENCUMBRANCES WAS NOT WITHIN THE SCOPE OF THIS SURVEY.
- 2) * - INDICATES SET 1/2" IRON ROD UNLESS OTHERWISE NOTED. RODS NOT TO BE SET WILL BE SET PRIOR TO FINAL PLATTING AND RECORDATION.
- 3) THIS PLAT WAS PREPARED CONFORMING TO THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEY AS SET FORTH IN LAC TITLE 46: LXI, CHAPTER 25. THIS IS A CLASS 'C' SURVEY
- 4) SEWER IMPACT FEES MAY BE ASSESSED BY ACTION OF THE SCOTT CITY COUNCIL AND COLLECTED WITH THE ISSUANCE OF THE BUILDING PERMIT FOR ALL LOTS
- 5) ALL COMMON AREA LOTS RESERVED BY OWNER

DELINEATION OF JURISDICTIONAL WETLANDS HAS NOT BEEN REQUESTED NOR IS A PART OF THIS SURVEY.

FLOOD STATEMENT

THIS PROPERTY IS LOCATED IN FLOOD ZONE X & "AE", AS SHOWN ON THE FIRM 22055C 0155J, SCOTT COMMUNITY #220106, DATED DECEMBER 21, 2018, WHICH IS THE CLASSIFICATION FOR PROPERTY LOCATED OUTSIDE 'X' & WITHIN(AE) THE 100 YEAR FLOOD PLAN." ANY STRUCTURE, ENCLOSED ON THREE OR MORE SIDES, BUILT ON PROPERTY IN THE ONE HUNDRED (100) YEAR FLOOD ZONE AS DEPICTED ON THIS PLAT SHALL BE ELEVATED SO AS TO INSURE THE LOWEST FLOOR OF SUCH STRUCTURE IS LOCATED AT A MINIMUM OF ONE (1') FOOT ABOVE THE BASE FLOOD ELEVATION HEIGHT FOR THAT AREA AT THAT TIME. NO DEVELOPMENT SHALL TAKE PLACE IN THE MAPPED FLOODWAY WITHOUT AN ENGINEER'S CERTIFICATE OF NO-RISE INCLUDING THE SUPPORTING TECHNICAL DATA WHICH IS TO BE APPROVED BY THE CITY OF SCOTT.

REFERENCE:

REFERENCE IS MADE TO PLAT OF SURVEY OF THE PROPERTY OF SAMUEL JAMES ARDOIN, GEORGE ERNEST ARDOIN, AND TIMOTHY CECIL ARDOIN, BEING TRACT 8-B OF SIDNEY G. PROVOST ESTATE BY TIMOTHY L. COLLINS, P.L.S., DATED FEBRUARY 10, 2011 (#2011-6398)

REFERENCE IS MADE TO PLAT OF SURVEY SHOWING PARTITION OF PROPERTY OWNED BY HEIRS OF SIDNEY G. PROVOST & MARIE BREAUX, LAFAYETTE PARISH, LOUISIANA, BY C. K. LANGLAIS, DATED NOV. 16, 1962 (#1962-433887)

PAYTON WOODS SUBDIVISION - PHASE 1
 A RESIDENTIAL DEVELOPMENT

LOCATED IN SECTION 31, T 9 S - R 4 E, BEING TRACT 8-B FROM PARTITION OF PROPERTY OWNED BY HEIRS OF SIDNEY G. PROVOST & MARIE BREAUX, CITY OF SCOTT, LAFAYETTE PARISH, LOUISIANA.

SURVEYED BY:
 C.P.S. ENGINEERING AND LAND SURVEYING, INC.
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BY: *Timothy L. Collins*
 TIMOTHY L. COLLINS P. L. S.
 REG. NO. 4752 LA. REG. NO. 4752
 REGISTERED PROFESSIONAL SURVEYOR
 SCALE: 1" = 100'
 MAY 9, 2014
 REVISED: JANUARY 23, 2024

SCALE: 1" = 100'

WFO# 24090
 B364P31 24585