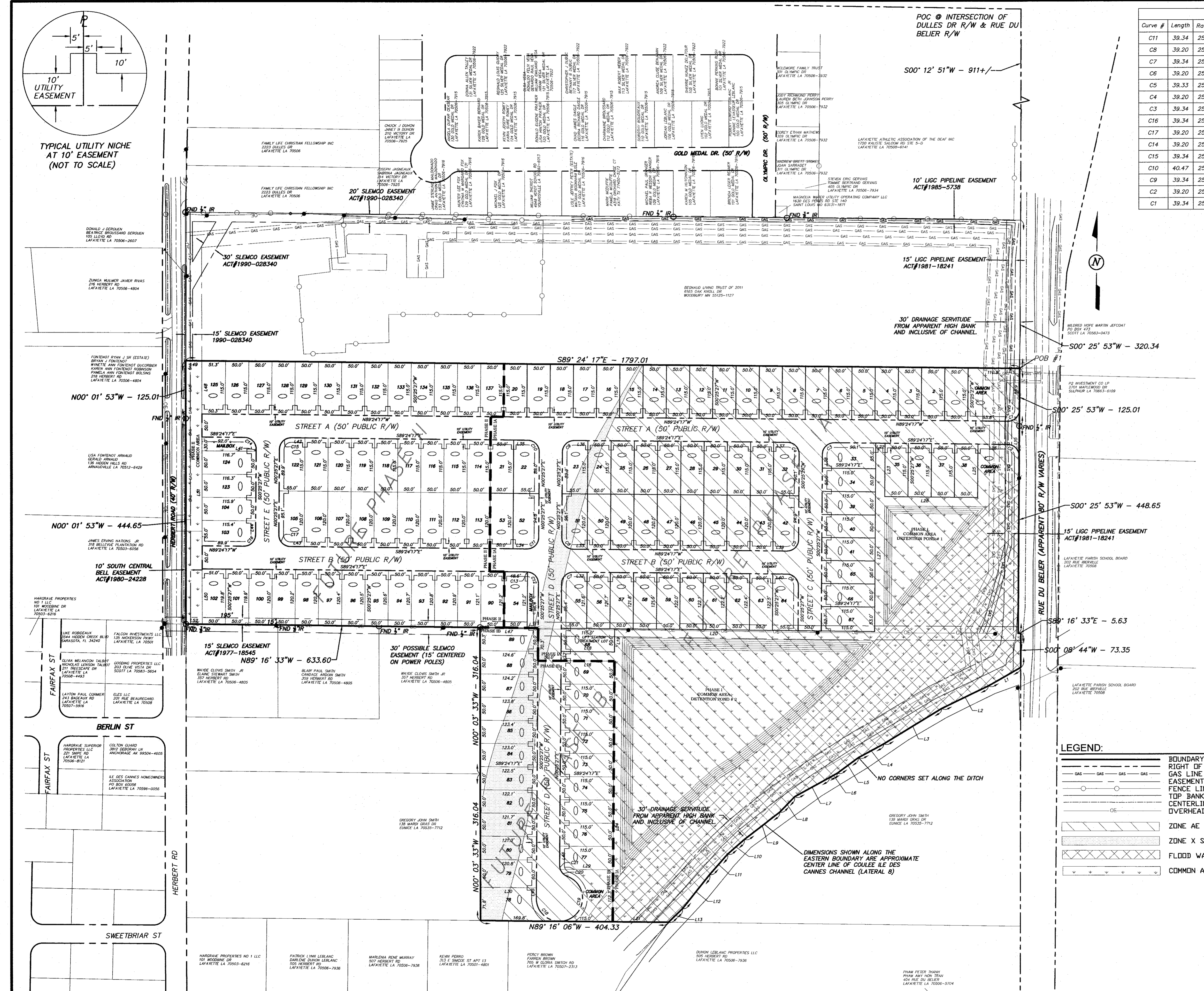


TYPICAL UTILITY NICHE AT 10' EASEMENT (NOT TO SCALE)

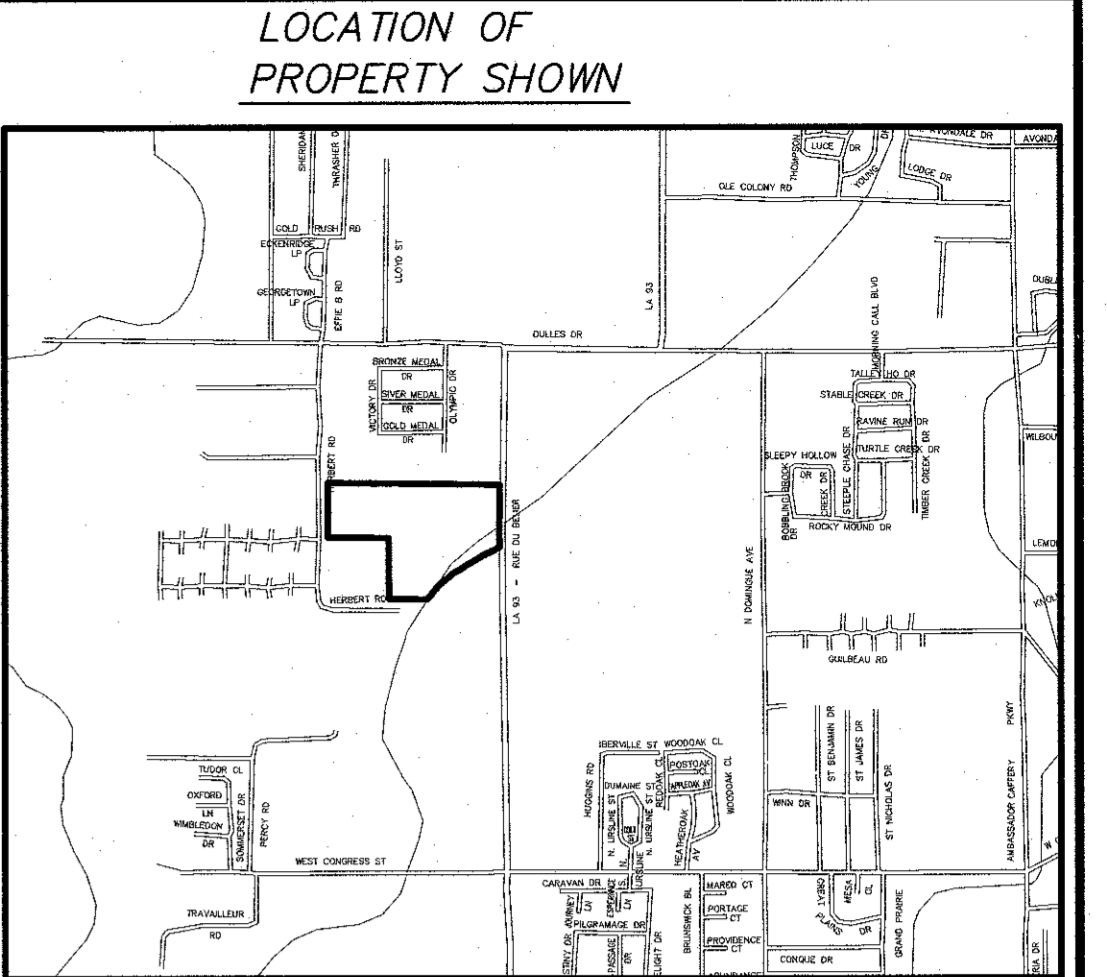


Curve Table

Curve #	Length	Radius	Chord Bearing	Chord Distance
C11	39.34	25.00	N45° 30' 35"E	35.41
C8	39.20	25.00	S44° 29' 25"E	35.30
C7	39.34	25.00	S45° 30' 35"W	35.41
C6	39.20	25.00	N44° 29' 25"W	35.30
C5	39.33	25.00	N45° 29' 34"E	35.40
C4	39.20	25.00	N44° 29' 25"W	35.30
C3	39.34	25.00	S45° 30' 35"W	35.41
C16	39.34	25.00	N45° 30' 35"E	35.41
C17	39.20	25.00	S44° 29' 25"E	35.30
C14	39.20	25.00	N44° 29' 25"W	35.30
C15	39.34	25.00	S45° 30' 35"W	35.41
C2	39.20	25.00	N44° 29' 10"W	35.31
C1	39.34	25.00	N45° 30' 37"E	35.41

Line Table

Line #	Length	Direction
L1	79.73	S60° 16' 43"W
L2	112.10	S64° 02' 37"W
L3	146.15	S58° 30' 29"W
L4	62.07	S61° 41' 16"W
L5	56.46	S53° 24' 35"W
L6	19.42	S60° 53' 33"W
L7	85.92	S61° 19' 10"W
L8	45.97	S43° 55' 54"W
L9	96.34	S52° 35' 17"W
L10	48.41	S49° 00' 30"W
L11	58.72	S41° 09' 00"W
L12	94.11	S38° 26' 23"W
L13	41.92	S45° 58' 10"W
L14	35.09	S00° 25' 20"W
L15	64.92	S00° 25' 47"W
L16	115.00	S89° 24' 17"E
L17	19.70	N00° 25' 27"E
L18	115.00	N89° 16' 33"W
L19	50.00	S00° 25' 27"W
L20	560.01	N89° 16' 33"W
L21	119.60	S89° 16' 06"E
L22	20.00	S89° 24' 17"E
L23	115.00	N00° 25' 27"E
L24	562.32	S00° 25' 27"W
L25	115.00	S00° 25' 27"W
L26	63.73	S89° 24' 17"E
L27	407.97	S00° 25' 27"W
L28	200.00	N89° 24' 17"W
L29	113.46	S89° 24' 17"E
L30	120.34	S89° 24' 17"E
L31	115.00	S00° 25' 27"W
L41	5.06	S00° 25' 27"W
L42	29.93	S89° 24' 17"E
L43	30.07	N89° 24' 17"W
L44	29.94	S00° 25' 27"W
L45	19.17	S00° 25' 27"W
L46	41.67	N00° 25' 27"E
L47	125.07	S89° 16' 33"E
L48	115.01	N00° 03' 46"W
L49	34.82	S89° 24' 17"E
L50	119.71	N00° 03' 46"W
L51	569.74	S00° 03' 46"E
L52	35.13	N89° 16' 33"W



VICINITY MAP

SCALE: 1" = 2000'

REFERENCE PLAT:  
FINAL PLAT OF CHAMPION SUBDIVISION LOCATED IN 6, T-10-S, R-4-E, SMD, TOWN OF SUNSET, PARISH OF LAFAYETTE, LOUISIANA PREPARED BY A.A. LEBLANC AND ASSOCIATES DATED APRIL 1, 1985, REVISED MAY 30, 1985. ACT#1985-20793

MAP OF SURVEY SHOWING PROPERTY TO BE PARTITIONED BY RUTH B. RICHARD AND PAUL H. BEGNAUD BEING SHOWN AS TRACTS 1 AND 2 LOCATED IN SECTION 6, T10S, R4E, SOUTHWESTERN LAND DISTRICT, CITY OF SCOTT, LOUISIANA, PREPARED BY CADDO INCORPORATED DATED MAY 5, 1997. ACT #2000-011738

A MAP OF SURVEY SHOWING PROPERTY FROM THE ESTATE OF MR. AND MRS. FRANK DUMON, LOCATED IN SECTION 6, T10S, R4E, LAFAYETTE PARISH, LOUISIANA, PREPARED BY FRED L. COLOMB DATED MARCH 1, 1974.

LEGAL:  
THAT CERTAIN TRACT OF LAND SITUATED IN SECTION 6, TOWNSHIP 10 SOUTH, RANGE 4 EAST, CITY OF SCOTT, LAFAYETTE PARISH, LOUISIANA, CONTAINING 34.84 ACRES AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHERLY R/W LINE OF DULLES DR AND THE WESTERLY R/W LINE OF RUE DU BELIER; SAID POINT BEING KNOWN AS THE POINT OF COMMENCEMENT (POC); THENCE PROCEED ALONG THE WESTERLY R/W LINE OF RUE DU BELIER SOUTH 00°12'51" WEST A DISTANCE OF 911 +/- FEET; THENCE PROCEED ALONG THE WESTERLY R/W LINE OF RUE DU BELIER SOUTH 02°25'53" WEST A DISTANCE OF 320.34 FEET TO THE POINT OF BEGINNING (POB#1); THENCE PROCEED ALONG THE WESTERLY R/W LINE OF RUE DU BELIER SOUTH 02°25'53" WEST A DISTANCE OF 125.01 FEET TO A FOUND 3/8" IRON ROD; THENCE PROCEED ALONG THE WESTERLY R/W LINE OF RUE DU BELIER SOUTH 02°25'53" WEST A DISTANCE OF 448.65 FEET; THENCE PROCEED SOUTH 89°16'33" EAST A DISTANCE OF 5.63 FEET; THENCE PROCEED ALONG THE WESTERLY R/W LINE OF RUE DU BELIER SOUTH 02°25'53" WEST A DISTANCE OF 73.42 FEET; THENCE PROCEED ALONG THE APPROXIMATE CENTERLINE OF COULEE ILE DES CANNES CHANNEL SOUTH 67°14'43" WEST A DISTANCE OF 79.73 FEET; THENCE PROCEED ALONG THE APPROXIMATE CENTERLINE OF COULEE ILE DES CANNES CHANNEL SOUTH 64°02'32" WEST A DISTANCE OF 112.10 FEET; THENCE PROCEED ALONG THE APPROXIMATE CENTERLINE OF COULEE ILE DES CANNES CHANNEL SOUTH 60°53'33" WEST A DISTANCE OF 146.15 FEET; THENCE PROCEED ALONG THE APPROXIMATE CENTERLINE OF COULEE ILE DES CANNES CHANNEL SOUTH 61°41'16" WEST A DISTANCE OF 62.07 FEET; THENCE PROCEED ALONG THE APPROXIMATE CENTERLINE OF COULEE ILE DES CANNES CHANNEL SOUTH 53°24'35" WEST A DISTANCE OF 56.46 FEET; THENCE PROCEED ALONG THE APPROXIMATE CENTERLINE OF COULEE ILE DES CANNES CHANNEL SOUTH 60°53'33" WEST A DISTANCE OF 19.42 FEET; THENCE PROCEED ALONG THE APPROXIMATE CENTERLINE OF COULEE ILE DE CANNES CHANNEL SOUTH 61°19'10" WEST A DISTANCE OF 85.92 FEET; THENCE PROCEED ALONG THE APPROXIMATE CENTERLINE OF COULEE ILE DE CANNES CHANNEL SOUTH 43°25'54" WEST A DISTANCE OF 45.97 FEET; THENCE PROCEED ALONG THE APPROXIMATE CENTERLINE OF COULEE ILE DE CANNES CHANNEL SOUTH 67°14'43" WEST A DISTANCE OF 96.34 FEET; THENCE PROCEED ALONG THE APPROXIMATE CENTERLINE OF COULEE ILE DE CANNES CHANNEL SOUTH 49°00'30" WEST A DISTANCE OF 48.41 FEET; THENCE PROCEED ALONG THE APPROXIMATE CENTERLINE OF COULEE ILE DE CANNES CHANNEL SOUTH 45°58'10" WEST A DISTANCE OF 41.92 FEET; THENCE PROCEED ALONG THE APPROXIMATE CENTERLINE OF COULEE ILE DE CANNES CHANNEL SOUTH 41°09'00" WEST A DISTANCE OF 58.72 FEET; THENCE PROCEED NORTH 89°16'33" WEST A DISTANCE OF 404.33 FEET; THENCE PROCEED NORTH 02°03'33" WEST A DISTANCE OF 316.04 FEET TO A FOUND 3/8" IRON ROD; THENCE PROCEED NORTH 89°16'33" WEST A DISTANCE OF 833.60 FEET TO A FOUND 3/8" IRON ROD; THENCE PROCEED ALONG THE WESTERLY R/W LINE OF HERBERT ROAD (40' R/W) NORTH 02°01'53" WEST A DISTANCE OF 448.65 FEET TO A FOUND 3/8" IRON ROD; THENCE PROCEED ALONG THE WESTERLY R/W LINE OF HERBERT ROAD (40' R/W) NORTH 02°01'53" WEST A DISTANCE OF 125.01 FEET; THENCE PROCEED SOUTH 89°24'17" EAST A DISTANCE OF 179.71 FEET TO THE POINT OF BEGINNING (POB#1).

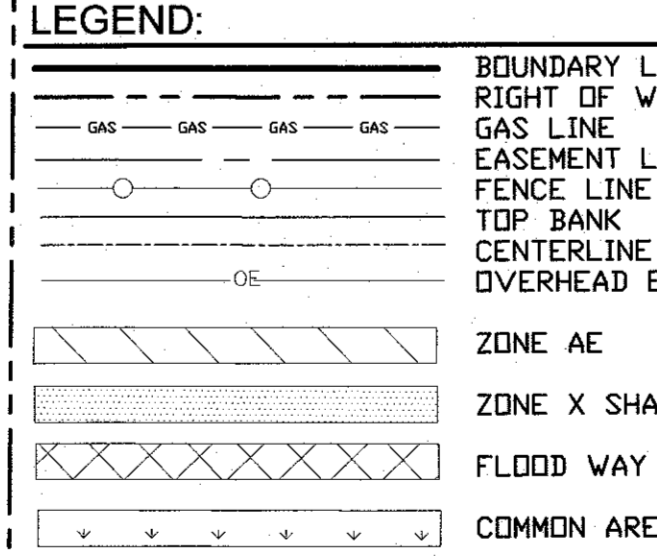
OWNER:  
GREGORY JOHN SMITH  
137 MANSO GRASS DR  
LAFAYETTE LA 70505-7712

DEVELOPER:  
J BREAUX ENTERPRISES, LLC  
C/O JEREMY BREAUX  
1807 W. GLORIA SWITCH ROAD  
CARENCRO, LA 70520

OWNER:  
DONALD E RICHARD  
JOHN M RICHARD  
HELEN M RICHARD KENNEDY  
BYRON C RICHARD  
4322 LANDRY RD  
SCOTT LA 70583-5407

OWNER:  
TRAVIS P LAURENT  
REG. NO. 49924  
PROFESSIONAL  
LAND SURVEYOR

THIS PLAT IS NOT TO BE USED TO CONVEY INTEREST IN REAL PROPERTY AND DOES NOT REPRESENT AN ON-GROUND SURVEY. THIS PLAT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR ISSUANCE OF A PERMIT.



REVISED PRELIMINARY PLAT  
**SUTTON PLACE**  
"A RESIDENTIAL DEVELOPMENT"  
LOCATED IN SECTION 6, T10S, R4E  
CITY OF SCOTT, LAFAYETTE PARISH, LOUISIANA  
DATE OF PLAT:  
JUNE 18, 2024

SCALE: 1" = 100'

		BPN 4914 SPN FILE D DWG
CIVIL ENGINEERS	LAND SURVEYORS	
104 WESTMARK BLVD, SUITE 2A PHONE (337) 981-7792	LAFAYETTE, LOUISIANA 70506 FAX(337) 981-7797	

**FLOOD NOTE:**  
THIS PROPERTY IS LOCATED IN FLOODING, ZONE AE (SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD, BASE FLOOD ELEVATIONS DETERMINED); ZONE X SHADED (AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD); ZONE X UNSHADED (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN); AS SAID PROPERTY PLOTS BY SCALE ON THE FLOOD INSURANCE RATE MAP FOR LAFAYETTE PARISH, LOUISIANA, MAP NO. FM2205020155J DATED DECEMBER 21, 2018.

**IMPROVEMENT NOTES:**  
STREETS: CURB AND GUTTER ROADWAY  
SEWER: PRIVATE TREATMENT PLANT  
WATER: CITY OF SCOTT  
ELECTRIC: SLEMCO  
TELEPHONE: ATT  
CABLE T.V.: COX  
SIDEWALKS: 4' SIDEWALK

**GENERAL NOTES:**  
137 LOTS  
18.92 ACRES  
5.50 ACRES  
5750 SQ FT  
1.38 ACRES  
50' FRONTAGE  
10.42 ACRES  
34.84 ACRES

**PHASE NOTE:**  
PHASE 1A = 68 LOTS  
PHASE 1B = 21 LOTS  
PHASE 2 = 48 LOTS