

JAMES AND ANNADINE CREDEUR  
FAMILY LLC  
PO BOX 465  
SCOTT, LA 70583

MOHIT SRIVASTAVA  
207 WOODBRAIR DR.  
LAFAYETTE, LA 70503

BRIAN PAUL SCHESINGER  
580B CAMERON ST.  
SCOTT, LA 70583

**FLOODMAPS**  
THIS PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), ACCORDING TO THE EFFECTIVE FLOOD INSURANCE RATE MAP NUMBER 22055C0155J, DATED DECEMBER 21, 2018.

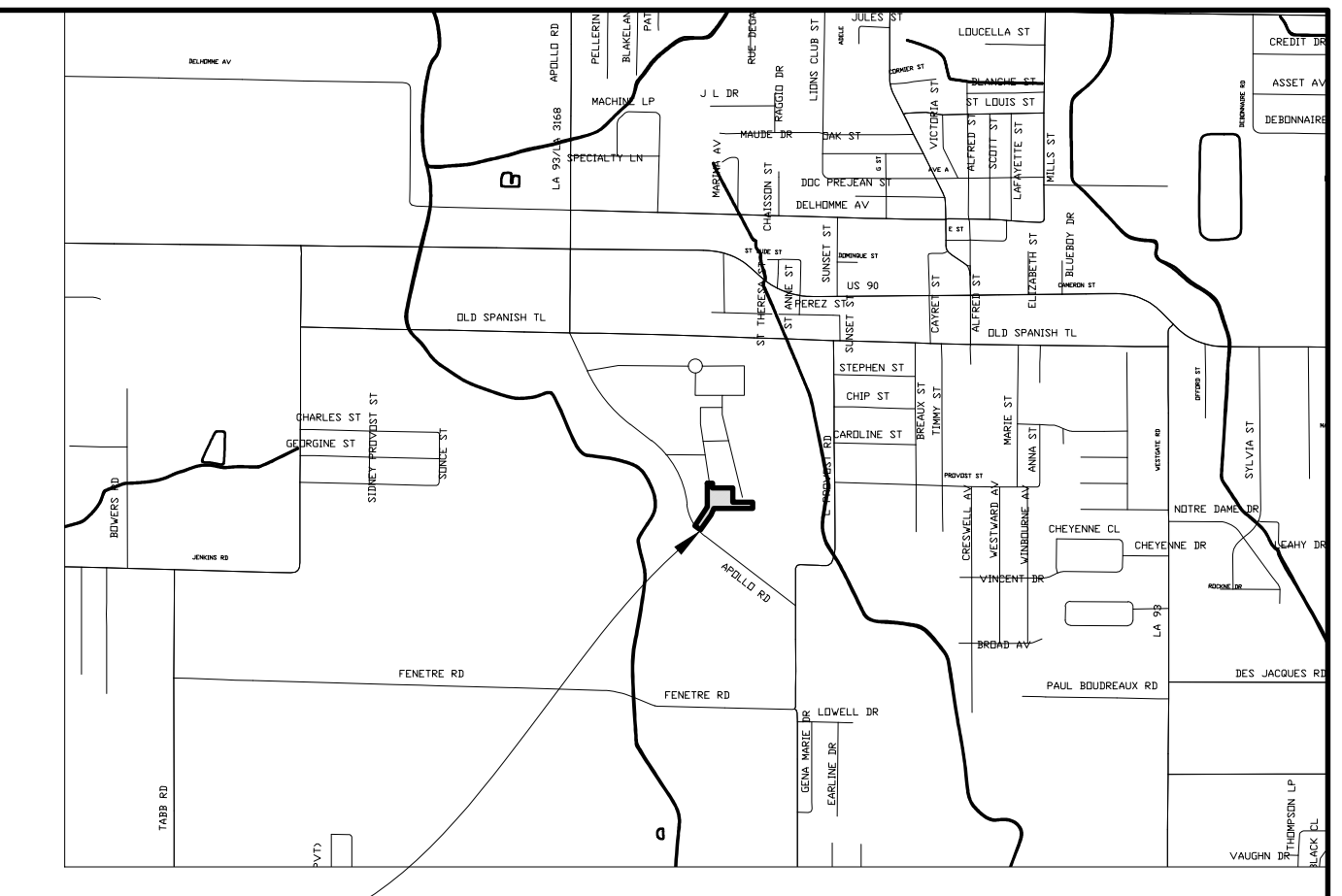
**GENERAL NOTES:**  
TOTAL NUMBER OF RESIDENTIAL LOTS: 20  
AREA OF RESIDENTIAL LOTS: 1.30 ACRES  
AREA OF RIGHT OF WAY: 1.32 ACRES  
COMMON AREA / DETENTION: 0.01 ACRES  
TOTAL AREA OF DEVELOPMENT: 2.63 ACRES  
MINIMUM LOT AREA: 2,098 SQ. FEET  
MINIMUM FRONTAGE: 33.00'  
ZONE: APOLLO RD CORRIDOR

**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

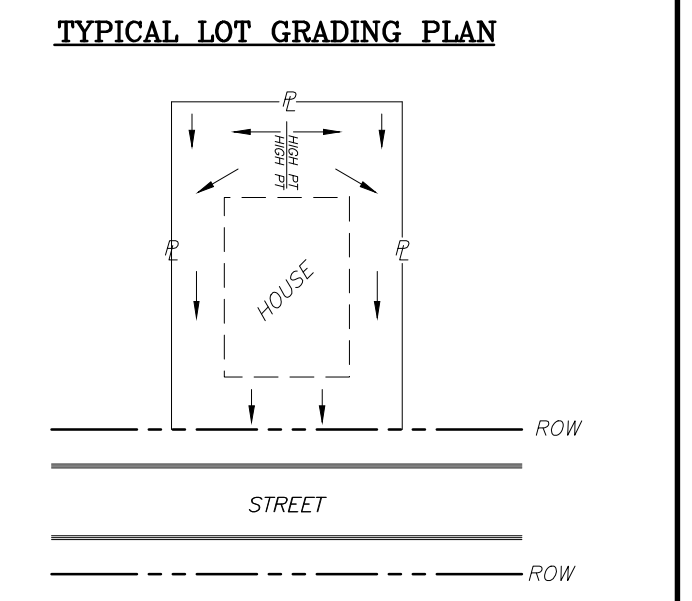
**BUILDING SETBACKS**  
FRONT: BUILDING  
SIDE: 5'  
SIDE: 7' and 3'

**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 2B**  
A CERTAIN PARCEL OF LAND BEING 2.63 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 SWITCHBACK STREET AND BOZEMAN TRAIL, SAID POINT BEING THE POINT OF COMMENCEMENT (P.O.C.);  
THENCE PROCEED ALONG A BEARING OF SOUTH 01°55'44" EAST FOR A DISTANCE OF 259.26 TO A POINT, SAID POINT BEING THE POINT OF BEGINNING (P.O.B.);  
THENCE PROCEED NORTH 81°38'55" EAST FOR A DISTANCE OF 58.00 FEET TO A POINT;  
THENCE PROCEED SOUTH 08°21'05" EAST FOR A DISTANCE OF 51.25 FEET TO A POINT;  
THENCE PROCEED NORTH 81°38'55" EAST FOR A DISTANCE OF 174.83 FEET TO A POINT;  
THENCE PROCEED SOUTH 08°21'05" EAST FOR A DISTANCE OF 107.31 FEET TO A POINT;  
THENCE PROCEED ALONG A CURVE HAVING AN ARC LENGTH OF 62.12 FEET, A RADIUS OF 339.95 FEET, A CHORD BEARING OF SOUTH 03°23'44" EAST AND A CHORD LENGTH OF 62.03 FEET TO A POINT;  
THENCE PROCEED SOUTH 01°54'49" WEST FOR A DISTANCE OF 0.89 FEET TO A POINT;  
THENCE PROCEED SOUTH 08°21'05" EAST FOR A DISTANCE OF 167.27 FEET TO A POINT;  
THENCE PROCEED NORTH 81°38'55" EAST FOR A DISTANCE OF 152.68 FEET TO A POINT;  
THENCE PROCEED SOUTH 08°21'05" EAST FOR A DISTANCE OF 58.00 FEET TO A POINT;  
THENCE PROCEED SOUTH 81°38'55" WEST FOR A DISTANCE OF 317.00 FEET TO A POINT;  
THENCE PROCEED SOUTH 08°21'05" EAST FOR A DISTANCE OF 50.03 FEET TO A POINT;  
THENCE PROCEED SOUTH 51°21'09" WEST FOR A DISTANCE OF 162.15 FEET TO A POINT;  
THENCE PROCEED ALONG A CURVE HAVING AN ARC LENGTH OF 68.01 FEET, A RADIUS OF 1287.48 FEET, A CHORD BEARING OF SOUTH 38°47'51" EAST AND A CHORD LENGTH OF 68.00 FEET TO A POINT;  
THENCE PROCEED NORTH 51°12'09" EAST FOR A DISTANCE OF 129.05 FEET TO A POINT;  
THENCE PROCEED NORTH 08°21'05" WEST FOR A DISTANCE OF 459.68 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING (P.O.B.).

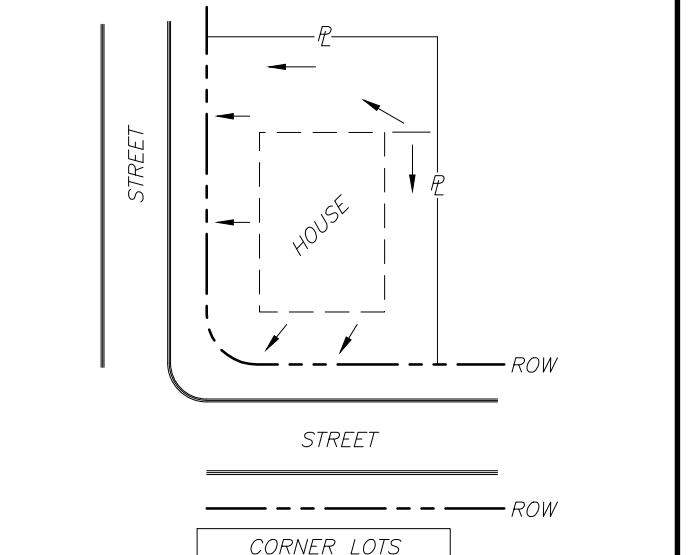


LOCATION OF PROPERTY  
VICINITY MAP  
SCALE: 1" = 2000'

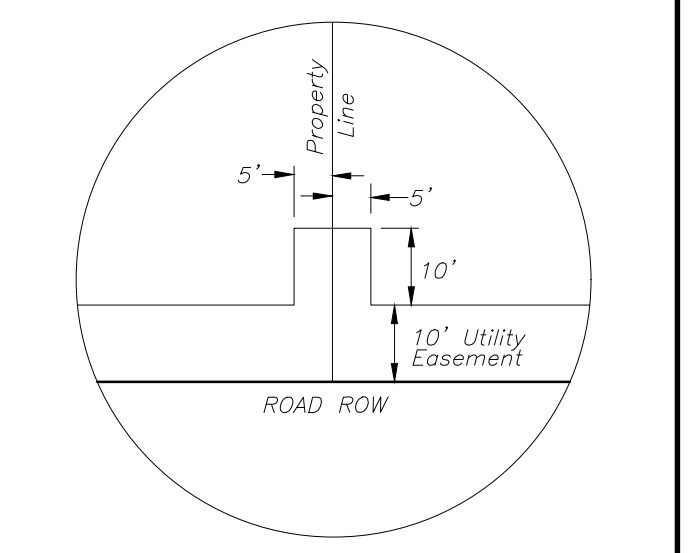


**DEVELOPMENT NOTE**  
THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH CITY OF SCOTT DRAINAGE AND SUBDIVISION ORDINANCE.  
SIDEWALKS TO BE INSTALLED BY BUILDER.

**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.



Approx. Location Section 30  
Approx. Location Section 31

**LEGEND**

- EASEMENTS
- RIGHT OF WAY
- LOT LINE
- BOUNDARY
- SET 1/2" IRON ROD UPON FINAL PLAT
- COMMON AREA

CURVE TABLE			
Curve #	Radius	Arc	Chord Bearing
C1	15.00'	1.98'	N77° 51' 47"E
C2	15.00'	5.27'	N64° 00' 18"E
C3	15.00'	14.47'	N26° 18' 03"E
C4	15.00'	1.84'	N04° 50' 28"W
C5	339.95'	5.02'	N01° 24' 59"E
C6	339.95'	33.23'	N01° 48' 24"W
C7	339.95'	20.56'	N06° 20' 23"W

Lot Area Table		Lot Area Table	
LOT #	SQ. FT.	LOT #	SQ. FT.
1	3,133	11	2,098
2	3,094	12	2,596
3	3,635	13	3,043
4	2,726	14	3,184
5	2,857	15	2,866
6	2,726	16	2,864
7	2,857	17	2,862
8	2,225	18	3,065
9	2,098	19	3,276
10	2,098	20	3,320

**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-OESTRICHER 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 BÉGNAUD BY TRAVIS S. BODIN, PLS 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, PLS 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, PLS 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 2019.

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

A PRELIMINARY PLAT OF  
**WEST VILLAGE PHASE 2B**  
A TRADITIONAL NEIGHBORHOOD DEVELOPMENT

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

DATE OF PLAT:  
SEPTEMBER 10, 2021

PREPARED BY  
K. CHRISTIAN ARMSTRONG, PLS  
LAND SURVEYOR  
400 RICHLAND AVENUE  
LAFAYETTE, LOUISIANA 70508  
TEL. (337) 201-4002