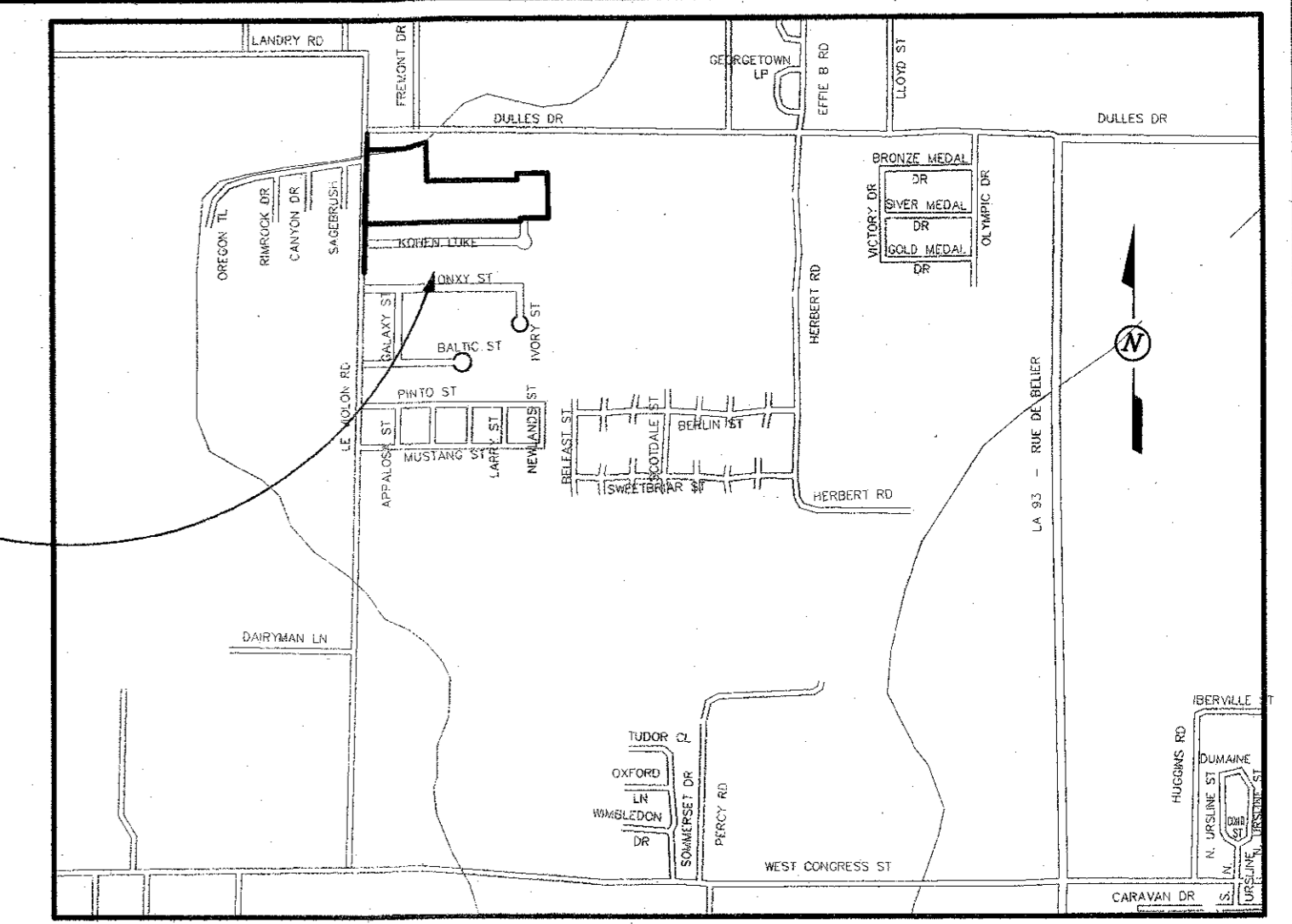


LOCATION OF PROPERTY



VICINITY MAP
SCALE: 1" = 1200'

LEGAL DESCRIPTION

THAT CERTAIN TRACT OF LAND SITUATED IN SECTION 6, TOWNSHIP 10 SOUTH, RANGE 4 EAST, VILLAGE OF MAURICE, VERMILION PARISH, LOUISIANA CONTAINING 9.72 ACRES AND BEING MORE FULLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF LE VOLON RD. (R/W VARIES) AND THE NORTHERLY RIGHT OF WAY LINE OF KOHEN LUKE DR. (50' R/W), BEING KNOWN AS THE POINT OF COMMENCEMENT (POC), THENCE NORTH 00°38'53" WEST A DISTANCE OF 109.73 FEET TO THE POB (POINT OF BEGINNING); THENCE NORTH 00°38'53" WEST A DISTANCE OF 483.65 FEET; THENCE NORTH 89°41'44" EAST A DISTANCE OF 273.92 FEET; THENCE NORTH 74°07'19" EAST A DISTANCE OF 148.89 FEET; THENCE SOUTH 00°07'20" EAST A DISTANCE OF 254.93 FEET; THENCE NORTH 89°52'40" EAST A DISTANCE OF 592.26 FEET; THENCE NORTH 00°07'20" WEST A DISTANCE OF 44.00 FEET; THENCE NORTH 89°52'40" EAST A DISTANCE OF 202.05 FEET; THENCE SOUTH 00°26'52" EAST A DISTANCE OF 292.71 FEET; THENCE SOUTH 89°46'29" WEST A DISTANCE OF 183.54 FEET; THENCE SOUTH 00°28'43" EAST A DISTANCE OF 20.97 FEET; THENCE SOUTH 89°52'40" WEST A DISTANCE OF 1025.34 FEET TO THE POB.

REFERENCE PLATS:

1. "A FINAL PLAT OF EMERALD GARDENS PHASE I "A RESIDENTIAL DEVELOPMENT" LOCATED IN SECTION 6, T10S, R4E, CITY OF SCOTT, LAFAYETTE PARISH, LOUISIANA. PREPARED BY PAUL L. MIERS ENGINEERING, LLC. DATED AUGUST 25, 2005.
2. "A MAP OF SURVEY SHOWING PROPERTY TO BE ACQUIRED BY MARY LOUISE ROY GUIDRY" PREPARED BY FRED L. COLOMB DATED APRIL 18, 1973 RECORDED UNDER ACT # 612391

| Curve # | Length | Radius | Chord Direction | Chord Length |
|---------|--------|--------|-----------------|--------------|
| C1 | 39.04 | 25.00 | N45° 23' 07"W | 39.04 |
| C2 | 11.88 | 25.00 | S76° 15' 52"W | 11.88 |
| C3 | 9.15 | 25.00 | S52° 10' 11"W | 9.15 |
| C4 | 47.60 | 50.00 | S68° 57' 41"W | 47.60 |
| C5 | 23.87 | 50.00 | N70° 05' 14"W | 23.87 |
| C6 | 27.56 | 50.00 | N40° 37' 11"W | 27.56 |
| C7 | 35.65 | 50.00 | N04° 24' 11"W | 35.65 |
| C8 | 27.65 | 50.00 | N31° 52' 03"E | 27.65 |
| C9 | 21.03 | 25.00 | N23° 36' 58"E | 21.03 |
| C10 | 39.11 | 25.00 | S45° 18' 02"E | 39.11 |
| C11 | 39.50 | 25.00 | N44° 36' 53"E | 39.50 |

| Line # | Length | Direction |
|--------|--------|---------------|
| L1 | 100.00 | S00° 38' 53"E |
| L2 | 8.20 | N00° 28' 43"W |
| L3 | 50.00 | S89° 46' 30"W |
| L4 | 38.43 | N43° 15' 12"E |

APPROVED
CITY OF SCOTT
MAYOR

STATE OF LOUISIANA
TRAVIS P. LAURENT
REG. NO. 4992
LAND SURVEYOR

I hereby declare that this plat is representative of survey performed under my supervision and guidance and in accordance with the applicable standards of practice as stipulated in the Rules of Professional Conduct set forth by the L.S.B.R.P.E.L.S. and conforming to a Class C Survey described therein.

OWNER/DEVELOPER

EMERALD LAKE, LLC
C/O CLIFF GUIDRY
104 S. JEFFERSON ST.
BROUSSARD, LA 70518

A FINAL PLAT OF EMERALD LAKE PHASE II

"A RESIDENTIAL DEVELOPMENT"
LOCATED IN SECTION 6, T10S, R4E,
CITY OF SCOTT, LAFAYETTE PARISH, LOUISIANA

DATE OF PLAT:
APRIL 27, 2020

SCALE: 1" = 80'

PM PAUL L. MIERS ENGINEERING, LLC
CIVIL ENGINEERS LAND SURVEYORS
104 WESTMARK BLVD, SUITE 2A LAFAYETTE, LOUISIANA 70506
PHONE (337) 981-7792 FAX(337) 981-7797

BPN 4553
SPN 02
FILE D
DWG

LEGEND

| | |
|-----|-----------------------|
| --- | STREET R/W |
| --- | EASEMENT |
| --- | LIMITS OF DEVELOPMENT |
| 50 | MUNICIPAL NUMBER |
| 50 | LOT NUMBER |
| • | SET 1/2" IRON ROD |
| ▨ | FLOOD WAY |
| ▨ | ZONE X SHADED |
| ▨ | ZONE AE |

FLOOD NOTES

THIS PROPERTY IS LOCATED IN ZONE AE (SPECIAL FLOOD HAZARD AREAS INUNDED 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); IS SUBJECT TO A FLOODWAY AREA; AS SAID PROPERTY PLOTS BY SCALE ON THE FLOOD INSURANCE RATE MAP FOR LAFAYETTE PARISH, LOUISIANA, MAP NO. FM22055C0155J DATED DECEMBER 21, 2018.

100-YEAR FLOOD ELEVATION IS 26 FEET.

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 ENSURE THAT THE LOWEST FLOOR OF SUCH STRUCTURE IS LOCATED AT MINIMUM OF ONE (1') FOOT ABOVE BASE FLOOD ELEVATION HEIGHT FOR THAT AREA AT THAT TIME.

TYPES OF IMPROVEMENTS

STREETS: 27" CURB AND GUTTER STREETS
SEWER: COMMUNITY COLLECTION & TREATMENT SYSTEM
WATER: CITY OF SCOTT
ELECTRIC: SLEMCO
TELEPHONE: AT&T
CABLE T.V. COX
GAS: CENTERPOINT ENERGY/ATMOS

ABANDONMENT OF SERVIDUTE:
ABANDONED IS APPROVED UNDER CHAPTER 40-103 (F) (1) OF THE SCOTT MUNICIPAL CODE AS A CONDITION OF FINAL PLAT APPROVAL.

ABANDONMENT OF SERVIDUTE:
ABANDONED IS APPROVED UNDER CHAPTER 40-103 (F) (1) OF THE SCOTT MUNICIPAL CODE AS A CONDITION OF FINAL PLAT APPROVAL.

GENERAL NOTES

RESIDENTIAL LOTS AREA:
TOTAL NUMBER OF LOTS 44
AREA OF LOTS 1.41 ACRES
AREA OF R/W 5500 SQ FT
MINIMUM LOT SIZE 0.14 ACRES
AVERAGE LOT SIZE 23.87' LOT 68
MINIMUM LOT FRONTAGE 7.61 ACRES
TOTAL AREA

COMMON DETENTION AREA:
AREA 2.11 ACRES

ZONING: T3 SUBURBAN RESIDENTIAL

| DATE | DESCRIPTION | BY |
|----------|--------------------------------|----|
| 8-4-2020 | REVISED ADDRESS FOR LOTS 65-69 | |
| | REVISED | |