

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 22055C0155J, DATED DECEMBER 21, 2018.

GENERAL NOTES:

TOTAL NUMBER OF RESIDENTIAL LOTS: 18
 AREA OF RESIDENTIAL LOTS: 1.97 ACRES
 AREA OF RIGHT OF WAY: 1.387 ACRES
 COMMON AREA / DETENTION: 0.00 ACRES
 TOTAL AREA OF DEVELOPMENT: 3.357 ACRES
 MINIMUM LOT AREA: 4,200 SQ. FEET
 MINIMUM FRONTAGE: 42.00'
 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

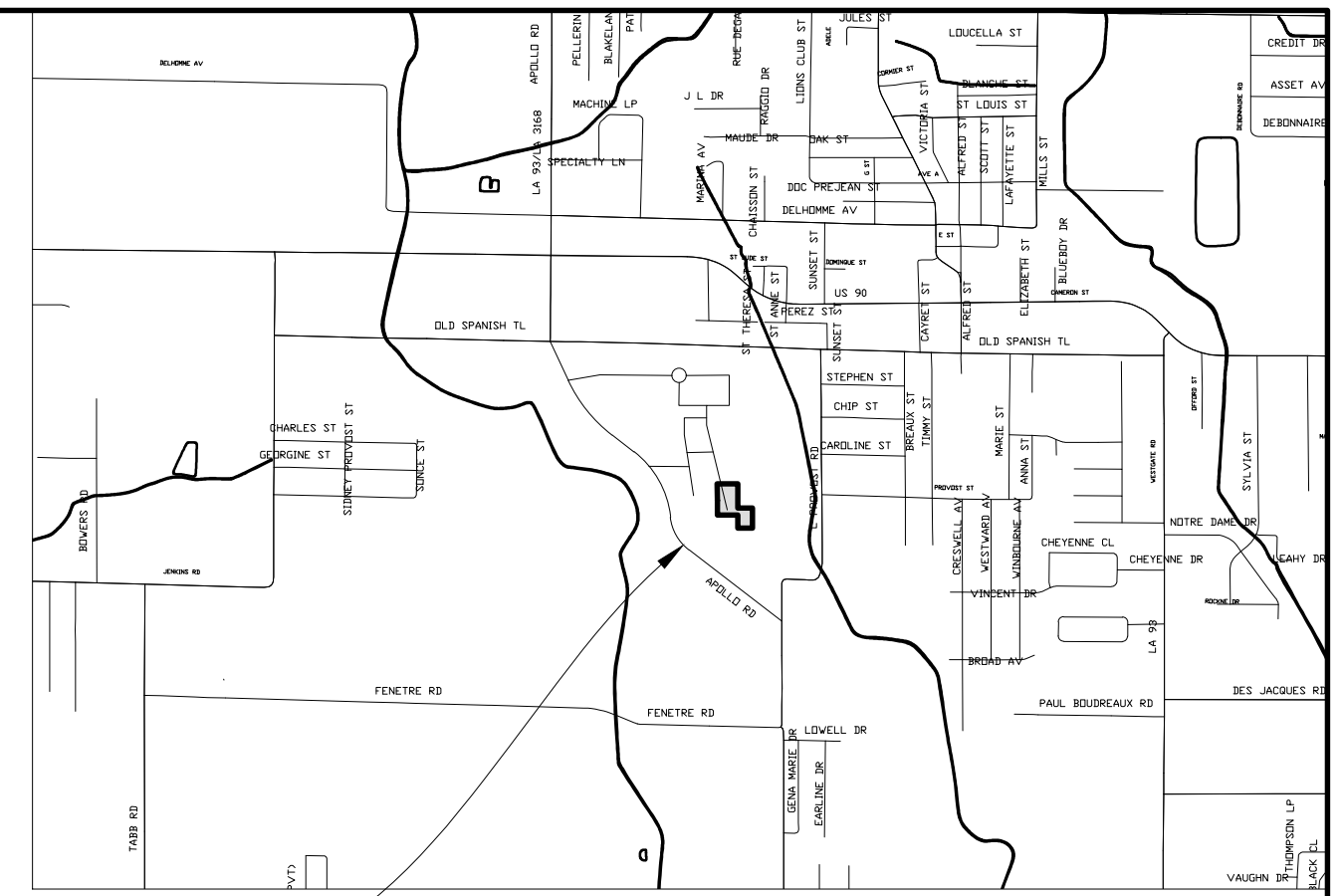
BUILDING SETBACKS

FRONT: 5'
 SIDE: 5'
 REAR: 13.5'

SURVEY DATUM

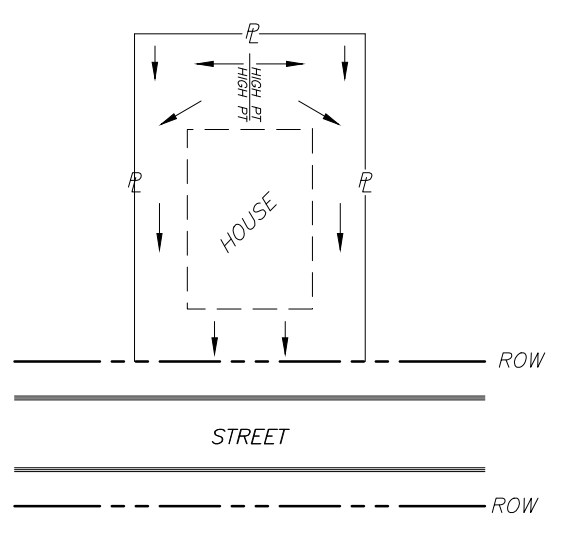
- COORDINATE SYSTEM: U.S. STATE PLANE 1983
 ZONE: LOUISIANA SOUTH 1702
 DATUM: NAVD88
 GEOID 012A
- BEARINGS ARE BASED OFF OF GPS OBSERVATIONS
- NO ATTEMPT HAS BEEN MADE BY THIS SURVEYOR TO VERIFY TITLE OR ACTUAL LEGAL OWNERSHIP
- THIS SURVEY PLAT DOES NOT INCLUDE RESEARCH AND LOCATION OF ALL SERVITUDES, RIGHTS OF WAY, EASEMENTS OR UTILITIES LOCATED ON THIS PROPERTY.

LEGAL DESCRIPTION - WEST VILLAGE PHASE 5



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

TYPICAL LOT GRADING PLAN



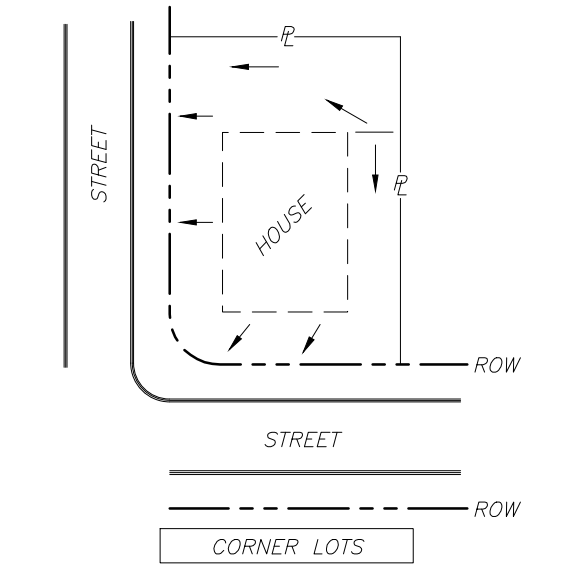
DEVELOPMENT NOTE

THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH CITY OF SCOTT DRAINAGE AND SUBDIVISION ORDINANCE.

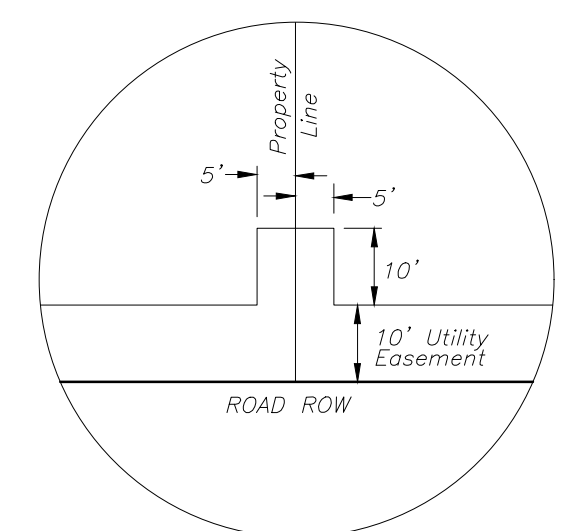
SIDEWALKS TO BE INSTALLED BY BUILDER.

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
- COMMON AREA

CURVE TABLE

| Curve # | Radius | Length | Delta | Chord |
|---------|---------|---------|-----------|-----------------------|
| C41 | 150.00' | 60.95' | 23°16'46" | N79°42'19"E - 60.53' |
| C42 | 150.00' | 113.73' | 43°26'28" | N46°20'42"E - 111.02' |
| C43 | 150.00' | 60.95' | 23°16'46" | N12°59'05"E - 60.53' |
| C44 | 35.00' | 14.22' | 23°16'46" | N79°42'19"E - 14.12' |
| C45 | 35.00' | 26.54' | 43°26'28" | N46°20'42"E - 25.91' |
| C46 | 35.00' | 14.22' | 23°16'47" | N12°59'05"E - 14.12' |
| C47 | 185.00' | 290.60' | 90°00'00" | N46°20'42"E - 261.63' |
| C48 | 195.00' | 44.96' | 13°12'42" | N75°03'03"E - 44.87' |
| C49 | 205.00' | 47.27' | 13°12'42" | N75°03'03"E - 47.17' |
| C50 | 54.00' | 76.79' | 81°28'49" | S42°05'07"W - 70.48' |
| C51 | 54.00' | 8.03' | 8°31'11" | S87°05'07"W - 8.02' |
| C52 | 170.00' | 15.97' | 5°22'52" | S11°51'58"W - 15.96' |
| C54 | 230.00' | 13.79' | 3°26'07" | S12°50'21"W - 13.79' |
| C55 | 230.00' | 39.24' | 9°46'35" | S61°14'00"W - 39.20' |
| C56 | 304.75' | 0.00' | 0°00'01" | S1°20'42"W - 0.00' |

Lot Area Table

| Lot # | SQ. FT. | Lot # | SQ. FT. |
|--------|---------|-------|---------|
| ROW | 40,058 | 59 | 5,060 |
| COMMON | 15,066 | 60 | 5,060 |
| 49 | 4,400 | 61 | 5,060 |
| 50 | 4,402 | 62 | 5,060 |
| 51 | 3,960 | 63 | 7,197 |
| 52 | 3,960 | 64 | 8,065 |
| 53 | 4,400 | 65 | 6,967 |
| 54 | 4,400 | 66 | 5,060 |
| 55 | 4,400 | 67 | 5,060 |
| 56 | 4,800 | 68 | 5,060 |
| 57 | 5,928 | 69 | 5,060 |
| 58 | 5,103 | | |

BEARING BASIS/REFERENCE MAPS:

- 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
- 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.
- 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 BÉGNARD BY TRAVIS S. BODIN, PLS DATED AUGUST 12, 2014.
- 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.
- 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.

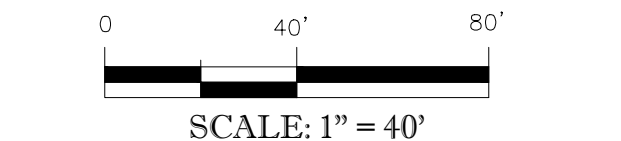
I CERTIFY THAT THIS REPRESENTS AN ACTUAL FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION AND MEETS THE REQUIREMENTS FOR A CLASS "C" SURVEY AS DEFINED BY THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS ADOPTED BY LAPELS IN 2017.



A PRELIMINARY PLAT OF WEST VILLAGE PHASE 5

A TRADITIONAL NEIGHBORHOOD DEVELOPMENT

LOCATED IN SECTIONS 36 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