

**FLOODMAPS**

THIS PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). ZONE X SHADDED AND ZONE AE ACCORDING TO THE EFFECTIVE FLOOD INSURANCE RATE MAP NUMBER 2205500155J, DATED DECEMBER 21, 2018.

**GENERAL NOTES:**

TOTAL NUMBER OF RESIDENTIAL LOTS:	69
AREA OF RESIDENTIAL LOTS:	5,251 ACRES
AREA OF RIGHT OF WAY:	1,216 ACRES
COMMON AREA / DETENTION:	7,654 ACRES
TOTAL AREA OF DEVELOPMENT:	14,121 ACRES
MINIMUM LOT AREA:	2,696 SQ. FEET
MINIMUM FRONTAGE:	27.00'
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'
REAR:	13.5'

**DEVELOPMENT NOTE**

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

THE UTILITY SERVITUDES HEREIN ARE GRANTED TO AND MANAGED BY THE CITY OF SCOTT. ALL THIRD PARTY UTILITIES ARE REQUIRED TO MAKE WRITTEN APPLICATION TO THE CITY OF SCOTT. UNDER THE CITY'S PLAN OF ORDERLY UTILITY PLACEMENT, PERMITS MAY BE GRANTED AT THE CITY'S EXCLUSIVE OPTION.

SEWER IMPACT FEES MAY BE ASSESSED BY ACTION OF THE SCOTT CITY COUNCIL AND COLLECTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

**SURVEY DATUM**

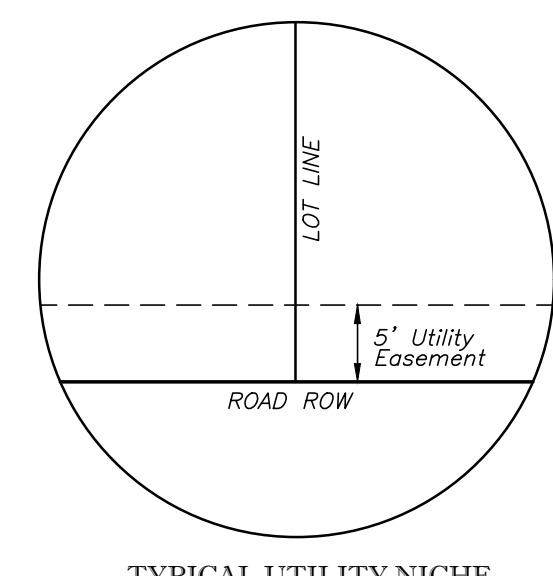
- COORDINATE SYSTEM: U.S. STATE PLANE 1983  
ZONE: LOUISIANA SOUTH 1702  
DATUM: NAVD83  
GEOID 012A
- BEARINGS ARE BASED OFF OF GPS OBSERVATIONS
- NO ATTEMPT HAS BEEN MADE BY THIS SURVEYOR TO VERIFY TITLE OR ACTUAL LEGAL OWNERSHIP
- THIS SURVEY PLAT DOES NOT INCLUDE RESEARCH AND LOCATION OF ALL SERVITUDES, RIGHTS OF WAY, EASEMENTS OR UTILITIES LOCATED ON THIS PROPERTY

**DEVELOPER/OWNER**

WEST VILLAGE ANNEX, LLC  
420 RICHLAND AVE, STE 100  
LAFAYETTE, LA 70508

**LEGAL DESCRIPTION - WEST VILLAGE ANNEX - PHASE 1**

A CERTAIN PARCEL OF LAND BEING 14.121 ACRES SITUATED IN SECTION 30 & 31 TOWNSHIP-9-SOUTH, RANGE-4-EAST, CITY OF SCOTT, LAFAYETTE PARISH, LOUISIANA FURTHER DESCRIBED AS FOLLOWS:  
COMMENCING AT A FOUND 5/8" IRON ROD ALONG APOLLO ROAD, SAID POINT BEING THE POINT OF COMMENCEMENT (P.O.C.); THENCE PROCEED ALONG A BEARING OF NORTH 88°18'55" WEST FOR A DISTANCE OF 231.06 TO A POINT, SAID POINT BEING THE POINT OF BEGINNING (P.O.B.);  
THENCE PROCEED ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 200.86 FEET, A RADIUS OF 1390.02 FEET, A CHORD BEARING OF SOUTH 19°30'16" WEST AND A CHORD LENGTH OF 200.69 FEET TO A POINT;  
THENCE PROCEED SOUTH 33°33'37" EAST FOR A DISTANCE OF 311.43 FEET TO A POINT;  
THENCE PROCEED NORTH 78°28'49" EAST FOR A DISTANCE OF 105.10 FEET TO A POINT;  
THENCE PROCEED ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 106.97 FEET, A RADIUS OF 2416.21 FEET, A CHORD BEARING OF SOUTH 35°19'47" EAST AND A CHORD LENGTH OF 106.96 FEET TO A POINT;  
THENCE PROCEED ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 258.92 FEET, A RADIUS OF 1329.16 FEET, A CHORD BEARING OF SOUTH 48°15'19" EAST AND A CHORD LENGTH OF 258.51 FEET TO A POINT;  
THENCE PROCEED ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 149.69 FEET, A RADIUS OF 1335.75 FEET, A CHORD BEARING OF SOUTH 57°00'53" EAST AND A CHORD LENGTH OF 149.61 FEET TO A POINT;  
THENCE PROCEED ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 62.98 FEET, A RADIUS OF 70.88 FEET, A CHORD BEARING OF NORTH 52°35'26" EAST AND A CHORD LENGTH OF 60.93 FEET TO A POINT;  
THENCE PROCEED NORTH 26°40'48" EAST FOR A DISTANCE OF 169.17 FEET TO A POINT;  
THENCE PROCEED ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 50.07 FEET, A RADIUS OF 1093.19 FEET, A CHORD BEARING OF SOUTH 41°02'33" WEST AND A CHORD LENGTH OF 62.04 FEET TO A POINT;  
THENCE PROCEED SOUTH 26°42'00" WEST FOR A DISTANCE OF 168.25 FEET TO A POINT;  
THENCE PROCEED ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 62.75 FEET, A RADIUS OF 119.99 FEET, A CHORD BEARING OF SOUTH 41°02'33" WEST AND A CHORD LENGTH OF 62.04 FEET TO A POINT;  
THENCE PROCEED SOUTH 43°25'38" EAST FOR A DISTANCE OF 7.28 FEET TO A POINT;  
THENCE PROCEED SOUTH 02°20'11" WEST FOR A DISTANCE OF 114.90 FEET TO A POINT;  
THENCE PROCEED NORTH 89°33'09" WEST FOR A DISTANCE OF 1,070.09 FEET TO A POINT;  
THENCE PROCEED NORTH 89°33'09" WEST FOR A DISTANCE OF 50.81 FEET TO A POINT;  
THENCE PROCEED NORTH 90°33'30" WEST FOR A DISTANCE OF 792.24 FEET TO A POINT;  
THENCE PROCEED NORTH 15°20'07" WEST FOR A DISTANCE OF 170.66 FEET TO A POINT;  
THENCE PROCEED SOUTH 88°18'55" EAST FOR A DISTANCE OF 54.70 FEET TO A POINT;  
THENCE PROCEED SOUTH 88°18'52" EAST FOR A DISTANCE OF 256.10 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING (P.O.B.).



**LEGEND**

---	EASEMENTS
---	RIGHT OF WAY
---	LOT LINE
---	BOUNDARY
●	SET 1/2" IRON ROD UPON FINAL PLAT
■	COMMON AREA / DRAINAGE & UTILITY SERVITUDE
○	'RIGHT OF PASSAGE'
○	'UTILITY EASEMENT'
○	'DRAINAGE EASEMENT'

**BEARING BASIS/REFERENCE MAPS:**

- A TOPOGRAPHIC/BOUNDARY SURVEY MADE FOR COTTAGE DEVELOPERS PREPARED BY FUSELIER SURVEYING AND MAPPING R.L. 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-OESTRICHNER 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 BEGNAUD 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.

**CURVE TABLE**

Curve #	Radius	Arc	Chord Bearing	Chord Length
C1	1320.00'	24.88'	N62°35'30"E	24.83'
C2	1320.00'	28.03'	N75°13'23"E	27.97'
C3	95.12'	3.83'	N82°49'49"E	3.83'
C4	171.60'	23.19'	N88°27'02"E	23.17'
C5	95.05'	105.84'	N58°36'32"E	100.46'
C7	70.88'	14.89'	S84°03'50"W	14.86'

Lot #	Area Table	Lot #	Area Table	Lot #	Area Table	Lot #	Area Table	Lot #	Area Table
Lot #	SQ. FT.	Lot #	SQ. FT.	Lot #	SQ. FT.	Lot #	SQ. FT.	Lot #	SQ. FT.
1	3,095	16	2,700	31	2,700	46	3,325	61	3,325
2	2,813	17	2,700	32	2,700	47	3,325	62	3,325
3	2,704	18	2,700	33	2,705	48	3,325	63	3,325
4	2,697	19	2,700	34	3,325	49	3,325	64	2,700
5	2,700	20	2,700	35	3,325	50	3,325	65	2,700
6	2,700	21	2,700	36	3,325	51	3,325	66	2,700
7	2,699	22	2,700	37	3,325	52	3,325	67	2,700
8	2,696	23	2,700	38	3,325	53	3,325	68	2,700
9	2,702	24	2,700	39	3,325	54	3,325	69	2,700
10	2,698	25	2,700	40	3,325	55	3,325		
11	2,700	26	2,700	41	3,325	56	3,325		
12	2,700	27	2,700	42	3,325	57	3,325		
13	2,700	28	2,700	43	3,325	58	3,325		
14	2,700	29	2,700	44	3,325	59	3,325		
15	2,700	30	2,700	45	3,325	60	3,325		

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.

**PRELIMINARY PLAT**

K. CHRISTIAN ARMSTRONG  
REG. NO. 5247  
PROFESSIONAL

K. CHRISTIAN ARMSTRONG, PLS

A PRELIMINARY PLAT OF  
**WEST VILLAGE ANNEX PHASE 1**  
A TRADITIONAL NEIGHBORHOOD DEVELOPMENT

LOCATED IN SECTIONS 30 & 31, T9S - R4E CITY OF SCOTT, LAFAYETTE PARISH, LOUISIANA

0 30' 60' 120'  
SCALE: 1" = 60'

DATE OF PLAT:  
NOVEMBER 20, 2023

PREPARED BY  
K. CHRISTIAN ARMSTRONG, PLS  
LAND SURVEYOR  
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LAFAYETTE, LOUISIANA 70508  
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