



ADJACENT PROPERTY OWNERS: List of neighboring property owners including names and addresses such as 6017046 JOHNNY & MILDRED JEFFCOAT and 6017048 KENNETH & ETHEL YOUNG.

DEVELOPER: COTTAGE DEVELOPERS, LLC, C/O JORDAN DANGLE, P.O. BOX 43970, LAFAYETTE, LA 70504. PH. (337) 482-2001.

THIS PRELIMINARY PLAT SHALL NOT BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

P.O.C. (Point of Commencement) and P.O.B. (Point of Beginning) locations marked on the map.

LEGEND: Symbols for easements, right of way, gas pipeline, lot lines, boundary, and iron rods. Typical Utility Niche diagram showing 10-foot utility easement on a road right of way.

FLOODMAPS: Description of flood zones X, AE, and A. GENERAL NOTES: Total number of residential lots (59), area of residential lots (6.573 acres), area of right of way (1.562 acres), common area (0.142 acres), total area of development (8.277 acres), minimum lot area (4,386 sq. feet), minimum frontage (31.38' for Lot 29). 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).

REFERENCES: 1. Map of survey showing property of Minus Grandier prepared by A.E. Montagnet, dated May 8, 1983. 2. Map of survey showing property and improvements owned by Janet Granger Guins prepared by R.J. Domingue, Jr., dated November 7, 1988. 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. BENCHMARK: TBM #2 - 60D NAIL LOCATED IN SHOULDER ELEV=32.21'

LEGAL DESCRIPTION - BERCHMAN OAKS PHASE I: A CERTAIN PARCEL OF LAND BEING 13.983 ACRES SITUATED IN SECTION 30 & 31 TOWNSHIP-9-SOUTH, RANGE-4-EAST, CITY OF SCOTT, LAFAYETTE PARISH, LOUISIANA FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF WESTGATE ROAD & THE NORTHERLY RIGHT OF WAY OF DES JACQUES ROAD, SAID POINT BEING THE POINT OF COMMENCEMENT (P.O.C.), THENCE PROCEED ALONG A BEARING OF SOUTH 89°53'35" EAST FOR A DISTANCE OF 896.97 TO A POINT, SAID POINT BEING THE POINT OF BEGINNING (P.O.B.); THENCE PROCEED NORTH 0°05'10" WEST FOR A DISTANCE OF 180.78 FEET TO A POINT; THENCE PROCEED SOUTH 89°54'50" EAST FOR A DISTANCE OF 470.54 FEET TO A POINT; THENCE PROCEED NORTH 0°05'10" WEST FOR A DISTANCE OF 109.43 FEET TO A POINT; THENCE PROCEED ALONG A CURVE HAVING AN ARC LENGTH OF 19.70 FEET, A RADIUS OF 75.00 FEET, A CHORD BEARING OF SOUTH 82°23'25" WEST AND A CHORD LENGTH OF 18.64 FEET TO A POINT; THENCE PROCEED NORTH 0°05'10" WEST FOR A DISTANCE OF 52.69 FEET TO A POINT; THENCE PROCEED ALONG A CURVE HAVING AN ARC LENGTH OF 22.47 FEET, A RADIUS OF 87.42 FEET, A CHORD BEARING OF SOUTH 82°57'48" WEST AND A CHORD LENGTH OF 22.41 FEET TO A POINT; THENCE PROCEED NORTH 0°05'10" WEST FOR A DISTANCE OF 112.24 FEET TO A POINT; THENCE PROCEED NORTH 89°54'50" EAST FOR A DISTANCE OF 309.51 FEET TO A POINT; THENCE PROCEED NORTH 56°32'46" EAST FOR A DISTANCE OF 38.97 FEET TO A POINT; THENCE PROCEED ALONG A CURVE HAVING AN ARC LENGTH OF 540.82 FEET, A RADIUS OF 162.00 FEET, A CHORD BEARING OF NORTH 02°32'35" WEST AND A CHORD LENGTH OF 322.43 FEET TO A POINT; THENCE PROCEED NORTH 89°54'50" WEST FOR A DISTANCE OF 69.03 FEET TO A POINT; THENCE PROCEED NORTH 04°40'12" EAST FOR A DISTANCE OF 24.36 FEET TO A POINT; THENCE PROCEED NORTH 08°36'03" EAST FOR A DISTANCE OF 151.69 FEET TO A POINT; THENCE PROCEED SOUTH 03°01'28" WEST FOR A DISTANCE OF 184.66 FEET TO A POINT; THENCE PROCEED NORTH 89°56'12" WEST FOR A DISTANCE OF 275.52 FEET TO THE POINT OF BEGINNING (P.O.B.).

ADJACENT PROPERTY OWNERS: List of owners including Mary & Dalton Trahan, James Duhan Jr, Jerald Rogers, Shanya Layne Meaux Thrust, Doris Bourque, Jeremy Dangle, Roy & Marie Dangle, Roy Dangle, Roy & Marie Dangle, John Leleux, Jody & Chad White, Juanita Herbert, Charmane Leblanc, Travis Richard, Angelle Boudreau, Albert Prejan, Donald & Angela Moore, Gerald Alldeman, Denny & Susan Landby, Robert Bourque, Maya Properties, LLC, Maya Properties, LLC, Manuel Santesteban, Louisiana SouthWest Scrap & Salvage, Inc, James & Grace Dickenson, Andre & Lana Dore, Liberty Investments / Chanc, PO Box 8366, Rodney Alleman, Asa Broussard, Valerie & Reginald Angelle, Henriette & Reginald Angelle, Mildred Martin & Johnny Jefcoat, PO Box 473, PO Box 473, PO Box 473, PO Box 473, PO Box 473.

CURVE TABLE with columns for Curve #, Radius, Arc, Chord Bearing, and Chord Length. Includes curves C1 through C21.

Lot Area Table with columns for Lot #, SQ. FT., and other details for lots 1 through 61.

A PRELIMINARY PLAT OF BERCHMAN OAKS PHASE 2, A RESIDENTIAL NEIGHBORHOOD DEVELOPMENT. LOCATED IN SECTIONS 32, 79S - R4E CITY OF SCOTT LAFAYETTE PARISH LOUISIANA. SCALE: 1" = 60'. DATE OF PLAT: APRIL 30, 2021. PREPARED BY K. CHRISTIAN ARMSTRONG PLS LAND SURVEYOR 4201 RICHLAND AVENUE LAFAYETTE, LOUISIANA 70508 TEL. (225) 939-2773