



FLOODMAPS
 THIS PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). ZONE X SHADDED (AREAS OF 0.2% ANNUAL CHANCE FLOOD), AND ZONE AE (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD - BASE FLOOD ELEVATIONS DETERMINED) ACCORDING TO THE EFFECTIVE FLOOD INSURANCE RATE MAP NUMBER 22055001551, DATED DECEMBER 21, 2018.

GENERAL NOTES:
 TOTAL NUMBER OF RESIDENTIAL LOTS: 59
 AREA OF RESIDENTIAL LOTS: 6.832 ACRES
 AREA OF RIGHT OF WAY: 2.138 ACRES
 COMMON AREA / DETENTION: 5.013 ACRES
 TOTAL AREA OF DEVELOPMENT: 13.983 ACRES
 MINIMUM LOT AREA: 3,579 SQ. FEET
 MINIMUM FRONTAGE: 25.67' (LOT 35)
 ZONING CLASSIFICATION: T-4 (URBAN CENTER)

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: 10'

REFERENCES
 1. A MAP OF SURVEY SHOWING PROPERTY OF MINUS GRANGER PREPARED BY A.E. MONTAGNET, DATED MAY 8, 1983
 2. A 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 #1 - 60D NAIL LOCATED IN FENCE POST ELEV=32.68'
 TBM #2 - 60D NAIL LOCATED IN SHOULDER ELEV=32.21'

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

LEGAL DESCRIPTION - BERCHMAN OAKS PHASE I
 A CERTAIN PARCEL OF LAND BEING 13.983 ACRES SITUATED IN SECTION 32 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 NORTH 0°29'11" EAST FOR A DISTANCE OF 186.02 TO A POINT, SAID POINT BEING THE POINT OF BEGINNING (P.O.B.);
 THENCE PROCEED NORTH 0°20'13" EAST FOR A DISTANCE OF 80.00 FEET TO A POINT;
 THENCE PROCEED NORTH 89°54'50" EAST FOR A DISTANCE OF 273.42 FEET TO A POINT;
 THENCE PROCEED SOUTH 0°05'10" WEST FOR A DISTANCE OF 97.00 FEET TO A POINT;
 THENCE PROCEED SOUTH 89°54'50" WEST FOR A DISTANCE OF 53.98 FEET TO A POINT;
 THENCE PROCEED NORTH 0°05'10" WEST FOR A DISTANCE OF 139.75 FEET TO A POINT;
 THENCE PROCEED SOUTH 89°54'50" WEST FOR A DISTANCE OF 18.00 FEET TO A POINT;
 THENCE PROCEED NORTH 0°05'10" WEST FOR A DISTANCE OF 233.00 FEET TO A POINT;
 THENCE PROCEED NORTH 89°54'51" EAST FOR A DISTANCE OF 1268.34 FEET TO A POINT;
 THENCE PROCEED SOUTH 0°09'37" WEST FOR A DISTANCE OF 332.60 FEET TO A POINT;
 THENCE PROCEED NORTH 0°05'10" WEST FOR A DISTANCE OF 355.98 FEET TO A POINT;
 THENCE PROCEED NORTH 89°54'50" WEST FOR A DISTANCE OF 157.74 FEET TO A POINT;
 THENCE PROCEED SOUTH 89°54'50" WEST FOR A DISTANCE OF 68.97 FEET TO A POINT;
 THENCE PROCEED ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 340.82 FEET, A RADIUS OF 162.00 FEET, A CHORD BEARING OF NORTH 05°32'25" WEST AND A CHORD LENGTH OF 322.43 FEET TO A POINT;
 THENCE PROCEED SOUTH 89°54'51" WEST FOR A DISTANCE OF 113.23 FEET TO A POINT;
 THENCE PROCEED SOUTH 89°54'51" WEST FOR A DISTANCE OF 17.51 FEET TO A POINT;
 THENCE PROCEED SOUTH 0°05'10" WEST FOR A DISTANCE OF 50.00 FEET TO A POINT;
 THENCE PROCEED ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 13.70 FEET, A RADIUS OF 75.00 FEET, A CHORD BEARING OF SOUTH 82°23'25" WEST AND A CHORD LENGTH OF 19.64 FEET TO A POINT;
 THENCE PROCEED SOUTH 0°05'10" EAST FOR A DISTANCE OF 109.43 FEET TO A POINT;
 THENCE PROCEED NORTH 89°54'50" EAST FOR A DISTANCE OF 470.24 FEET TO A POINT;
 THENCE PROCEED SOUTH 0°05'10" EAST FOR A DISTANCE OF 180.79 FEET TO A POINT;
 THENCE PROCEED NORTH 89°50'23" WEST FOR A DISTANCE OF 286.67 FEET TO A POINT;
 THENCE PROCEED NORTH 0°10'06" EAST FOR A DISTANCE OF 150.15 FEET TO A POINT;
 THENCE PROCEED NORTH 89°58'27" WEST FOR A DISTANCE OF 289.70 FEET TO A POINT;
 THENCE PROCEED NORTH 0°05'10" WEST FOR A DISTANCE OF 37.34 FEET TO A POINT;
 THENCE PROCEED SOUTH 89°54'50" WEST FOR A DISTANCE OF 269.40 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING (P.O.B.).

ADJACENT PROPERTY OWNERS

6089570	MARY & DILLON TRAHAN 88 E. BUNDETH DR DULON, LA 70826-4116	6017175	ROBERT BOURQUE 27 LES JACQUES ROAD LAFAYETTE, LA 70506-1733
6089559	JAMES FAHREN JR ARON DUBREIN GORDON DUBREIN 321 AMBER RD KAPLAN, LA 70444-6074	6146602	MAYA PROPERTIES, LLC 37 MANCHESTER CIRCLE LAFAYETTE, LA 70506-7833
6081804	JEROLD ROGERS HERVIA HERBERT LAFAYETTE, LA 70506-7712	6146603	MAYA PROPERTIES, LLC 10 MANCHESTER CIRCLE LAFAYETTE, LA 70506-7833
6029443	SHAYNA LAYNE MBRAUX TRUST 72 WESTGATE RD LAFAYETTE, LA 70506-2726	6146604	MANTLE, SANTESTERIAN 10 MANCHESTER CIRCLE LAFAYETTE, LA 70506-7833
6017046	DOUG BOURQUE 70 WESTGATE RD LAFAYETTE, LA 70506-2726	6082921	LOUISIANA SOUTHWEST SCRAP & SALVAGE, INC PO BOX 549 SCOTT, LA 70581-0449
6022902	JERRY D'AMICO 698 WESTGATE ROAD LAFAYETTE, LA 70506-2724	6001212	JAMES & GRACIE DICKINSON 14 DES JACQUES ROAD LAFAYETTE, LA 70506-1734
6166754	ROY & MARIE DUNGLER 621 WESTGATE ROAD LAFAYETTE, LA 70506-2721	6018128	ANDREA JANA DORE 10 DES JACQUES ROAD LAFAYETTE, LA 70506-1734
6166753	JOHN LELIUN 301 BROOKVIEW DRIVE LAFAYETTE, LA 70506-2721	6084221	LIBERTY INVESTMENTS / CHANC MARTIN PO BOX 2666 LINCOLN, NE 68501-2668
6017599	JOHN LELIUN 301 BROOKVIEW DRIVE LAFAYETTE, LA 70506-2728	6081534	JOTY & CHAD WHITE 1028 HIGHWAY 108 MELVILLE, LA 70351-5134
6161855	JUANITA HERBERT 11 BROOKVIEW BLVD LAFAYETTE, LA 70506-1717	6018798	JSA BROUSSARD 42 BROOKVIEW BLVD LAFAYETTE, LA 70506-1717
6161857	CHARMANN LEBLANC 11 BROOKVIEW DRIVE LAFAYETTE, LA 70506	6018980	VALERIE & REGINALD ANGELE 348 DES JACQUES ROAD LAFAYETTE, LA 70506-1734
6161858	TRAVIS RICHARD ANGELLE BROUSSARD 39 BROOKVIEW DRIVE LAFAYETTE, LA 70506-1717	6070030	HENRIETTA & REGINALD ANGELE 16 DES JACQUES ROAD LAFAYETTE, LA 70506-1734
6161859	ALBERTA PERREAN 10 BROOKVIEW DRIVE LAFAYETTE, LA 70506-1717	6017064	MILDRED MARTIN & JOHNNY HERBERT PO BOX 473 SCOTT, LA 70581-0413
6018862	DONALD & ANGELA ANDOBE 18 BROOKVIEW DRIVE LAFAYETTE, LA 70506-1717	6017643	MILDRED MARTIN & JOHNNY HERBERT PO BOX 473 SCOTT, LA 70581-0413
6019864	GERALD ALLEMAN GLENN MIDDLE 18 BROOKVIEW DRIVE LAFAYETTE, LA 70506-1717	6019999	MILDRED MARTIN PO BOX 473 SCOTT, LA 70581-0413
6014970	DANNY & RYAN LANDRY 22 BROOKVIEW DRIVE LAFAYETTE, LA 70506-1713	6019998	MILDRED MARTIN PO BOX 473 SCOTT, LA 70581-0413

PLAT
 SEE PLAT FILING CABINET
 #2021-13573

APPROVED
 3-29-21
 CITY OF SCOTT
 MAYOR

CURVE TABLE

Curve #	Radius	Arc Chord Bearing	Chord Length
C1	100.00'	N61° 48' 44"E	94.21'
C2	100.00'	N40° 49' 32"E	24.77'
C3	100.00'	N68° 55' 38"E	71.63'
C4	100.00'	S18° 48' 08"E	64.18'
C5	75.00'	S62° 09' 59"W	69.84'
C6	18.50'	S05° 42' 23"W	17.77'
C7	125.00'	S11° 32' 44"E	49.67'
C8	25.00'	N16° 51' 53"W	14.43'
C9	50.00'	N24° 32' 55"W	15.81'
C10	50.00'	N03° 11' 07"E	31.96'
C11	50.00'	N38° 14' 08"E	28.25'
C12	50.00'	N71° 03' 29"E	28.25'
C13	50.00'	S74° 31' 47"E	30.80'
C14	25.00'	S69° 10' 43"E	10.95'
C15	25.00'	S85° 29' 26"E	3.80'
C16	25.00'	N82° 39' 44"E	6.31'
C17	25.00'	N58° 34' 02"E	14.49'
C18	50.00'	N60° 15' 39"E	31.79'
C19	50.00'	S83° 31' 30"E	30.92'
C20	50.00'	S64° 48' 08"E	28.25'
C21	50.00'	S15° 56' 47"E	28.25'
C22	50.00'	S32° 35' 17"W	28.18'
C23	50.00'	S63° 40' 35"W	25.39'
C24	50.00'	N77° 34' 34"W	41.00'
C25	50.00'	N47° 33' 02"W	9.85'
C26	25.00'	N65° 50' 28"W	20.41'
C27	18.50'	S44° 54' 50"W	26.16'
C28	25.00'	S52° 10' 02"E	39.53'
C29	125.00'	N78° 39' 49"E	14.02'
C30	50.00'	N48° 46' 38"E	33.54'
C31	50.00'	N48° 46' 38"E	33.54'
C32	130.00'	N59° 32' 46"E	131.44'
C33	50.00'	S08° 20' 44"W	13.71'
C34	162.00'	N13° 44' 30"W	79.51'
C35	162.00'	N30° 20' 47"E	79.04'

Lot Area Table

Lot #	SQ. FT.	Lot #	SQ. FT.
1	6,508	31	4,331
2	4,480	32	5,411
3	4,480	33	7,544
4	4,480	34	6,803
5	4,504	35	6,789
6	4,988	36	6,060
7	6,589	37	3,579
8	11,177	38	4,348
9	7,738	39	4,480
10	4,820	40	4,480
11	4,880	41	4,480
12	4,880	42	4,480
13	4,880	43	4,480
14	4,880	44	4,480
15	4,880	45	4,480
16	4,880	46	4,480
17	4,880	47	4,480
18	4,880	48	4,480
19	4,880	49	4,480
20	4,880	50	4,480
21	4,880	51	4,480
22	4,880	52	4,480
23	4,880	53	4,480
24	4,880	54	4,480
25	4,880	55	4,480
26	4,880	56	4,480
27	4,880	57	4,480
28	4,880	58	4,967
29	4,880	59	5,087
30	4,878		

SCALE: 1" = 60'

DATE OF PLAT:
 MARCH 29, 2021

PREPARED BY:
 BARRY J. BLEICHER, P.E., P.L.S., LLC
 CIVIL ENGINEER & LAND SURVEYOR
 321 RICHLAND AVENUE
 LAFAYETTE, LOUISIANA 70508
 TEL. (337) 949-7696

APPROVED
 3-29-21
 CITY OF SCOTT
 MAYOR

I CERTIFY THAT THIS REPRESENT 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 IN EFFECT AT THE TIME OF THIS SURVEY.

BARRY J. BLEICHER
 REG. NO. 4422
 REGISTERED
 LAND SURVEYOR
 BARRY J. BLEICHER, PLS

A FINAL PLAT OF
BERCHMAN OAKS
PHASE I
 A RESIDENTIAL NEIGHBORHOOD DEVELOPMENT

LOCATED IN SECTIONS 32, T9S, R4E CITY OF SCOTT, LAFAYETTE PARISH, LOUISIANA.

SCALE: 1" = 60'