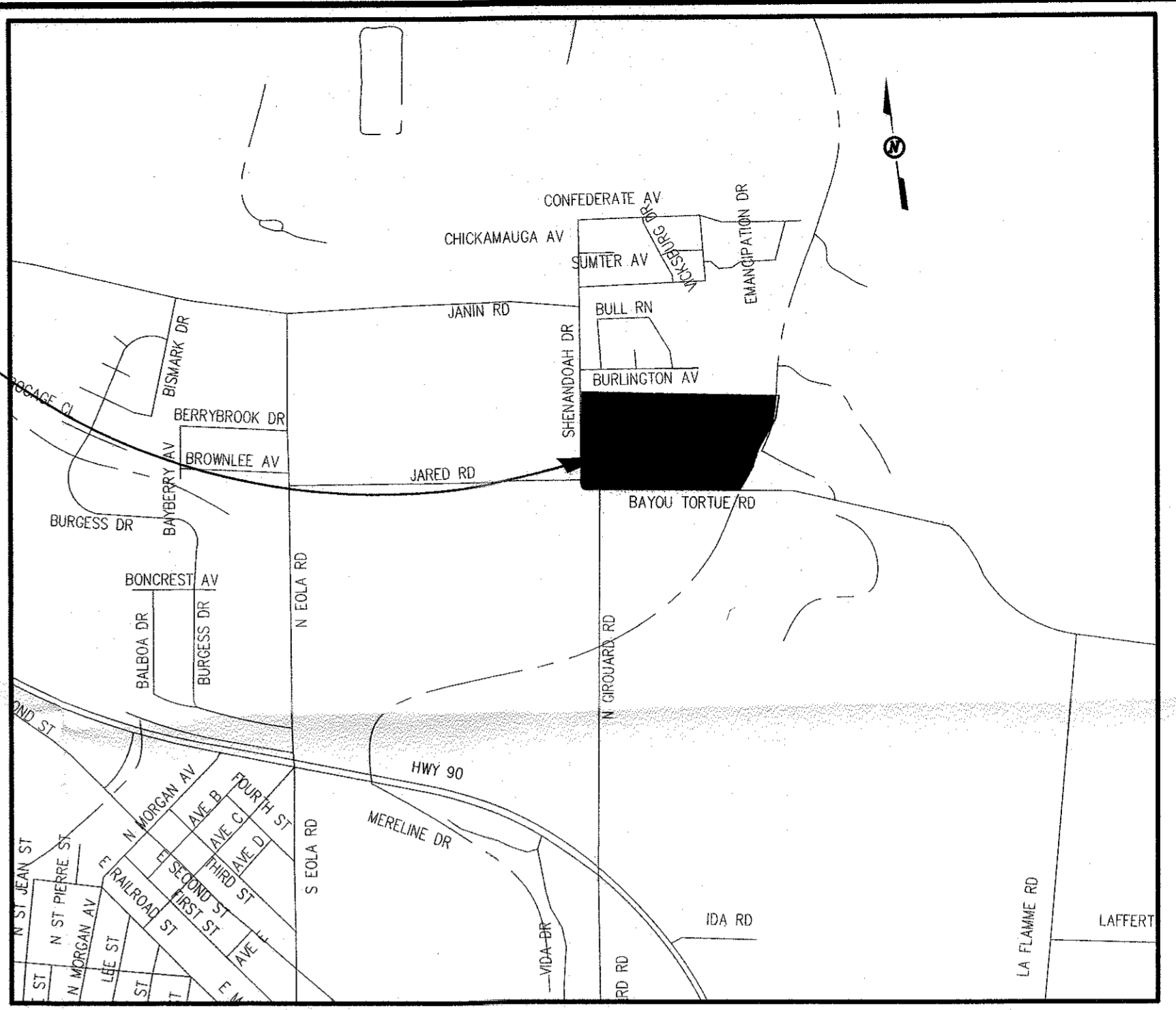


LOCATION OF PROPERTY



VICINITY MAP
SCALE: 1" = 1200'

LEGAL DESCRIPTION
BAYOU TORTUE

THAT CERTAIN TRACT OF LAND SITUATED IN SECTION 44 / 95, TOWNSHIP 10 SOUTH, RANGE 5 EAST, CITY OF BROUSSARD, LAFAYETTE PARISH, LOUISIANA, CONTAINING 34.07 ACRES AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF BAYOU TORTUE ROAD AND THE EASTERLY RIGHT OF WAY LINE OF SHENANDOAH DRIVE; KNOWN AS POINT OF COMMENCEMENT; THENCE PROCEED ON THE EASTERLY RIGHT OF WAY LINE OF SHENANDOAH DRIVE NORTH 07°33'45" EAST A DISTANCE OF 34.19 FEET TO THE POINT OF BEGINNING.

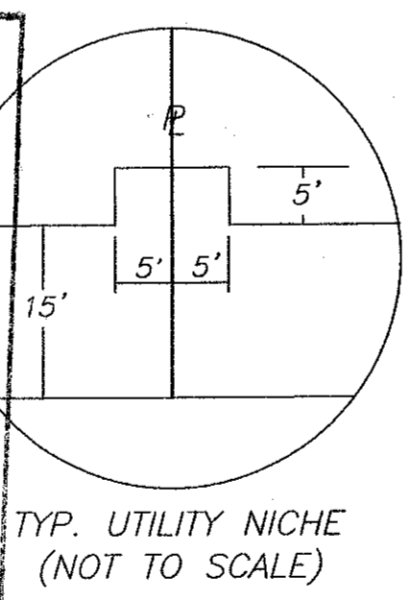
THENCE NORTH 07°33'45" EAST A DISTANCE OF 870.56 FEET;
 THENCE SOUTH 81°20'15" EAST A DISTANCE OF 1825.96 FEET;
 THENCE SOUTH 09°16'09" WEST A DISTANCE OF 43.35 FEET;
 THENCE SOUTH 12°10'10" WEST A DISTANCE OF 49.70 FEET;
 THENCE SOUTH 15°46'15" WEST A DISTANCE OF 75.95 FEET;
 THENCE SOUTH 25°21'22" WEST A DISTANCE OF 55.30 FEET;
 THENCE SOUTH 42°33'12" WEST A DISTANCE OF 44.00 FEET;
 THENCE SOUTH 40°44'28" WEST A DISTANCE OF 82.99 FEET;
 THENCE SOUTH 37°16'20" WEST A DISTANCE OF 37.89 FEET;
 THENCE SOUTH 25°26'30" WEST A DISTANCE OF 50.43 FEET;
 THENCE SOUTH 16°27'52" WEST A DISTANCE OF 29.54 FEET;
 THENCE SOUTH 23°51'28" WEST A DISTANCE OF 55.51 FEET;
 THENCE SOUTH 28°45'13" WEST A DISTANCE OF 107.58 FEET;
 THENCE SOUTH 37°30'21" WEST A DISTANCE OF 59.59 FEET;
 THENCE SOUTH 29°59'30" WEST A DISTANCE OF 63.78 FEET;
 THENCE SOUTH 42°45'53" WEST A DISTANCE OF 36.48 FEET;
 THENCE SOUTH 50°19'12" WEST A DISTANCE OF 31.62 FEET;
 THENCE SOUTH 38°20'52" WEST A DISTANCE OF 28.08 FEET;
 THENCE SOUTH 23°44'16" WEST A DISTANCE OF 27.54 FEET;
 THENCE NORTH 82°16'16" WEST A DISTANCE OF 622.05 FEET;
 THENCE SOUTH 07°40'28" WEST A DISTANCE OF 5.00 FEET;
 THENCE NORTH 82°19'32" WEST A DISTANCE OF 808.74 FEET
 THENCE PROCEED ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 34.09 FEET, AN ARC DISTANCE OF 53.82 FEET, A CHORD BEARING OF NORTH 37°22'53" WEST AND A CHORD DISTANCE OF 48.41 FEET THE POINT OF BEGINNING.

Line #	Length	Direction
L1	43.35	S09° 16' 09" W
L2	49.70	S12° 10' 10" W
L3	75.95	S15° 46' 15" W
L4	55.30	S25° 21' 22" W
L5	44.00	S42° 33' 12" W
L6	82.99	S42° 33' 12" W
L7	78.31	S40° 44' 28" W
L8	37.89	S37° 16' 20" W
L9	50.43	S25° 26' 30" W
L10	29.54	S16° 27' 52" W
L11	55.51	S23° 51' 28" W
L12	107.58	S28° 45' 13" W
L13	59.59	S37° 30' 21" W
L14	63.78	S29° 59' 30" W
L15	36.48	S42° 45' 53" W
L16	31.62	S50° 19' 12" W
L17	28.08	S38° 20' 52" W
L18	27.54	S23° 44' 16" W
L19	5.00	S07° 40' 28" W
L20	10.00	S82° 16' 16" E
L21	45.01	N08° 37' 33" E
L22	20.00	S82° 16' 16" E
L23	45.01	N08° 37' 33" E

Curve #	Length	Radius	Chord Bearing	Chord Distance
C1	53.82	34.09	N37° 22' 53" W	48.41
C2	54.88	35.00	S37° 21' 15" E	49.43
C3	39.75	25.00	S53° 06' 45" W	35.69
C4	38.79	25.00	S36° 53' 15" E	35.01
C5	39.75	25.00	S53° 06' 45" W	35.69
C6	38.79	25.00	S36° 53' 15" E	35.01
C7	39.29	25.00	N53° 38' 39" E	35.37
C8	39.25	25.00	N36° 21' 21" W	35.34
C9	39.29	25.00	N53° 38' 39" E	35.37
C10	39.25	25.00	N36° 21' 21" W	35.34
C11	38.88	25.00	N53° 10' 39" E	35.08
C12	39.66	25.00	S36° 49' 21" E	35.63
C13	9.08	54.00	S86° 09' 10" E	9.07
C14	53.45	54.00	N60° 40' 26" E	51.30
C15	22.33	54.00	N20° 28' 15" E	22.17
C16	14.36	57.50	N01° 28' 20" E	14.32
C17	63.36	57.50	N37° 14' 59" W	60.20
C18	12.56	57.50	N75° 04' 40" W	12.54
C19	44.75	28.50	N36° 21' 21" W	40.29
C20	39.29	25.00	N53° 38' 39" E	35.37

PLAT APPROVED - SUBJECT TO OWNER/DEVELOPER COMPLYING WITH ALL LEGAL REQUIREMENTS AS MAY BE PROVIDED BY THE STATE FIRE MARSHALL BOARD OF HEALTH, STATE, FEDERAL, AND TOWN ORDINANCES.

The utility servitude/easements are hereby dedicated to the City of Broussard for its exclusive use and orderly development of public utilities. The City of Broussard may or may not allow third party utility providers to use these easements, and is at the City's sole discretion. Third party utility providers have no rights until such time that the City gives them the authority to use same in writing. We the owner/developers herein dedicate control and authority relative to the location and positioning of third party utility lines within the city easements. Any utility poles installed within this development that are to be dedicated to the third party provider, shall be dedicated with expressed reservation that the city has free use of said poles for wireless communications and this right can be assigned to third parties. This approval of subdivision is conditioned on the above & supersedes any previous agreement between the developer, the City of Broussard and utility provider.



APPROVED FOR RECORDATION
BROUSSARD CITY PLANNING
Clerk: [Signature]
Mayor: [Signature]
Date: 7-22-15

LEGEND

- LIMITS OF DEVELOPMENT
- RIGHT OF WAY LINE
- EASEMENT LINE
- LOT NUMBER
- LOT ADDRESS
- SET PROPERTY CORNER
- DEDICATED RIGHT OF WAY ALONG EXISTING ROADWAYS
- POND/Common AREA AND DRAINAGE EASEMENT

GENERAL NOTES

TOTAL NUMBER OF LOTS	78
AREA OF LOTS	25.55 ACRES
AREA OF DEDICATED STREETS	4.53 ACRES
AREA OF PRIVATE STREETS	0.35 ACRES
AREA OF COMMON AREA/DETENTION POND	3.64 ACRES
MINIMUM LOT FRONTAGE	60' (SEVERAL LOTS)
MINIMUM LOT SIZE	8,820 S.F. (LOT 55)
TOTAL AREA OF DEVELOPMENT	34.07 ACRES

TYPES OF IMPROVEMENTS

- STREETS: 27" CURB AND GUTTER
- SEWER: CITY OF BROUSSARD
- WATER: CITY OF BROUSSARD
- ELECTRIC: SLEMCO
- TELEPHONE: AT&T
- CABLE T.V.: COX (IF AVAILABLE)
- GAS: ATMOS (IF AVAILABLE)
- SIDEWALKS: IF REQUIRED

BASIS OF BEARINGS

BEARINGS AND DISTANCES ARE BASED ON GPS OBSERVATIONS WITH THE FOLLOWING CRITERIA:
 COORDINATE SYSTEM US STATE PLANE 1983 ZONE LOUISIANA SOUTH 1702
 PROJECT DATUM NAD 1983 (2011)
 VERTICAL DATUM NAVD 88
 COORDINATE UNITS US FT
 GEOID MODEL GEOID09
 DIST. AND ELEV. UNITS US FT.

ACCESS NOTE:

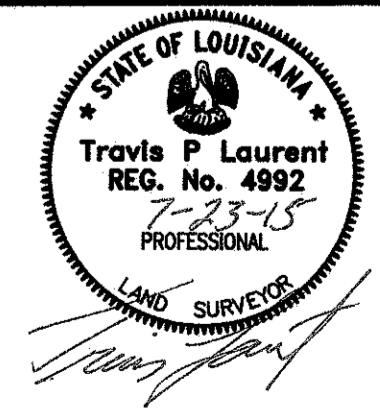
ACCESS TO LOT 8 SHALL BE LIMITED TO EMANCIPATION DRIVE.
 ACCESS TO LOTS 9-23 SHALL BE LIMITED TO SNAPPING LANE.
 ACCESS TO LOTS 55-56 SHALL BE LIMITED TO TORTOISE LANE.

FLOOD NOTE

THIS PROPERTY LIES WITHIN ZONE X (AREAS OUTSIDE 500 YEAR FLOOD PLAIN), ZONE AE (BASE FLOOD ELEVATION DETERMINED), AND ZONE A (NO BASE FLOOD ELEVATION DETERMINED) AS SAID PROPERTY PLOTS ON THE FLOOD INSURANCE RATE MAP FOR LAFAYETTE PARISH, LOUISIANA, (UNINCORPORATED AREAS) MAP NUMBER 22055C0070G, EFFECTIVE DATE JANUARY 19, 1996. WITH A FLOOD ELEVATION OF 18.0'. PRELIMINARY FLOOD MAPS FOR THIS AREA SHOW THIS PROPERTY LIES WITHIN ZONE X (AREAS OUTSIDE 500 YEAR FLOOD PLAIN), ZONE AE (BASE FLOOD ELEVATION DETERMINED), AND ZONE A (NO BASE FLOOD ELEVATION DETERMINED) AS SAID PROPERTY PLOTS ON THE PRELIMINARY FLOOD INSURANCE RATE MAP NUMBER 2205C020J, PRELIMINARY DATE OF SEPTEMBER 6, 2011 WITH AN ELEVATION OF 15-16' NAVD 88.

FINAL PLAT OF
BAYOU TORTUE MANOR PHASE 1 & 2
"A RESIDENTIAL SUBDIVISION"

LOCATED IN SECTION 44 / 95, T10S, R5E,
CITY OF BROUSSARD,
LAFAYETTE PARISH, LOUISIANA
DATE OF PLAT:
JULY 9, 2015



SCALE: 1" = 100'

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

DATE	DESCRIPTION	BY
7-21-15	REVISED PER CITY COMMENTS	
	REVISED	

BPN 1116
SPN 01
FILE D
DWG