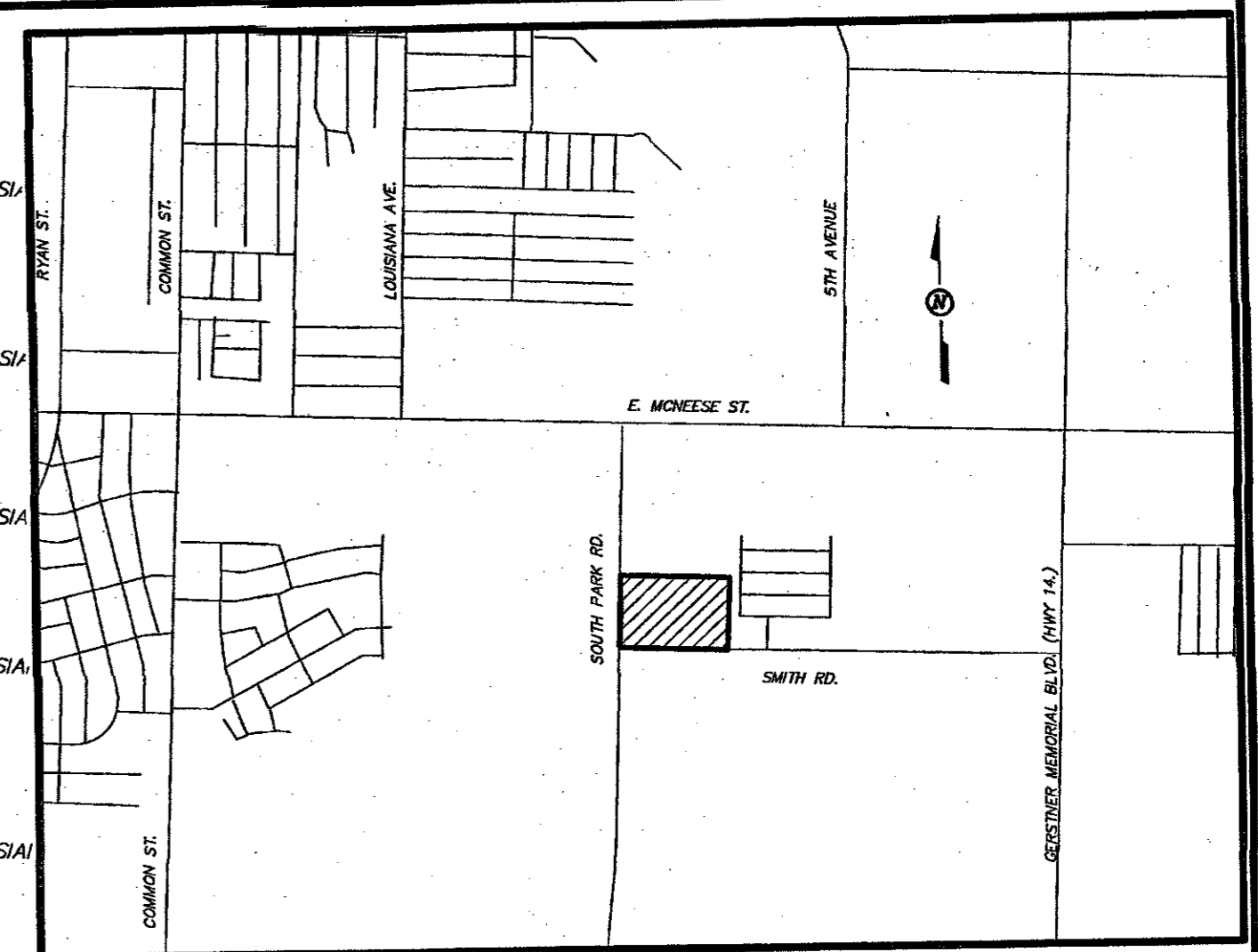
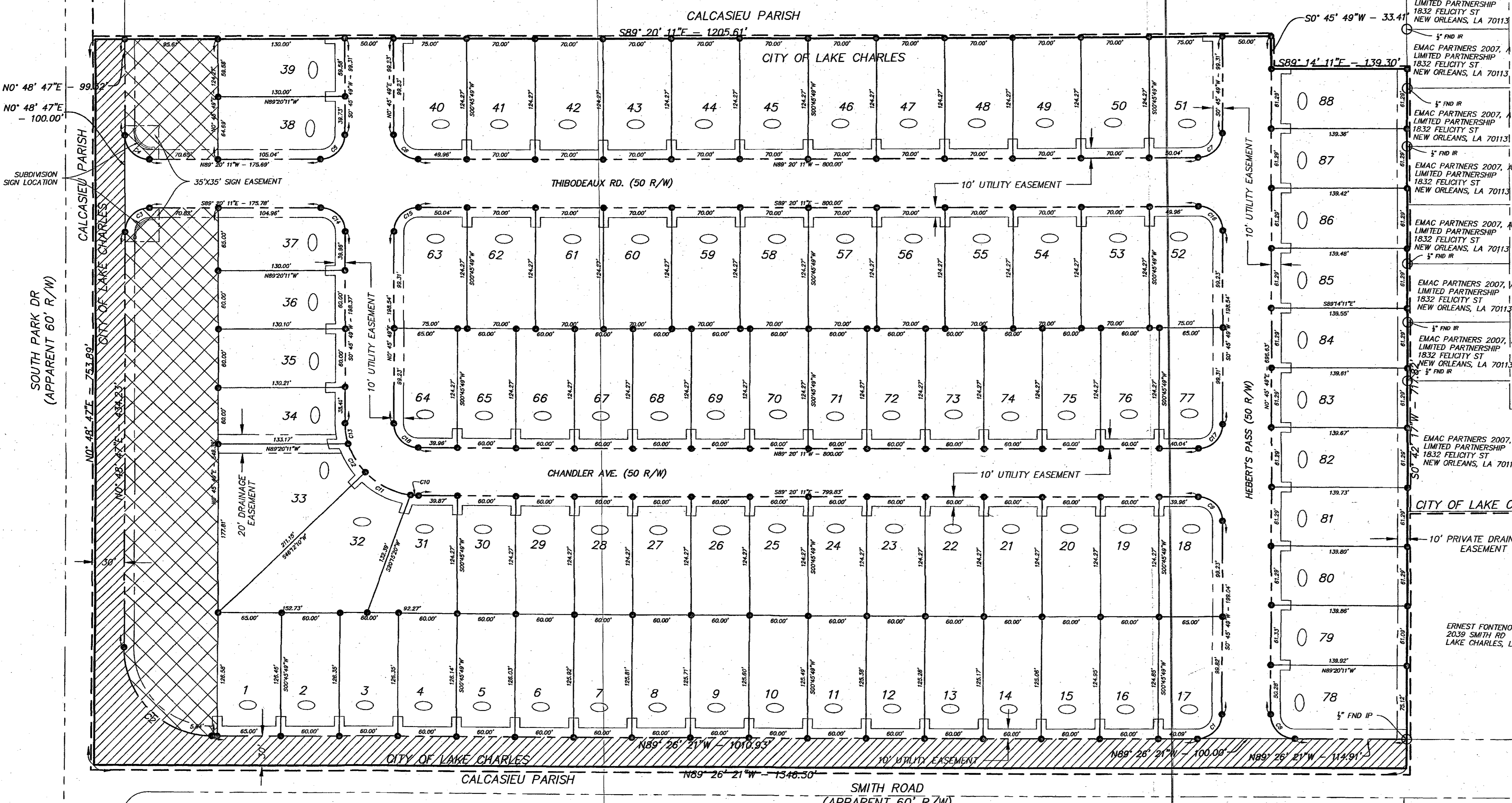
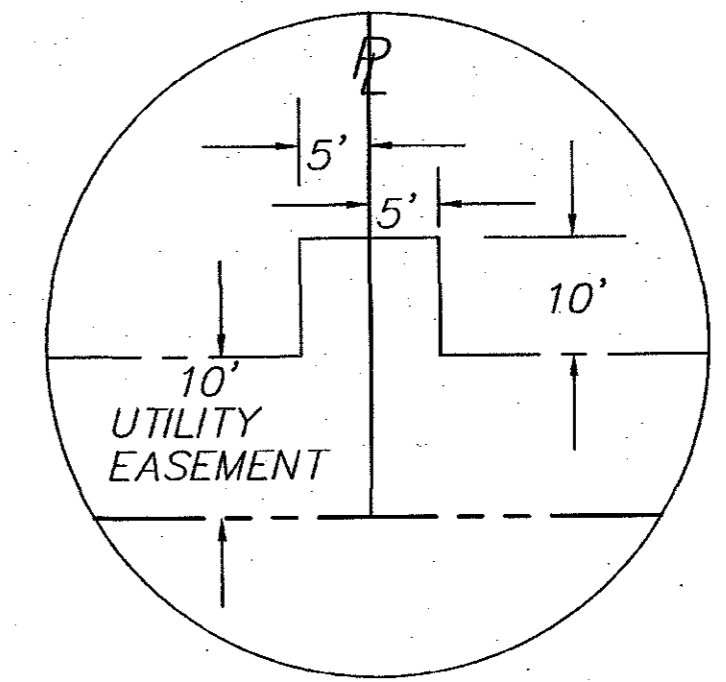


DAVID REINAUER FAMILY
PO BOX 3795
LAKE CHARLES, LA 70602



VICINITY MAP
SCALE: 1" = 2000'

Curve #	Length	Radius	Chord Bearing	Chord Distance
C1	39.18	25.00	N45° 39' 44"E	35.29
C2	141.77	90.00	S44° 18' 47"E	127.56
C3	39.20	25.00	S45° 44' 18"W	35.31
C4	39.34	25.00	S44° 15' 42"E	35.40
C5	39.23	25.00	N45° 42' 49"E	35.32
C6	39.31	25.00	S44° 17' 11"E	35.39
C7	39.23	25.00	N45° 42' 49"E	35.32
C8	39.36	25.00	S44° 20' 16"E	35.42
C9	39.31	25.00	N44° 17' 11"W	35.39
C10	8.24	83.24	S86° 11' 20"E	8.24
C11	117.94	75.00	S44° 17' 11"E	106.16
C12	34.81	76.77	S29° 16' 00"E	34.52
C13	21.90	72.32	S07° 35' 59"E	21.82
C14	39.31	25.00	N44° 17' 11"W	35.39
C15	39.23	25.00	S45° 42' 49"W	35.32
C16	39.31	25.00	N44° 17' 11"W	35.39
C17	39.23	25.00	N45° 42' 49"E	35.32
C18	39.31	25.00	S44° 17' 11"E	35.39



TYPICAL UTILITY NICHE
AT 10' EASEMENT
(NOT TO SCALE)

I hereby declare that this plat is representative of survey performed under my supervision and guidance and in accordance with the applicable standards of practice as stipulated in LA. R.S. 33:6051 the Rules of Professional Conduct set forth by the L.S.B.R.P.E.L.S. and conforming to a Class C Survey described therein. I also declare that the final plat for Beau Blanc Estates Phase 1 is in accordance with approvals, laws and ordinances of the City of Lake Charles, Louisiana.

TYPES OF IMPROVEMENTS

- 88 TOTAL NUMBER OF LOTS
- 16.6 ACRES AREA OF LOTS
- 3.6 ACRES AREA OF RIGHT OF WAY
- 8,217 SQ FT AVERAGE LOT SIZE
- 1.4 ACRES COMMON/DETENTION AREA
- 1.5 ACRES AREA DONATED TO LAKE CHARLES
- 34.8 FEET MINIMUM LOT FRONTAGE
- 23.1 ACRES TOTAL AREA OF DEVELOPMENT
- MIXED USE X PARTIAL AREA ZONING

BASIS OF BEARINGS:

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

REFERENCE PLATS:

- "PLOT PLAN, SCALE 1"=600', LOVE, RIFF & REINAUER PROPERTIES, PORTIONS OF SECTION 21, TOWNSHIP 10 SOUTH, RANGE 8 WEST, CALCASIEU PARISH, LOUISIANA." PREPARED BY PHILIP L. WHITAKER AND ASSOC.
- FINAL PLAT OF "THE MEADOWS SUBDIVISION, PHASE 1," SECTION 21, TOWNSHIP 10 SOUTH, RANGE 8 WEST, CALCASIEU PARISH, LOUISIANA. PREPARED BY MORRISON SURVEY, INC. RECORDED MAY 18, 2012.

IMPROVEMENT NOTES

- STREETS: CURB AND GUTTER ROADWAY
- SEWER: PUBLIC (CITY OF LAKE CHARLES)
- WATER: PUBLIC (CITY OF LAKE CHARLES)
- ELECTRIC: ENERGY (UNDERGROUND)
- TELEPHONE: AT&T OR AVAILABLE
- CABLE T.V.: IF AVAILABLE
- SIDEWALK: IF REQUIRED

OWNER

BEAU BLANC, LLC
1318 CAMELLIA BLVD.
LAFAYETTE, LA 70508
PH. (337)962-3274

DEDICATION OF STREETS AND EASEMENTS

BEAU BLANC, LLC, APPEARING THROUGH ITS DULY AUTHORIZED AGENT, AS OWNER OF THE PROPERTY KNOWN AS BEAU BLANC ESTATES PHASE 1 SUBDIVISION DOES HEREBY MAKE A FORMAL DEDICATION TO THE PERPETUAL USE OF THE PUBLIC, ALL AREAS SHOWN AS RIGHT-OF-WAYS AND EASEMENTS. EASEMENTS ARE GRANTED TO THE PUBLIC FOR USE AS UTILITIES, DRAINAGE, SEWAGE REMOVAL OR OTHER PROPER PURPOSE FOR THE GENERAL USE OF THE PUBLIC. NO BUILDING OR STRUCTURE SHALL BE CONSTRUCTED WITHIN THE LIMITS OF ANY EASEMENTS SO AS TO UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE EASEMENT IS GRANTED.

BEAU BLANC, LLC, BY CLIFTON GUDRY, MANAGING PARTNER



LEGEND

- STREET R/W
- EASEMENT
- LIMITS OF DEVELOPMENT
- LOT LIMIT
- LOT NUMBER
- LOT ADDRESS
- AREA TO BE DONATED TO CITY OF LAKE CHARLES AS RIGHT-OF-WAY
- COMMON/DETENTION AREA
- SET 1/2" IRON ROD

GENERAL NOTES:

- THIS SURVEYOR HAS MADE NO ATTEMPT REGARDING RESEARCH INTO SERVITUDES, EASEMENTS, RIGHT OF WAYS, OR PIPELINES, AND SHALL NOT BE RESPONSIBLE FOR SUCH ENCUMBRANCES. IN ADDITION, NO ATTEMPT HAS BEEN MADE BY THIS SURVEYOR TO VERIFY TITLE OR ACTUAL LEGAL OWNERSHIP.
- UTILITIES ARE NOT SHOWN ON THIS PLAT. THE INTENTION OF THIS PLAT IS TO SHOW BOUNDARY ONLY.

FLOOD NOTE:

THIS PROPERTY LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN), AS SAID PROPERTY PLOTS BY SCALE ON THE FLOOD INSURANCE RATE MAP FOR CALCASIEU PARISH, LOUISIANA AND INCORPORATED AREAS, MAP NUMBER 22019C0490F, EFFECTIVE DATE: FEBRUARY 18, 2011.

A FINAL PLAT OF
BEAU BLANC ESTATES PHASE 1

"A RESIDENTIAL DEVELOPMENT"
LOCATED IN SECTION 21, T10S, R8W,
CALCASIEU PARISH, LOUISIANA
AND CITY OF LAKE CHARLES

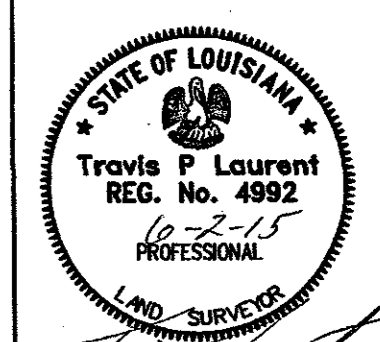
DATE OF PLAT:
JUNE 1, 2015

SCALE: 1" = 60'

PLM PAUL L. MIERS ENGINEERING, LLC

CIVIL ENGINEERS
104 WESTMARK BLVD, SUITE 2A
PHONE (337) 981-7792

LAND SURVEYORS
LAFAYETTE, LOUISIANA 70506
FAX(337) 981-7797



BPN _____ SPN _____
FILE _____ DWC _____

FILE NO. 3186228
RECORDED DATE 6-8-15
RECORDED BY [Signature]
RECORDING IN BOOK 46 PAGE 38