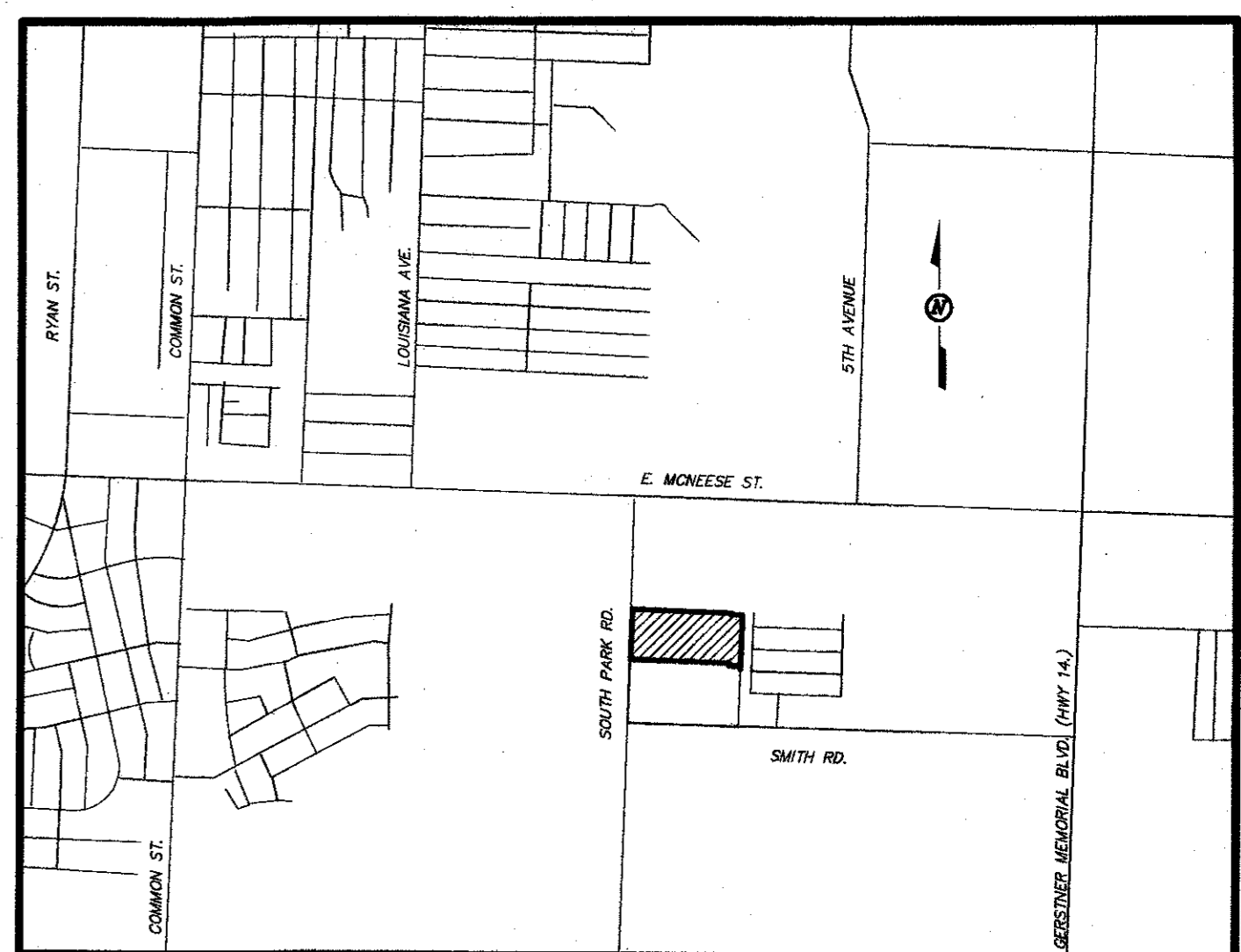
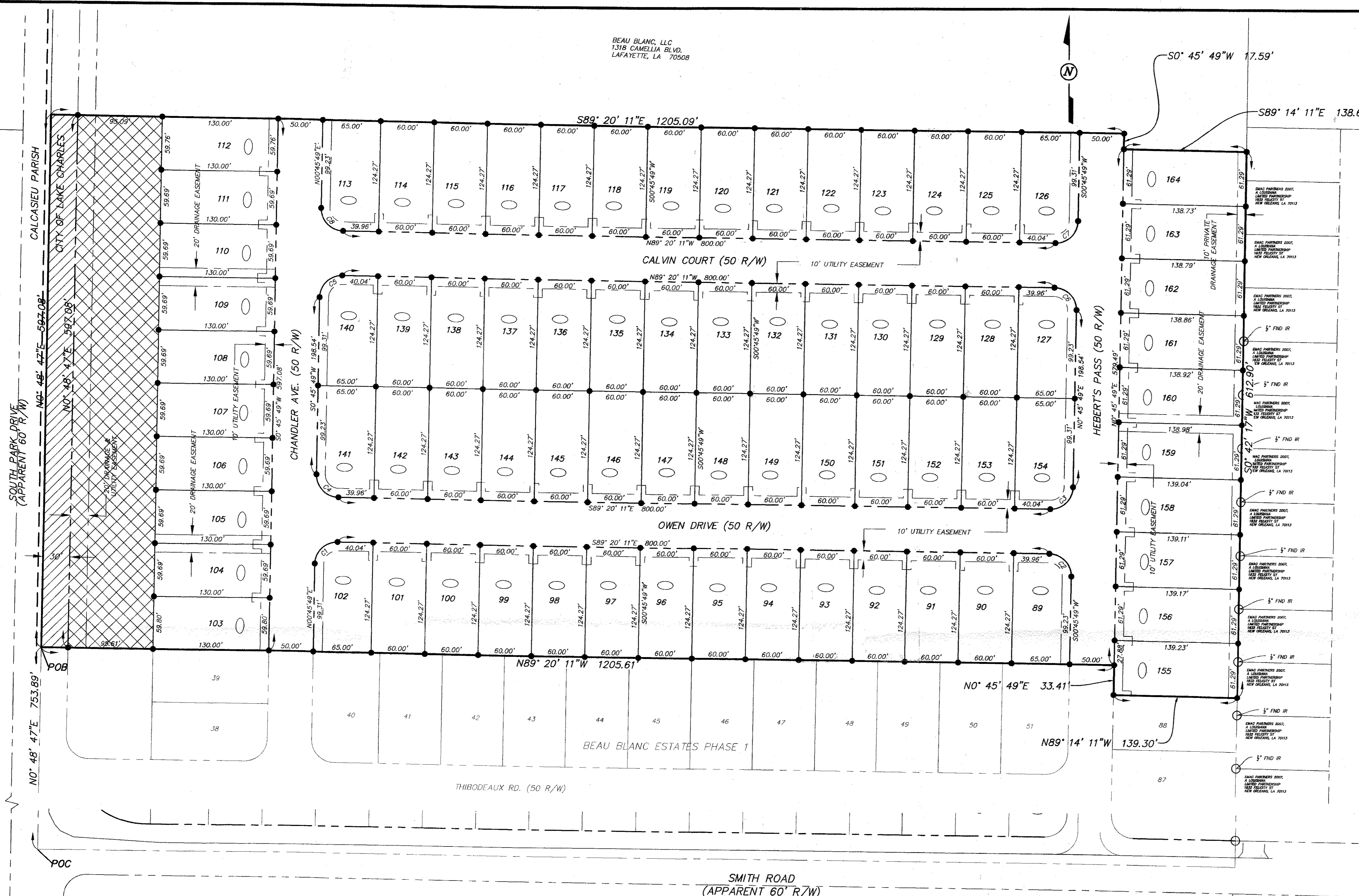


BEAU BLANC, LLC
1318 CAMELLIA BLVD.
LAFAYETTE, LA 70508

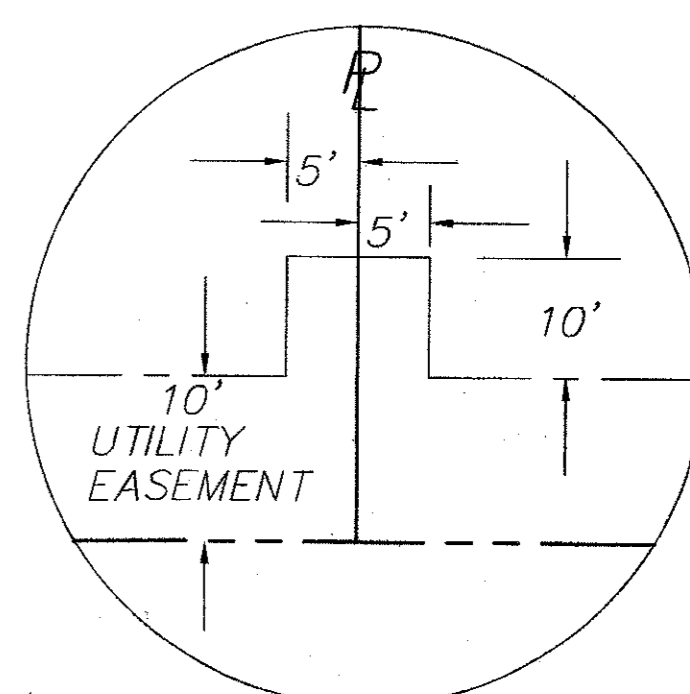


VICINITY MAP
SCALE: 1" = 2000'

Curve #	Length	Radius	Chord Bearing	Chord Distance
C1	39.23	25.00	N45° 42' 49"E	35.32
C2	39.31	25.00	S44° 17' 11"W	35.39
C3	39.23	25.00	N45° 42' 49"E	35.32
C4	39.31	25.00	S44° 17' 11"W	35.39
C5	39.23	25.00	S45° 42' 49"W	35.32
C6	39.31	25.00	N44° 17' 11"W	35.39
C7	39.23	25.00	S45° 42' 49"W	35.32
C8	39.31	25.00	N44° 17' 11"W	35.39

LEGAL DESCRIPTION

That certain parcel of land situated in the West Half of the Southwest Quarter of Section 21, T10S, R8W, Calcasieu Parish, Louisiana, said parcel containing 18.475 Acres and being more fully described as follows:
Commencing at the intersection of the centerline of South Park Road (60' Right of Way) and the centerline of Smith Road (60' Right of Way); Thence North 00°48'47" East a distance of 753.89 feet; to the Point of Beginning (P.O.B.)
Thence North 00°48'47" East a distance of 597.08 feet;
Thence South 89°20'11" East a distance of 1205.09 feet;
Thence South 00°45'49" West a distance of 17.59 feet;
Thence South 89°14'11" East a distance of 138.67 feet;
Thence South 00°42'17" West a distance of 612.90 feet;
Thence North 89°14'11" West a distance of 139.30 feet;
Thence North 00°45'49" East a distance of 33.41 feet;
Thence North 89°20'11" West a distance of 1205.61 feet to the Point of Beginning (P.O.B.)



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

CALCASIEU PARISH CLERK OF COURT
RECORDED DATE: 07/28/2016
FILE NO.: 3239075
BOOK: 49 PAGE: 39

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 L.A. R.S. 33:5051 the Rules of Professional Conduct set forth by the L.S.B.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

TOTAL NUMBER OF LOTS	76
AREA OF LOTS	13.5 ACRES
AREA OF RIGHT OF WAY	3.3 ACRES
AVERAGE LOT SIZE	7,738 SQ FT
COMMON/DETENTION AREA	1.3 ACRES
AREA DONATED TO LAKE CHARLES	0.4 ACRES
MINIMUM LOT FRONTAGE	34.8 FEET
TOTAL AREA OF DEVELOPMENT	18.5 ACRES
PARTIAL AREA ZONING	MIXED USE X

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.

BASIS OF BEARINGS:

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

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.
- "A FINAL PLAT OF BEAU BLANC ESTATES PHASE 1, A RESIDENTIAL SUBDIVISION, LOCATED IN SECTION 21, T10S, R8W, CALCASIEU PARISH, LOUISIANA AND CITY OF LAKE CHARLES," DATED JUNE 1, 2015 BY PAUL L. MIERS ENGINEERING, LLC.

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 2 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 GUIDRY, MANAGING PARTNER

LEGEND

- STREET R/W
- EASEMENT
- LIMITS OF DEVELOPMENT
- CITY 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

A FINAL PLAT OF

BEAU BLANC ESTATES PHASE 2

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

DATE OF PLAT:
MAY 24, 2016

SCALE: 1" = 60'

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

STATE OF LOUISIANA
Travis P. Laurent
REG. NO. 4992
PROFESSIONAL LAND SURVEYOR
JUL 11 2016
BPN _____ SPN _____
FILE _____ DWG _____