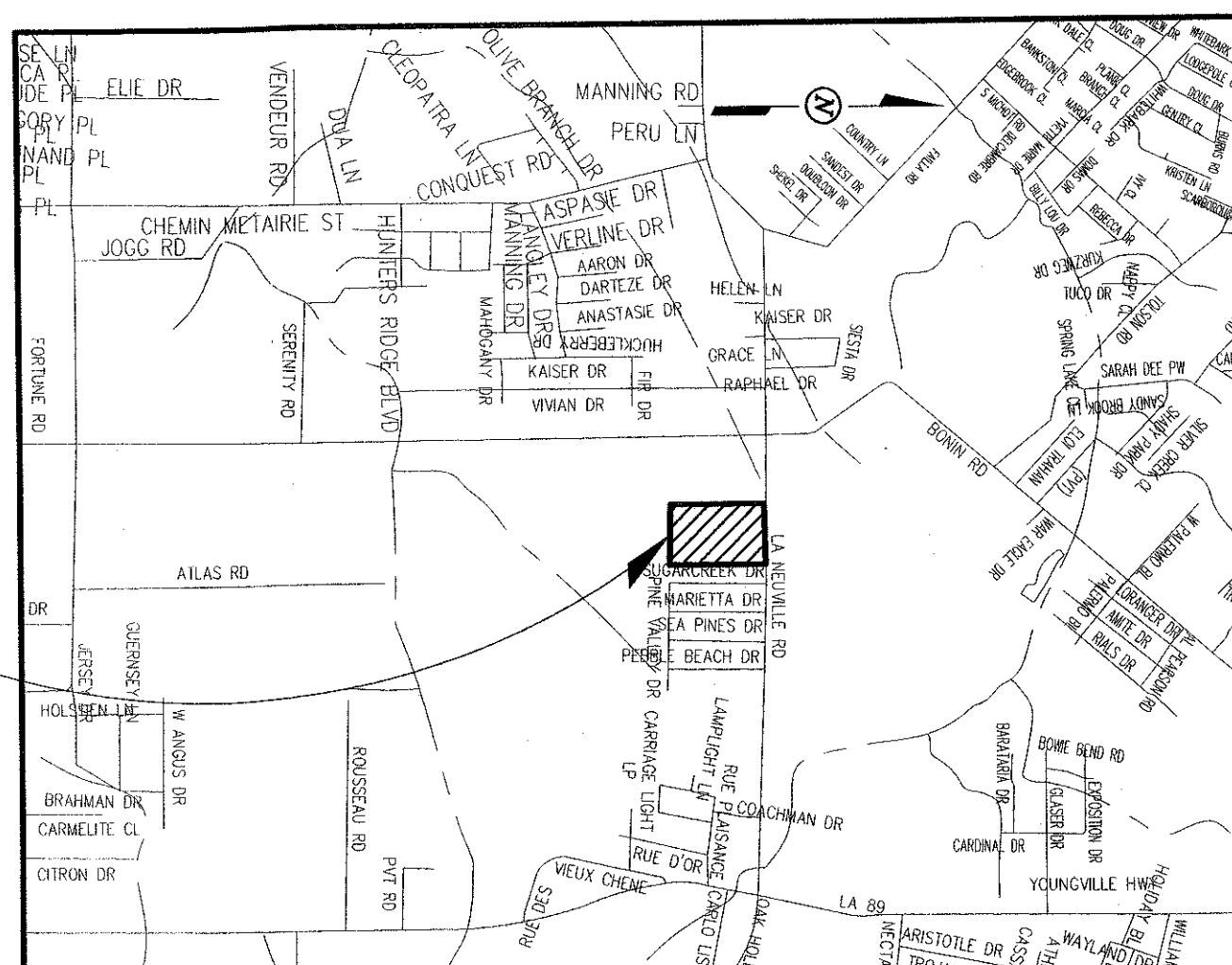
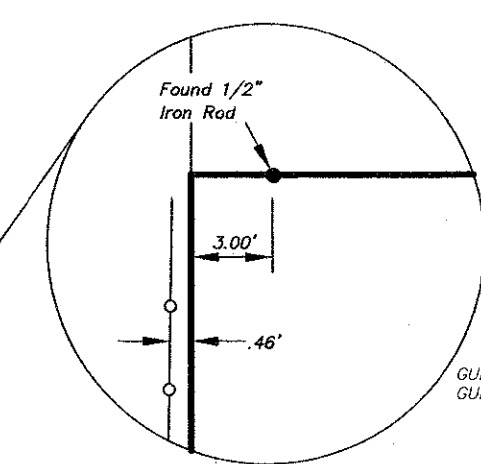


**LEGAL DESCRIPTION**

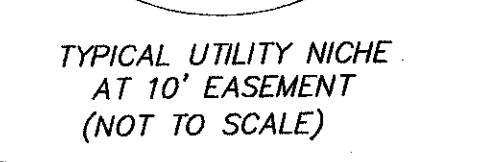
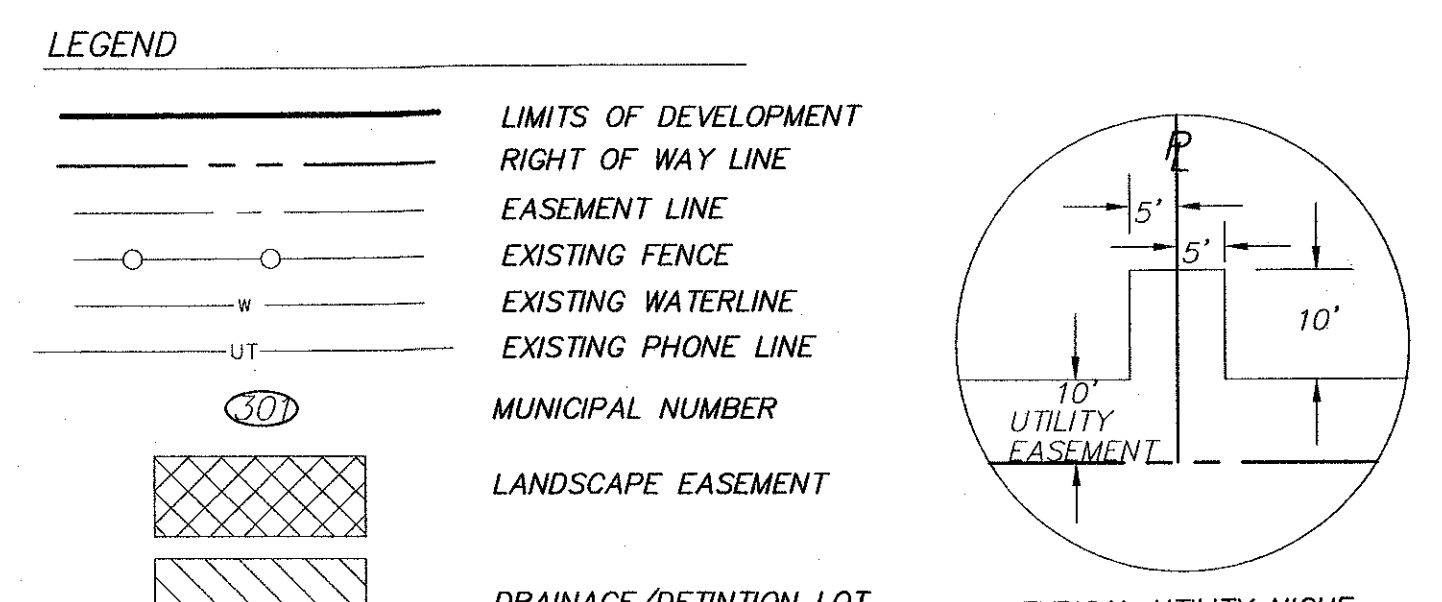
THAT CERTAIN PARCEL OF LAND LOCATED IN SECTION 30, TOWNSHIP 10 SOUTH, RANGE 5 EAST, CITY OF BROUSSARD, LAFAYETTE PARISH, LOUISIANA CONTAINING 17.794 ACRES AND BEING MORE FULLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF LA NEUVILLE ROAD AND THE WESTERLY RIGHT OF WAY LINE OF SUGARCREEK DRIVE (60' R/W), THENCE NORTH 89° 34' 27" WEST A DISTANCE OF 24.85 FEET TO THE POINT OF BEGINNING.

THENCE PROCEED ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE 39.12 FEET, A CHORD BEARING OF SOUTH 44° 44' 43" EAST AND A CHORD DISTANCE OF 35.25 FEET;  
 THENCE PROCEED ALONG THE WESTERLY RIGHT OF WAY LINE OF SUGARCREEK DRIVE SOUTH 00°05'00" WEST A DISTANCE OF 1175.95 FEET;  
 THENCE NORTH 89°22'29" WEST A DISTANCE OF 647.38 FEET;  
 THENCE NORTH 00°12'16" EAST A DISTANCE OF 1198.54 FEET;  
 TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF LA NEUVILLE ROAD;  
 THENCE PROCEED ALONG SAID RIGHT OF WAY SOUTH 89°34'27" EAST A DISTANCE OF 619.98 FEET TO THE POINT OF BEGINNING.



**VICINITY MAP**  
 SCALE: 1" = 2000'



**APPROVED FOR RECORDATION**  
 BROUSSARD CITY PLANNING  
 Date: 8-13-13

**OWNER/DEVELOPER NOTES**  
 Date: 8-13-13

The utility servitudes/easements are herein 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 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/power 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 & supercedes any previous agreement between the developer, the City of Broussard and utility provider.

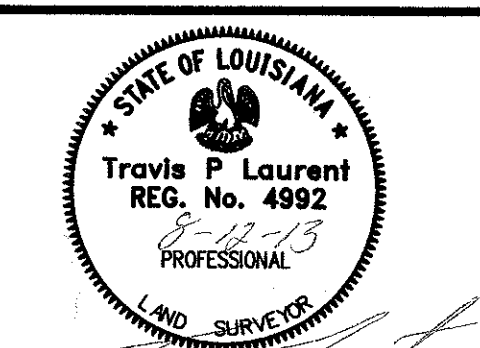
TOTAL NUMBER OF LOTS	52
AREA OF LOTS	14.922 ACRES
AREA OF DEDICATED R/W AND LIFT STATION	1.355 ACRES
AREA OF DEDICATED POND	1.517 ACRES
MINIMUM LOT SIZE RESIDENTIAL	5,500 SQ. FT. (LOTS 2-21)
MINIMUM LOT FRONTAGE RESIDENTIAL	50.00' (LOTS 2-21)
TOTAL AREA OF DEVELOPMENT	17.794 ACRES

**FLOOD NOTE:**

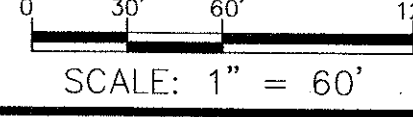
THIS PROPERTY LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN), AS SAID PROPERTY PLOTS BY SCALE ON THE FLOOD INSURANCE RATE MAP FOR LAFAYETTE PARISH, LOUISIANA AND INCORPORATED AREAS, MAP NUMBER 22055C08G, EFFECTIVE DATE: JANUARY 19, 1996, AND ZONE X AS SAID PROPERTY PLOTS BY SCALE ON THE REVISED PRELIMINARY FLOOD INSURANCE RATE MAP FOR LAFAYETTE PARISH, LOUISIANA AND INCORPORATED AREAS MAP NUMBER 22055C0170J DATED SEPTEMBER 6, 2011.

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 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.

A FINAL PLAT OF  
**CRYSTAL COVE**  
 "A RESIDENTIAL DEVELOPMENT"  
 LOCATED IN SECTION 30, T10S, R5E,  
 CITY OF BROUSSARD  
 LAFAYETTE PARISH, LOUISIANA



DATE OF PLAT:  
 JULY 29, 2013



**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

LAFAYETTE PARISH

L.V.C. GOLF COURSE

LEMANC WILLIAM NOLAN P

**REFERENCE PLATS:**

- "PLAT OF SURVEY SHOWING SERVITUDE TO BE ACQUIRED FROM DALTON HERNANDEZ" LOCATED IN SECTION 30, T-10-S, R-5-E, SOUTHWESTERN LAND DISTRICT, LAFAYETTE PARISH, LOUISIANA. PREPARED BY DUBROC ENGINEERING, INC. CONSULTING ENGINEERS AND SURVEYORS. DATED NOVEMBER 20, 2000.
- "A MAP OF SURVEY SHOWING PROPERTY AND IMPROVEMENTS OF BRIAN PAUL GUILBEAU" LOCATED IN SECTION 30, T-10-S, R-5-E, LAFAYETTE PARISH, LOUISIANA. PREPARED BY RANDALL J. HEBERT & ASSOCIATES, INC. CONSULTING ENGINEERS AND LAND SURVEYORS. DATED MAY 27, 1985.
- "PLAT OF SURVEY SHOWING PARTITION OF PROPERTY OF REISE BOUDREAUX" LOCATED IN SECTION 30, T-10-S, R-5-E, LAFAYETTE PARISH, LOUISIANA. PREPARED BY EDMOND E. DUPRE, JR., INC., LAND SURVEYOR. DATED MARCH 30, 1993, REVISED JUNE 15, 1993.
- "PRELIMINARY AND FINAL PLAT SHOWING PARTITION OF PROPERTY OF BRIAN PAUL GUILBEAU & CHRISTINE GUILBEAU" LOCATED IN SECTION 30, T-10-S, R-5-E, LAFAYETTE PARISH, LOUISIANA. SURVEYED BY C.P.S. ENGINEERING AND LAND SURVEYING, INC. DATED MAY 15, 2007, REVISED JUNE 22, 2007.
- "A REVISED AND FINAL MAP OF FAIRWAY VILLAGE, A RESIDENTIAL SINGLE FAMILY AND TOWNHOUSE DEVELOPMENT" LOCATED IN SECTION 30, T-10-S, R-5-E, LAFAYETTE PARISH, LOUISIANA. ORIGINAL PLAT PREPARED BY ROLAND W. LAURENT AND ASSOCIATES, INC. DATED APRIL 1, 1982, REVISED SEPTEMBER 13, 1993. REVISIONS TO PLAT MADE BY R. DOUGLAS MCGEE & ASSOCIATES, LTD., CONSULTING ENGINEERS & LAND SURVEYORS.

**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.
- SURVEYOR CAN NOT BE HELD LIABLE FOR THE LOCATION OF UTILITIES NOT SHOWN. ONLY ABOVE GROUND UTILITIES ARE SHOWN.

**DRAINAGE NOTE**

1. THIS DEVELOPMENT IS DESIGNED AND APPROVED WITH AN OPEN DITCH DRAINAGE SYSTEM FOR LOTS 1-21 AND, AS SUCH, THE INSTALLATION OF A SUBSURFACE DRAINAGE SYSTEM ON THESE LOTS IS PROHIBITED, WITH THE EXCEPTION OF DRIVEWAY CULVERTS.

**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	GEOID MODEL	GEOID09
COORDINATE UNITS	US FT	DIST. AND ELEV. UNITS	US FT.

**TYPES OF IMPROVEMENTS**

STREETS:	24" OPEN DITCH AND 27" CURB AND GUTTER
SEWER:	CITY OF BROUSSARD
WATER:	CITY OF BROUSSARD
ELECTRIC:	SLEMCO
TELEPHONE:	AT&T
CABLE T.V.:	COX CABLE
GAS:	N/A

OWNER/DEVELOPER  
 CRYSTAL COVE, LLC  
 C/O CLIFF GUIDRY  
 1381 CAMELIA BLVD  
 LAFAYETTE, LA 70508

8-12-13	REVISED PER CITY COMMENTS TO ADD LOTS 50,51,52	TPL
DATE	DESCRIPTION	BY
	REVISED	