

**LEGAL DESCRIPTION  
MAPLE CREEK SUBDIVISION  
36.89 Acres**

THAT CERTAIN TRACT OF LAND SITUATED IN SECTION 6, TOWNSHIP 10 SOUTH, RANGE 9 WEST, CALCASIEU PARISH, LOUISIANA, CONTAINING 36.89 ACRES AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH WESTERLY CORNER OF SAID TRACT OF LAND, ALSO KNOWN AS THE POINT OF COMMENCEMENT (POC) AND THE POINT OF BEGINNING (POB),

THENCE SOUTH 89°48'36" EAST A DISTANCE OF 1329.70 FEET;  
THENCE SOUTH 00°11'24" WEST A DISTANCE OF 823.61 FEET;  
THENCE PROCEED ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2141.80 FEET, AN ARC DISTANCE OF 823.66 FEET, A CHORD BEARING OF SOUTH 50°49'38" WEST AND A CHORD DISTANCE OF 818.59 FEET;  
THENCE NORTH 89°22'13" WEST A DISTANCE OF 710.29 FEET;  
THENCE NORTH 00°46'00" EAST A DISTANCE OF 1337.40 FEET TO THE POINT OF BEGINNING (POB).

KAP HOLDINGS SULPHUR LLC  
C/O KEITH ALAN FORTIE  
4210 E. FAIRVIEW AVE  
SULPHUR, LA 70663

CITY OF SULPHUR  
PO BOX 1309  
SULPHUR, LA 70664

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SULPHUR, LA 70664

BERNARD BRELAND  
11 DRIFTWOOD DR  
SULPHUR, LA 70663

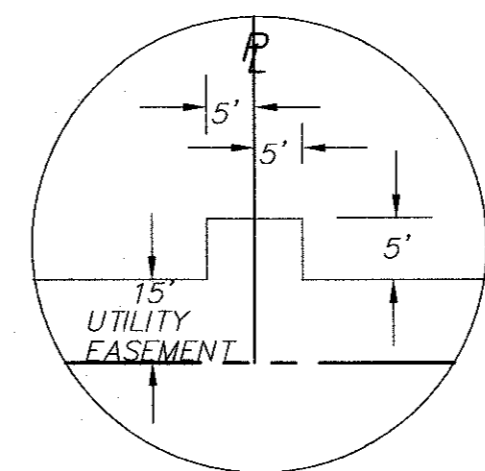
GARY BERTRAND  
11 DRIFTWOOD DR  
SULPHUR, LA 70663

CRYSTAL OLIVER  
9 DRIFTWOOD DR  
SULPHUR, LA 70663

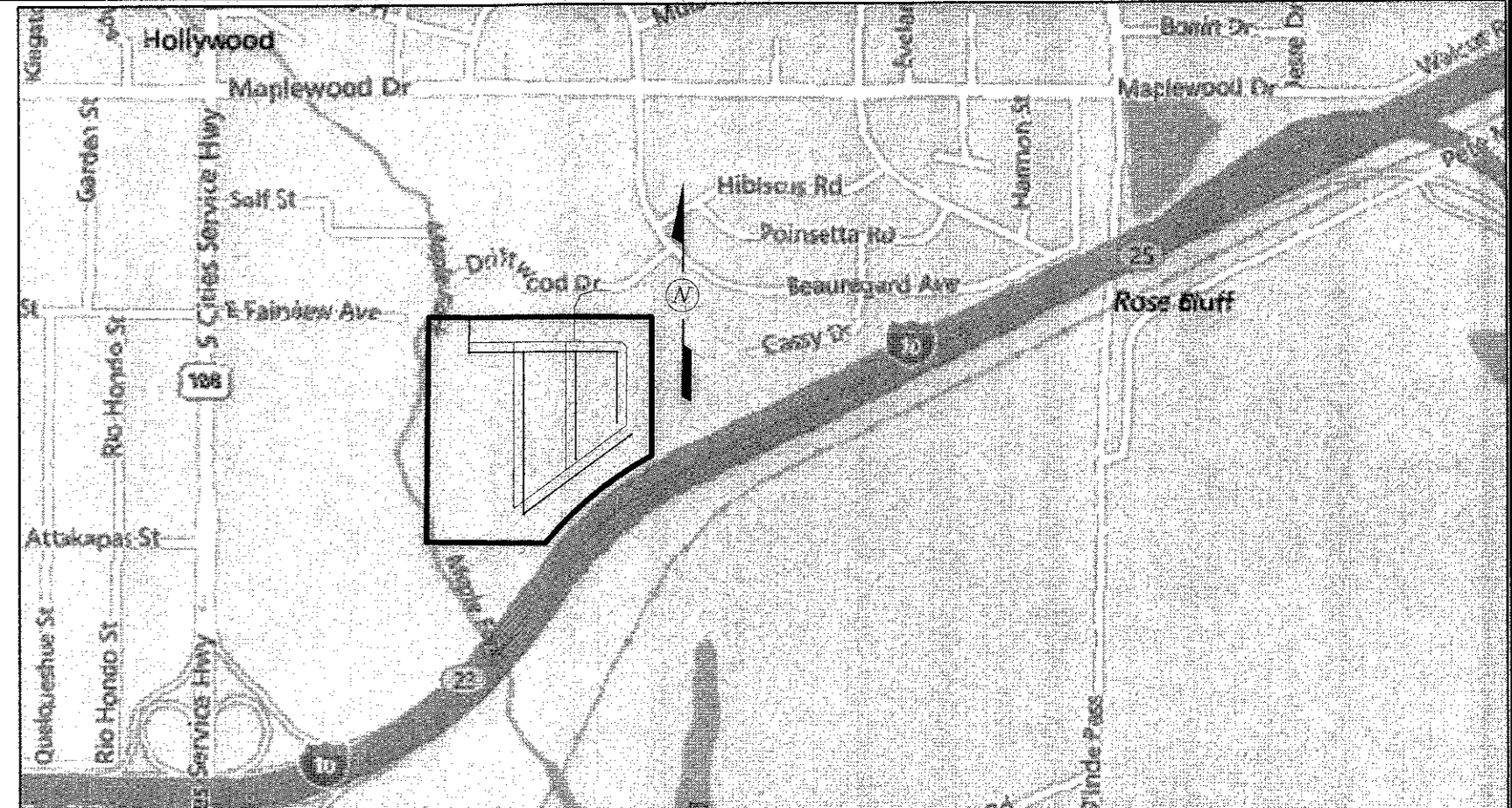
CHARLES MCALLEN  
SULPHUR, LA 70664

ERNEST PARSONS  
LAKE RD  
LAKE CHARLES  
LA 70607

PALVEST INC.  
2701 MAPLEWOOD DRIVE  
SULPHUR, LA 70663

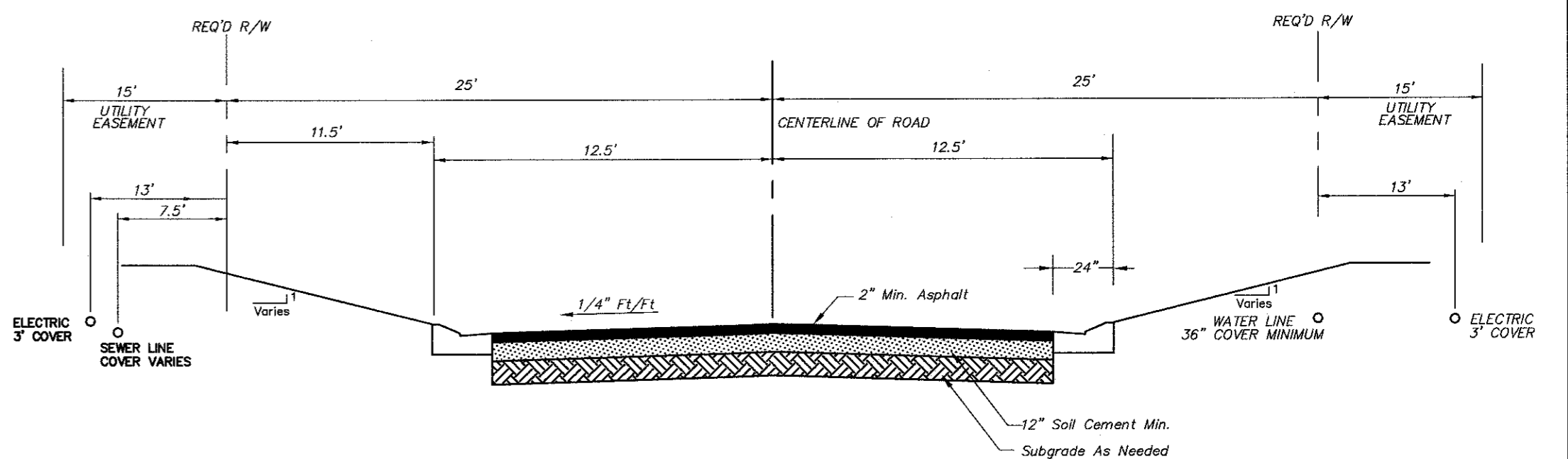


TYPICAL UTILITY NICHE  
AT 15' EASEMENT  
(NOT TO SCALE)



VICINITY MAP

SCALE: 1" = 2000'



TYPICAL CROSS SECTION

Curve #	Length	Radius	Chord Bearing	Chord Distance
C1	39.27	25.00	S45° 11' 24" W	35.36
C2	39.27	25.00	N44° 48' 36" W	35.36
C3	8.84	26.00	S80° 27' 10" W	8.79
C4	59.40	50.00	N71° 11' 10" W	55.97
C5	47.44	50.00	N09° 58' 22" W	45.68
C6	3.74	475.76	N12° 54' 59" E	3.74
C7	3.68	25.00	N04° 24' 26" E	3.68
C8	13.51	25.00	N15° 17' 20" W	13.34
C9	24.83	50.00	N16° 32' 25" W	24.58
C10	54.96	50.00	N29° 10' 38" E	52.24
C11	21.12	50.00	N72° 46' 11" E	20.97
C12	13.51	25.00	N69° 23' 34" E	13.34
C13	8.58	25.00	N44° 05' 12" E	8.53
C14	5.60	50.00	N37° 27' 59" E	5.59
C15	60.14	50.00	N75° 07' 43" E	56.58
C16	66.66	50.00	S32° 13' 13" E	61.83
C17	12.10	50.00	S12° 54' 37" W	12.07
C18	8.58	25.00	S10° 01' 03" W	8.53
C19	39.27	25.00	S44° 48' 36" E	35.36
C20	39.27	25.00	N45° 11' 24" E	35.36

Curve #	Length	Radius	Chord Bearing	Chord Distance
C21	55.10	25.00	N62° 56' 53" W	44.60
C22	23.44	25.00	S27° 03' 07" W	22.59
C23	39.27	25.00	S44° 48' 36" E	35.36
C24	39.27	25.00	N45° 11' 24" E	35.36
C25	55.10	25.00	N62° 56' 53" W	44.60
C26	23.44	25.00	S27° 03' 07" W	22.59
C27	39.27	25.00	S44° 48' 36" E	35.36
C28	60.70	2141.80	S61° 01' 57" W	60.69
C29	70.79	2141.62	S59° 16' 25" W	70.79
C30	60.12	2141.95	S57° 31' 22" W	60.12
C31	60.04	2141.65	S55° 54' 56" W	60.04
C32	60.00	2141.95	S54° 18' 35" W	60.00
C33	60.02	2141.65	S52° 42' 16" W	60.01
C34	60.07	2141.95	S51° 05' 54" W	60.07
C35	60.18	2141.65	S49° 29' 23" W	60.18
C36	60.34	2141.95	S47° 52' 40" W	60.33
C37	60.54	2141.65	S46° 15' 39" W	60.54
C38	60.80	2141.95	S44° 38' 17" W	60.80
C39	61.11	2141.65	S43° 00' 27" W	61.10
C40	88.96	2141.84	S41° 00' 01" W	88.95

**SETBACK REQUEST**

FRONT SETBACK	20 FEET
REAR SETBACK	10 FEET
SIDE SETBACK	5 FEET
SIDE ON CORNER LOT	15 FEET ON ROAD SIDE, 5 FEET LOT SIDE

**FLOOD NOTES**

THIS PROPERTY LIES WITHIN ZONE AE, ZONE X (SHADED) AND FLOODWAY AS SAID PROPERTY PLOTS ON THE FLOOD INSURANCE RATE MAP FOR CALCASIEU PARISH, LOUISIANA, (UNINCORPORATED AREAS) MAP NUMBER 22019C0452F, EFFECTIVE DATE FEBRUARY 19, 2011.

**OWNER:**

CALCASIEU LAKE DEVELOPMENT  
CO. LLC  
C/O SCOTT B. MOFFETT  
210 DR. MICHAEL DEBAKEY DRIVE  
LAKE CHARLES, LA 70601

**DEVELOPER:**

GUIDRY LAND DEVELOPMENT LLC  
1318 CAMELLIA BLVD  
LAFAYETTE, LA 70508



THIS PLAT IS NOT TO BE USED TO CONVEY INTEREST IN REAL PROPERTY AND DOES NOT REPRESENT AN ON-GROUND SURVEY. THIS PLAT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR ISSUANCE OF A PERMIT.

**PRELIMINARY PLAT  
MAPLE CREEK SUBDIVISION**

"A RESIDENTIAL DEVELOPMENT"  
LOCATED IN SECTION 6, T10S, R9W,  
CITY OF SULPHUR, CALCASIEU, LOUISIANA

DATE OF PLAT:  
JULY 11, 2016

**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

BPN	4364
SPN	
FILE	D
DWG	

**LEGEND**

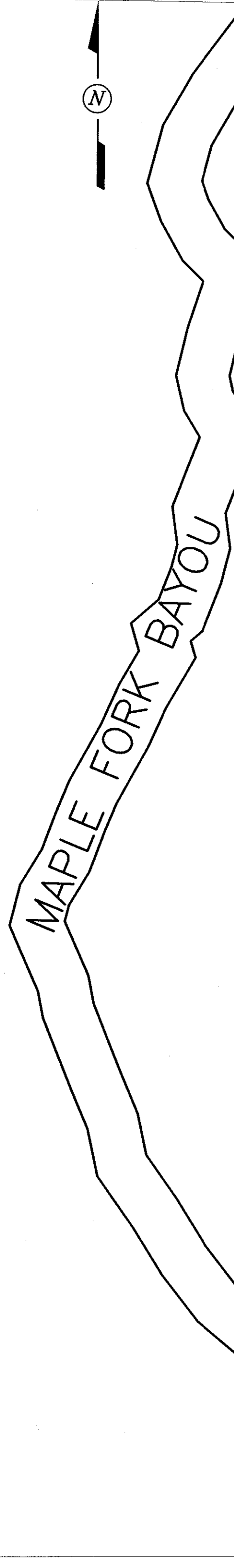
- STREET R/W
- EASEMENT
- LIMITS OF DEVELOPMENT
- MUNICIPAL NUMBER
- CURRENT FLOODWAY
- CURRENT ZONE AE
- CURRENT ZONE X SHADED

**GENERAL NOTES**

TOTAL NUMBER OF LOTS	97
AREA OF LOTS	21.56 ACRES
AREA OF RIGHT OF WAY	4.67 ACRES
AVERAGE LOT SIZE	9,682 SQ FT
MINIMUM LOT FRONTAGE	53.23 SQ FT (LOT 16)
TOTAL AREA OF DEVELOPMENT	36.89 ACRES

**TYPES OF IMPROVEMENTS**

- STREETS: 25' CURB AND GUTTER ASPHALT
- SEWER: CITY OF SULPHUR
- WATER: CITY OF SULPHUR
- ELECTRIC: ENERGY (UNDERGROUND)
- TELEPHONE: AT&T OR OTHER
- CABLE T.V.: IF AVAILABLE
- GAS: ATMOS IF AVAILABLE
- SIDEWALK: NONE



LADIS LLC, RD.  
SULPHUR, LA 70663

JUANITA MILLER  
C/O LINDA GREEN  
803 S. WASHINGTON ST.  
LAFAYETTE, LA 70503

MARGARETTE PARROTT  
C/O GLENN PARROTT  
2012 OWENS ST.  
LAFAYETTE, LA 70517

ROSSER POWERS  
3546 HERBERT DR  
SULPHUR, LA 70663

SIMON HUNAL  
C/O JOYCE MOFFETT  
4101 PLEASANT DR  
LAKE CHARLES, LA 70605

