

LEGAL DESCRIPTION

THAT CERTAIN PARCEL OF LAND SITUATED IN SECTION 9, TOWNSHIP 11 SOUTH, RANGE 5 EAST, CITY OF BROUSSARD, LAFAYETTE PARISH, LOUISIANA, CONTAINING 22.59 ACRES AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WESTERLY RIGHT OF WAY LINE OF MARTEAU ROAD AND THE SOUTH EASTERLY POINT OF PAIGE PLACE PHASE I, SAID POINT BEING ON SAID RIGHT OF WAY LINE, ALSO KNOWN AS THE POINT OF COMMENCEMENT (POC) AND THE POINT OF BEGINNING (POB).

THENCE NORTH 89°23'28" WEST A DISTANCE OF 671.29 FEET;
 THENCE SOUTH 00°32'53" WEST A DISTANCE OF 10.32 FEET;
 THENCE SOUTH 00°46'05" WEST A DISTANCE OF 426.26 FEET;
 THENCE NORTH 89°28'37" WEST A DISTANCE OF 229.91 FEET;
 THENCE SOUTH 00°06'20" WEST A DISTANCE OF 84.98 FEET;
 THENCE PROCEED ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.02 FEET, A CHORD BEARING OF SOUTH 44°36'38" EAST AND A CHORD DISTANCE OF 35.18 FEET;
 THENCE SOUTH 00°40'24" WEST A DISTANCE OF 50.00 FEET;
 THENCE NORTH 89°19'36" WEST A DISTANCE OF 100.00 FEET;
 THENCE NORTH 00°40'24" EAST A DISTANCE OF 50.00 FEET;
 THENCE NORTH 89°19'36" WEST A DISTANCE OF 6.45 FEET;
 THENCE NORTH 00°40'24" EAST A DISTANCE OF 109.52 FEET;
 THENCE NORTH 89°28'37" WEST A DISTANCE OF 193.28 FEET;
 THENCE NORTH 00°06'14" EAST A DISTANCE OF 1054.99 FEET;
 THENCE NORTH 00°07'10" WEST A DISTANCE OF 734.06 FEET;
 THENCE SOUTH 46°32'13" EAST A DISTANCE OF 171.33 FEET;
 THENCE SOUTH 44°04'53" EAST A DISTANCE OF 226.89 FEET;
 THENCE SOUTH 44°13'49" EAST A DISTANCE OF 66.65 FEET;
 THENCE SOUTH 57°18'35" WEST A DISTANCE OF 51.39 FEET;
 THENCE SOUTH 00°05'17" WEST A DISTANCE OF 495.52 FEET;
 THENCE SOUTH 89°24'14" EAST A DISTANCE OF 573.19 FEET;
 THENCE SOUTH 52°46'39" EAST A DISTANCE OF 118.86 FEET;
 THENCE SOUTH 50°29'37" EAST A DISTANCE OF 199.09 FEET;
 THENCE PROCEED ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 19.42 FEET, A CHORD BEARING OF NORTH 22°51'38" EAST AND A CHORD DISTANCE OF 18.93 FEET;
 THENCE SOUTH 00°36'41" WEST A DISTANCE OF 248.19 FEET TO THE POINT OF BEGINNING.

LEGEND

- STREET R/W
- EASEMENT
- LIMITS OF DEVELOPMENT
- (30) MUNICIPAL NUMBER
- SET 1/2" IRON ROD
- ▨ FLOOD ZONE A
- ▨ COMMON AREA RESERVED BY DEVELOPMENT

GENERAL NOTES

TOTAL NUMBER OF LOTS	59
AREA OF LOTS	17.43 ACRES
AREA OF RIGHT OF WAY	3.39 ACRES
AVERAGE LOT SIZE	12,868 SQ FT
COMMON AREA	1.77 ACRES
MINIMUM LOT FRONTAGE	60.0' FT (17-19)
MINIMUM LOT SIZE	7782 SQ FT (19)
TOTAL AREA OF DEVELOPMENT	22.59 ACRES

TYPES OF IMPROVEMENTS

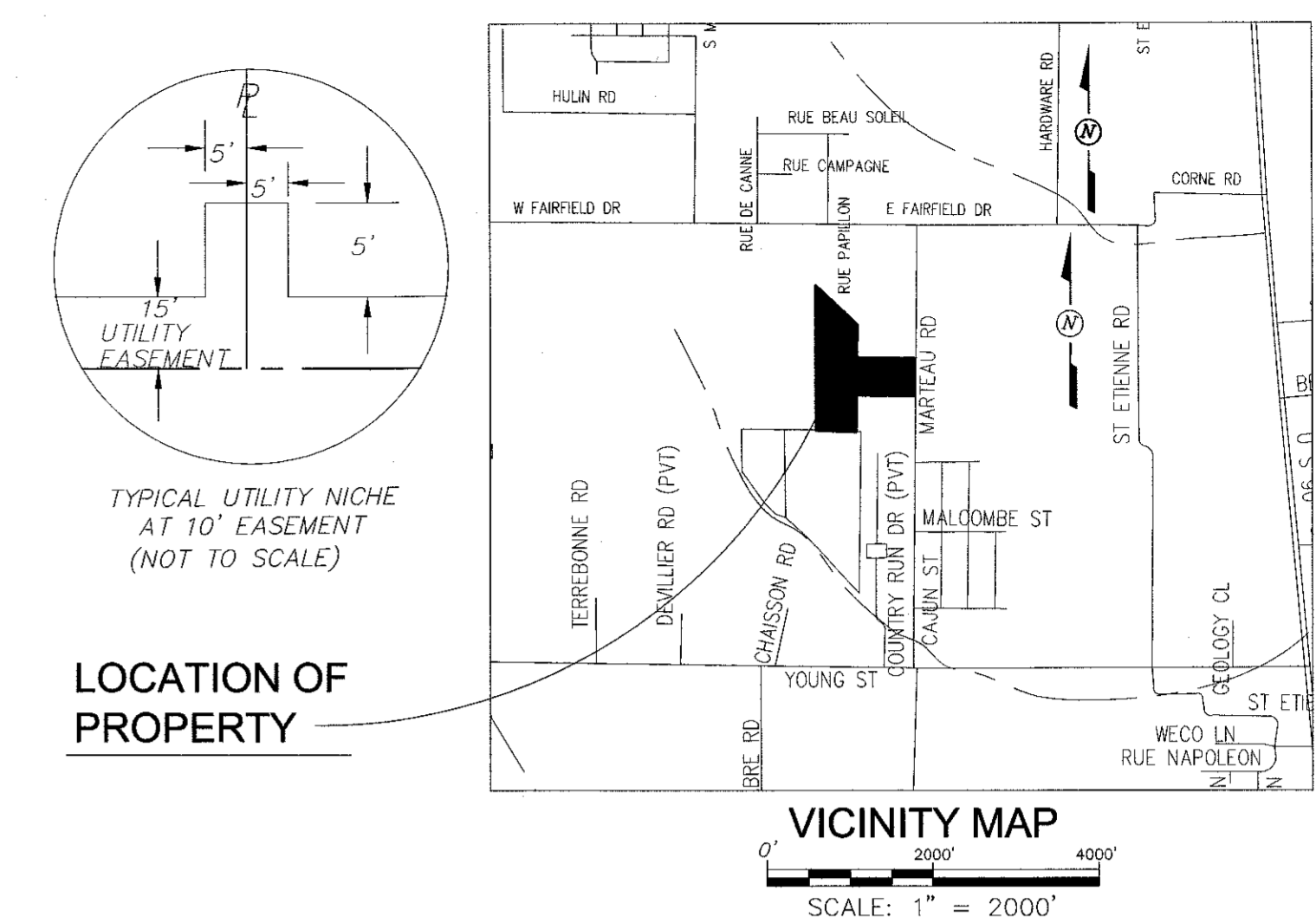
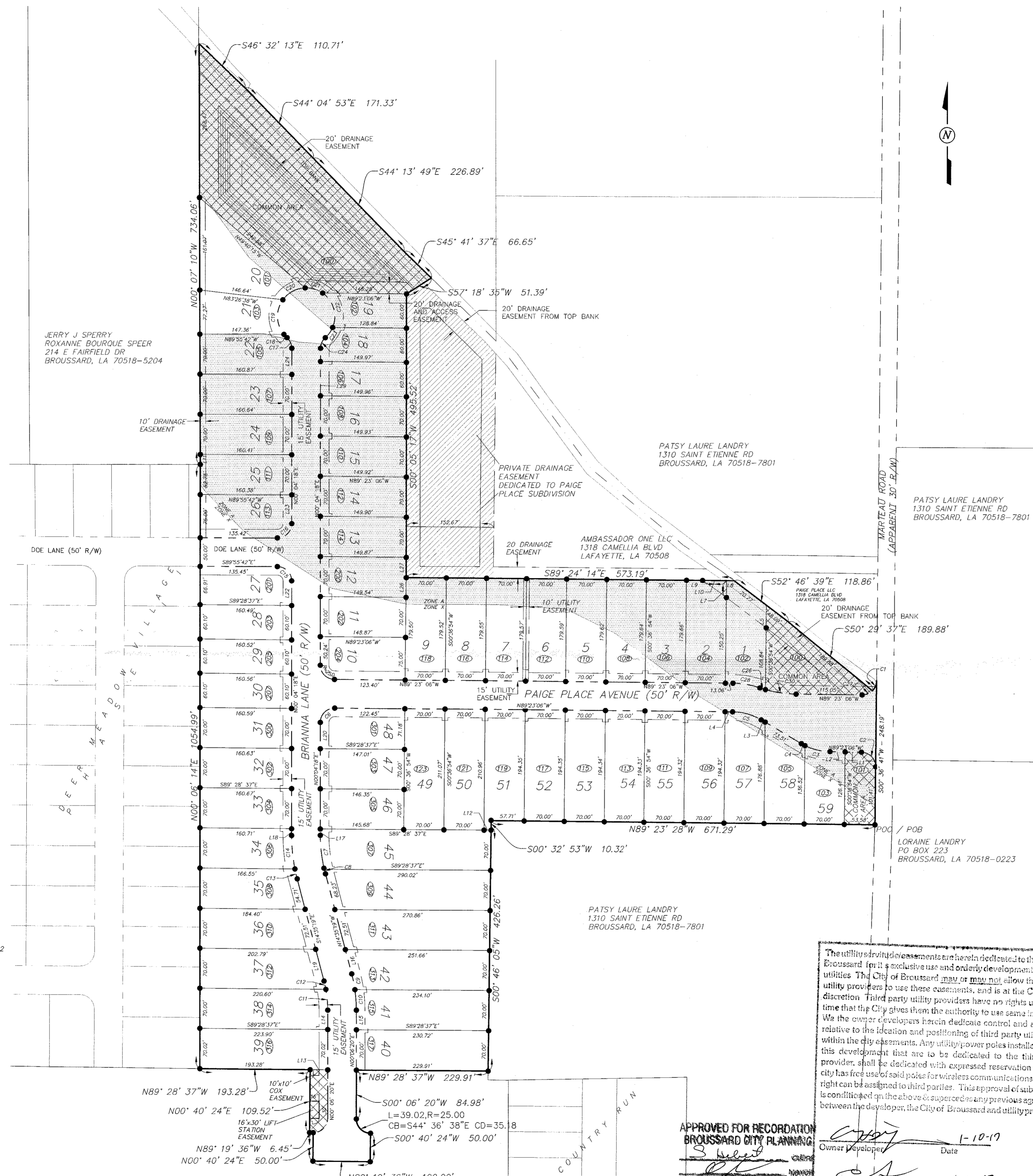
- STREETS: 27' CURB AND GUTTER ASPHALT
- SEWER: CITY OF BROUSSARD
- WATER: CITY OF BROUSSARD
- ELECTRIC: S.L.E.M.C.O. (UNDERGROUND)
- TELEPHONE: AT & T
- CABLE T.V.: COX
- GAS: ATMOS IF AVAILABLE
- SIDEWALK: IF REQUIRED BY CITY

BASIS OF BEARINGS:

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

FLOOD NOTES

THIS PROPERTY LIES WITHIN ZONE A (AREAS WITHIN THE 100 YEAR FLOOD PLAIN WITH NO ELEVATION DETERMINED) AND ZONE X (AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN) AS SAID PROPERTY PLOTS ON THE FLOOD INSURANCE RATE MAP FOR LAFAYETTE PARISH, LOUISIANA, (UNINCORPORATED AREAS) MAP NUMBER 22055C0070G, EFFECTIVE DATE JANUARY 19, 1996. ** A NEW REVISED PRELIMINARY FIRM NO. 22055C0275J DATED SEP. 6, 2011 SHOWS THE REVISED FLOOD ELEVATION TO BE ZONE A AND ZONE X AS WELL.



Curve Table					Line Table		
Curve #	Length	Radius	Chord Direction	Chord Length	Line #	Length	Direction
C1	19.42	25.00	N22° 51' 36"E	18.93	L1	28.57	S89° 23' 06"E
C2	39.27	25.00	S44° 23' 13"E	35.35	L2	26.21	S89° 23' 06"E
C3	45.33	100.00	S76° 23' 55"E	44.94	L3	7.76	S59° 13' 57"E
C4	7.29	100.00	S61° 19' 20"E	7.29	L4	13.06	S89° 23' 06"E
C5	52.63	100.00	S74° 18' 31"E	52.02	L5	39.24	S0° 36' 54"W
C6	39.51	25.00	N45° 20' 36"E	35.52	L7	29.44	S0° 36' 54"W
C7	59.70	250.00	N6° 46' 08"W	59.55	L8	13.19	S89° 24' 14"E
C8	4.27	250.00	N14° 05' 56"W	4.27	L9	28.05	S89° 26' 07"E
C9	28.23	250.00	N11° 21' 15"W	28.21	L10	41.95	S89° 22' 58"E
C10	35.89	250.00	N4° 00' 25"W	35.86	L11	17.25	N0° 07' 10"W
C11	36.35	200.00	S5° 06' 05"E	36.30	L12	12.28	S89° 28' 37"E
C12	14.94	200.00	S12° 26' 54"E	14.94	L13	30.61	N89° 28' 37"W
C13	17.67	300.00	S12° 54' 04"E	17.67	L14	33.87	S0° 06' 20"W
C14	59.09	300.00	S5° 34' 16"E	59.00	L15	34.25	N0° 06' 20"E
C15	39.27	25.00	S44° 55' 42"E	35.36	L16	43.91	N14° 35' 19"W
C16	39.27	25.00	S45° 04' 18"W	35.36	L17	10.93	N0° 04' 18"E
C17	21.03	25.00	S24° 01' 23"E	20.41	L18	11.34	S0° 04' 18"W
C18	7.84	50.00	N43° 37' 34"W	7.83	L19	57.43	S14° 35' 19"E
C19	65.27	50.00	N1° 44' 10"W	60.74	L20	46.18	N0° 04' 18"E
C20	45.70	50.00	N61° 50' 51"E	44.13	L22	43.17	S0° 04' 18"W
C21	32.38	50.00	S73° 24' 51"E	31.82	L23	50.00	S0° 04' 18"W
C22	67.69	50.00	S16° 04' 35"E	62.64	L24	45.70	S0° 04' 18"W
C23	22.30	50.00	S35° 29' 05"W	22.12	L26	34.50	S0° 36' 54"W
C24	21.03	25.00	S24° 10' 00"W	20.41	L27	35.50	S0° 05' 17"W
C26	10.04	200.00	N72° 25' 44"W	10.04			
C27	19.86	25.00	S67° 51' 49"W	19.34			
C28	48.16	150.00	N80° 11' 16"W	47.95			
C30	54.17	200.00	N81° 37' 34"W	54.00			

The utility servitudes 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 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/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 is supported by any previous agreement between the developer, the City of Broussard and utility provider.

APPROVED FOR RECORDATION
 BROUSSARD CITY PLANNING
 [Signature] 1-10-17
 [Signature] 1-10-17
 City of Broussard Date

OWNER
 PAIGE PLACE, LLC
 410 GORDON CROCKETT RD.
 LAFAYETTE, LA 70508
 PH. (337)962-3274

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.P.E.L.S. and conforming to a Class C Survey described therein.



FINAL PLAT
 PAIGE PLACE -- PHASE I
 "A RESIDENTIAL DEVELOPMENT"
 LOCATED IN SECTION 4, T11S, R5E,
 CITY OF BROUSSARD, LOUISIANA

DATE OF PLAT:
 JANUARY 2, 2017
 SCALE: 1" = 100'

PLM 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

BPB 4276
 SPN 01
 FILE D
 DWG