

LOCATION OF PROPERTY

VICINITY MAP
SCALE: 1" = 2000'

- LEGEND**
- LIMITS OF DEVELOPMENT
 - - - RIGHT OF WAY LINE
 - - - EASEMENT LINE
 - - - SEWER LINE
 - - - OVERHEAD ELECTRIC
 - - - WATER LINE
 - FIRE HYDRANT
 - POWER POLE
 - GUY WIRE
 - TELEPHONE
 - SANITARY SEWER MANHOLE
 - LOT NUMBER
 - FOUND PROPERTY CORNER
 - SET PROPERTY CORNER (1/2" IRON ROD)
 - ▨ COMMON AREA/PRIVATE DRAINAGE EASEMENT

LEGAL DESCRIPTION
Village Estates

That certain tract of land situated in Sections 38, Township 11 South, Range 3 East, City of Maurice, Vermilion Parish, Louisiana, said parcel containing 524,333 square feet (12.037 acres) and being more fully described as follows:

Commencing at the intersection of the western Right-of-Way Line of Andre Avenue (50' R/W) and the Southern Right-of-Way of Cat Road (40' R/W), shown as POC, thence proceed North 83°02'52" East a distance of 16.36 feet to the Point of Beginning (POB);

Thence North 83°02'52" East a distance of 461.71 feet; thence South 07°23'54" East a distance of 745.97 feet; thence South 75°48'27" West a distance of 864.00 feet; thence North 16°38'04" East a distance of 916.40 feet; thence proceed along a curve to the right, having a radius of 25.00 feet, an arc distance of 28.98 feet, a chord bearing of North 49°50'28" East and a chord distance of 27.38 feet to the Point of Beginning (POB).

Curve Table

Curve #	Length	Radius	Chord Bearing	Chord Distance
C1	25.82	25.00	N46° 13' 15"E	24.69
C2	54.46	75.00	N55° 00' 21"E	53.27
C3	51.38	75.00	N14° 34' 43"E	50.38
C4	39.46	25.00	N37° 49' 29"E	35.49
C5	39.08	25.00	S52° 10' 31"E	35.22
C6	36.31	25.00	S34° 12' 16"W	33.20
C7	52.72	25.00	N43° 46' 45"W	43.48
C8	28.98	25.00	S49° 50' 28"W	27.38

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 VERMILION PARISH, LOUISIANA AND INCORPORATED AREAS, MAP NUMBER 22113C0225F, EFFECTIVE DATE: JANUARY 19, 2011.

GENERAL NOTES

TOTAL NUMBER OF LOTS	43
AREA OF LOTS	8.95 ACRES
AREA OF DETENTION	1.66 ACRES
AREA OF DEDICATED STREETS	1.43 ACRES
MINIMUM LOT SIZE	0.18 ACRES - LOTS 12-20
MINIMUM LOT FRONTAGE	51.38' - LOT 10
TOTAL AREA OF DEVELOPMENT	12.04 ACRES

BUILDING SETBACKS

FRONT	25'
SIDE	5'
REAR	15'

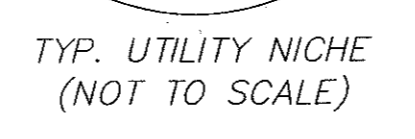
TYPES OF IMPROVEMENTS/OWNER

STREETS	27" CURB AND GUTTER/VILLAGE OF MAURICE
SEWER	GRAVITY/VILLAGE OF MAURICE
WATER	PUBLIC/VILLAGE OF MAURICE
ELECTRIC	UNDERGROUND/ENTERGY
TELEPHONE	AT&T
CABLE	COX
GAS	NONE
SIDEWALKS	NONE

I hereby declare that this plot 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.

WYNN, CATHERINE
328 N. SUNNYSIDE AVE.
SIERRA MADRE, CA 91024-1017

BONIN, MARY ALICE
1215 N. STATE ST.
ABBEVILLE, LA 70510



TYP. UTILITY NICHE (NOT TO SCALE)

L=28.98, R=25.00
CH=27.38 - S49° 50' 28"W
POC

TURNER, MARIETTA BROUSSARD
1028 ANDRE AVE.
MAURICE, LA 70555

TRAHAN, JAMES CURTIS
BROUSSARD, GLADYS
348 ANDRE AVE.
MAURICE, LA 70555

BROUSSARD, DOMNA FAYE
7009 ISAAC
BROUSSARD RD
MAURICE, LA 70555

SUB-SURFACE DRAINAGE NOTE

THIS DEVELOPMENT IS DESIGNED AND APPROVED WITH A SUB-SURFACE DRAINAGE SYSTEM. SHOULD FAILURES IN THE SUB-SURFACE DRAINAGE SYSTEM OCCUR BENEATH HARD SURFACED DRIVEWAYS OR WALKWAYS THAT PROVIDE ACCESS TO LOTS IN THE SUBDIVISION, THE VILLAGE OF MAURICE WILL NOT BE RESPONSIBLE FOR THE COST OF REPAIR OR REPLACEMENT OF SAID DRIVEWAYS OR WALKWAYS IN ORDER TO CORRECT FAILURES IN THE SUB-SURFACE DRAINAGE SYSTEM. THE HOMEOWNER SHALL BE RESPONSIBLE FOR ANY DRIVEWAY/WALKWAY REPAIR/REPLACEMENT COST.

OWNER CERTIFICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL ROADS AND ROAD RIGHTS-OF-WAY, DRAINAGE, AND UTILITY EASEMENTS TO PUBLIC USE.

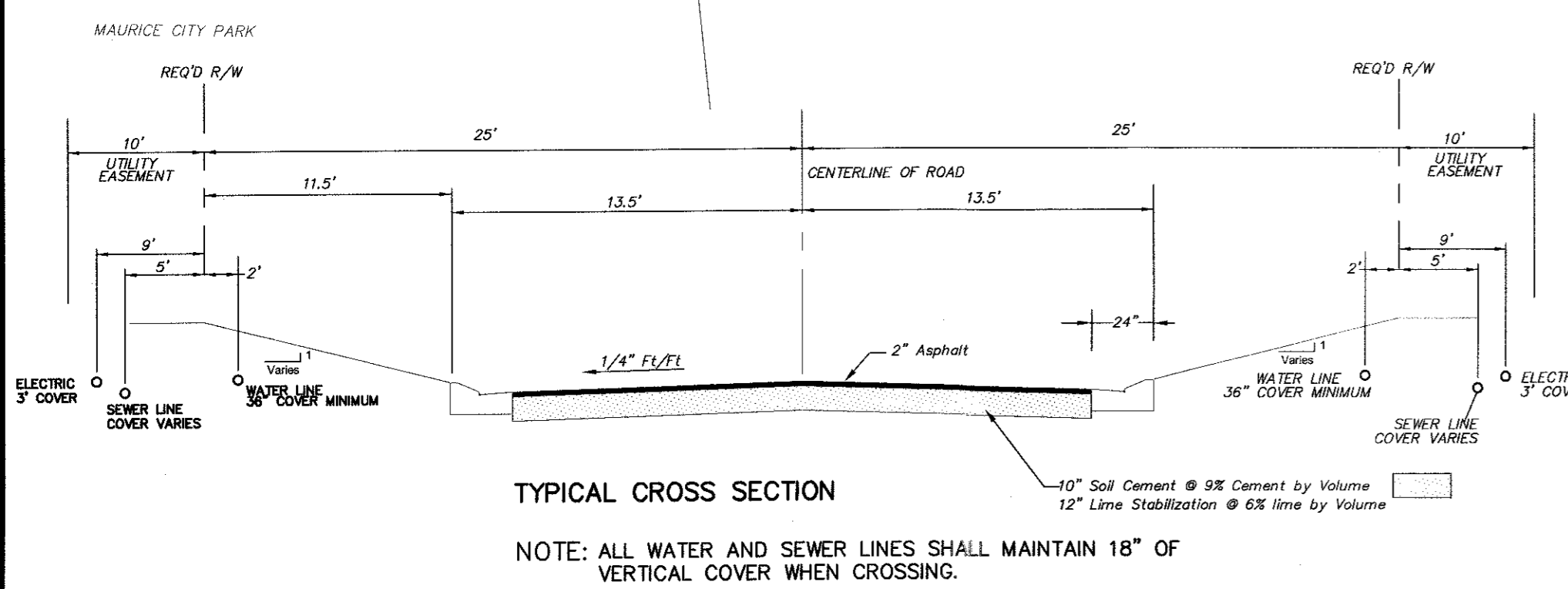
CLIFTON D. GUIDRY

OWNER/DEVELOPER

VILLAGE ESTATES, LLC
C/O CLIFTON D. GUIDRY
1318 CAMELLIA BLVD.
LAFAYETTE, LA 70508
1.337.962.3274 (DIRECT)

DRIVEWAY/CULVERT NOTE

FOR ANY DRIVEWAY CULVERTS PLACED ALONG ANDRE AVE. THE PROPERTY OWNER MUST FIRST OBTAIN A DRIVEWAY PERMIT FROM THE VILLAGE OF MAURICE PRIOR TO INSTALLATION OF CULVERTS IN THE RIGHT-OF-WAY.



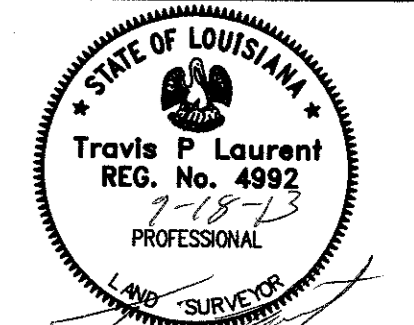
TYPICAL CROSS SECTION

NOTE: ALL WATER AND SEWER LINES SHALL MAINTAIN 18" OF VERTICAL COVER WHEN CROSSING.

A FINAL PLAT OF
VILLAGE ESTATES

"A RESIDENTIAL DEVELOPMENT"

LOCATED IN SECTIONS 1, 38 & 39, T11S, R3E,
VILLAGE OF MAURICE VERMILION PARISH, LOUISIANA
DATE OF PLAT:
AUGUST 22, 2013



SCALE: 1" = 50'

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 3965
SPN 01
FILE 0
DWG