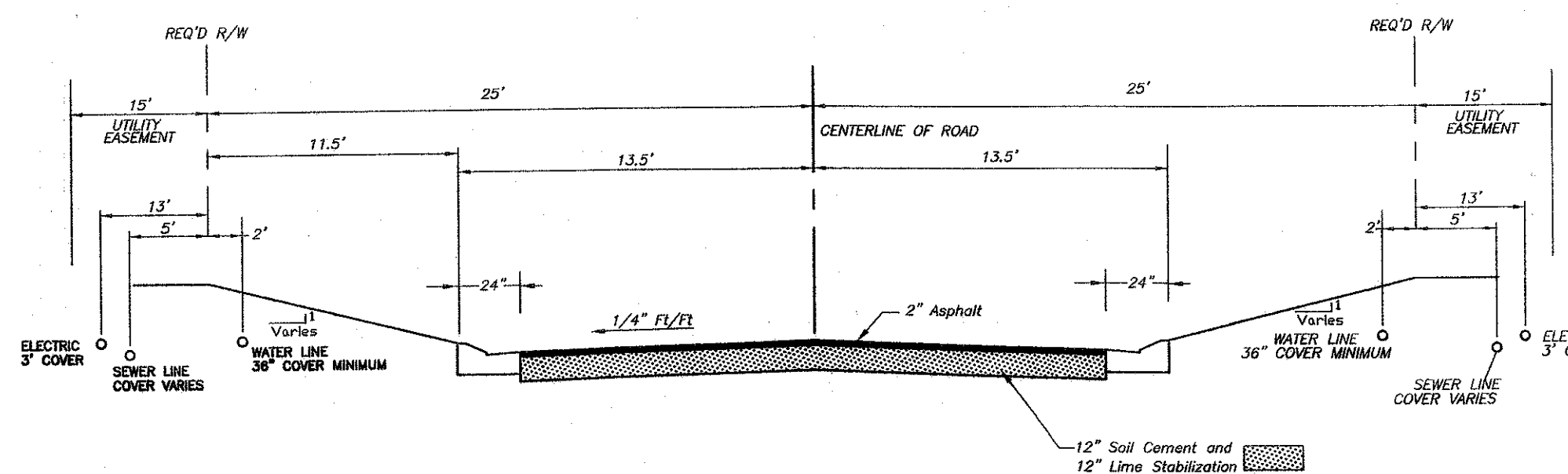
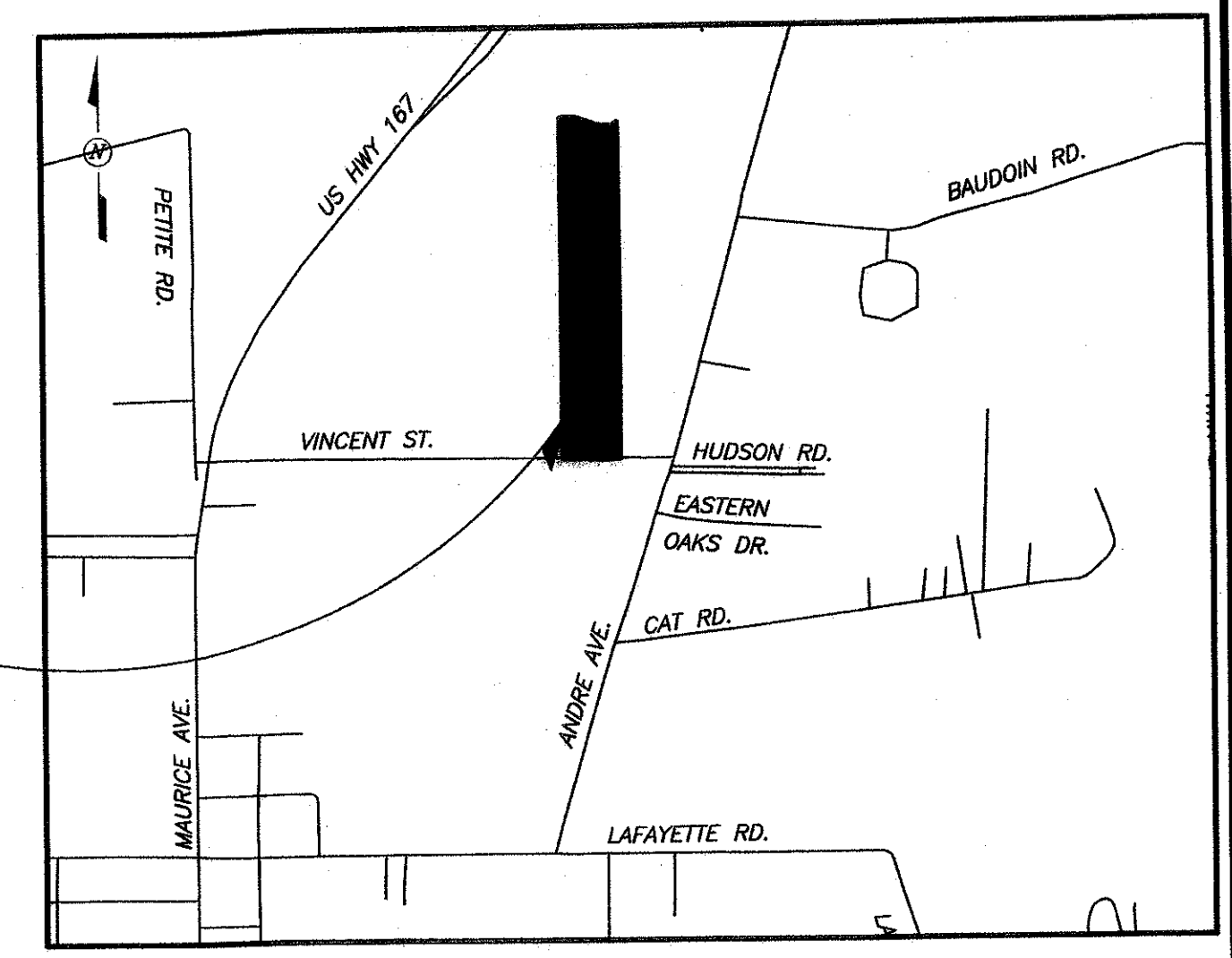
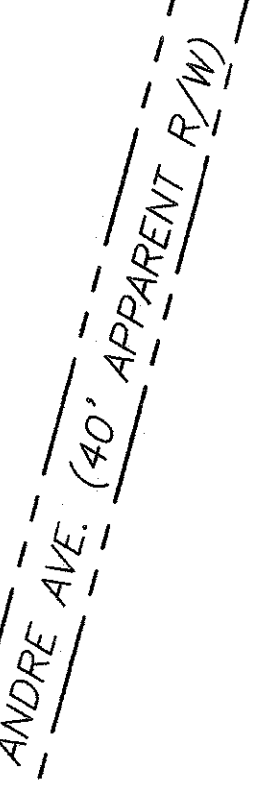
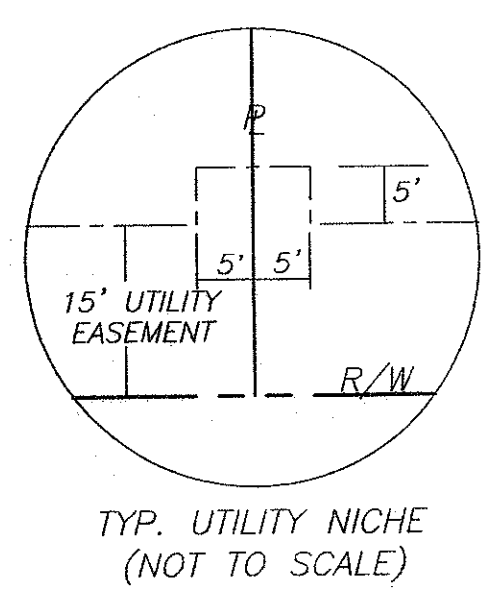
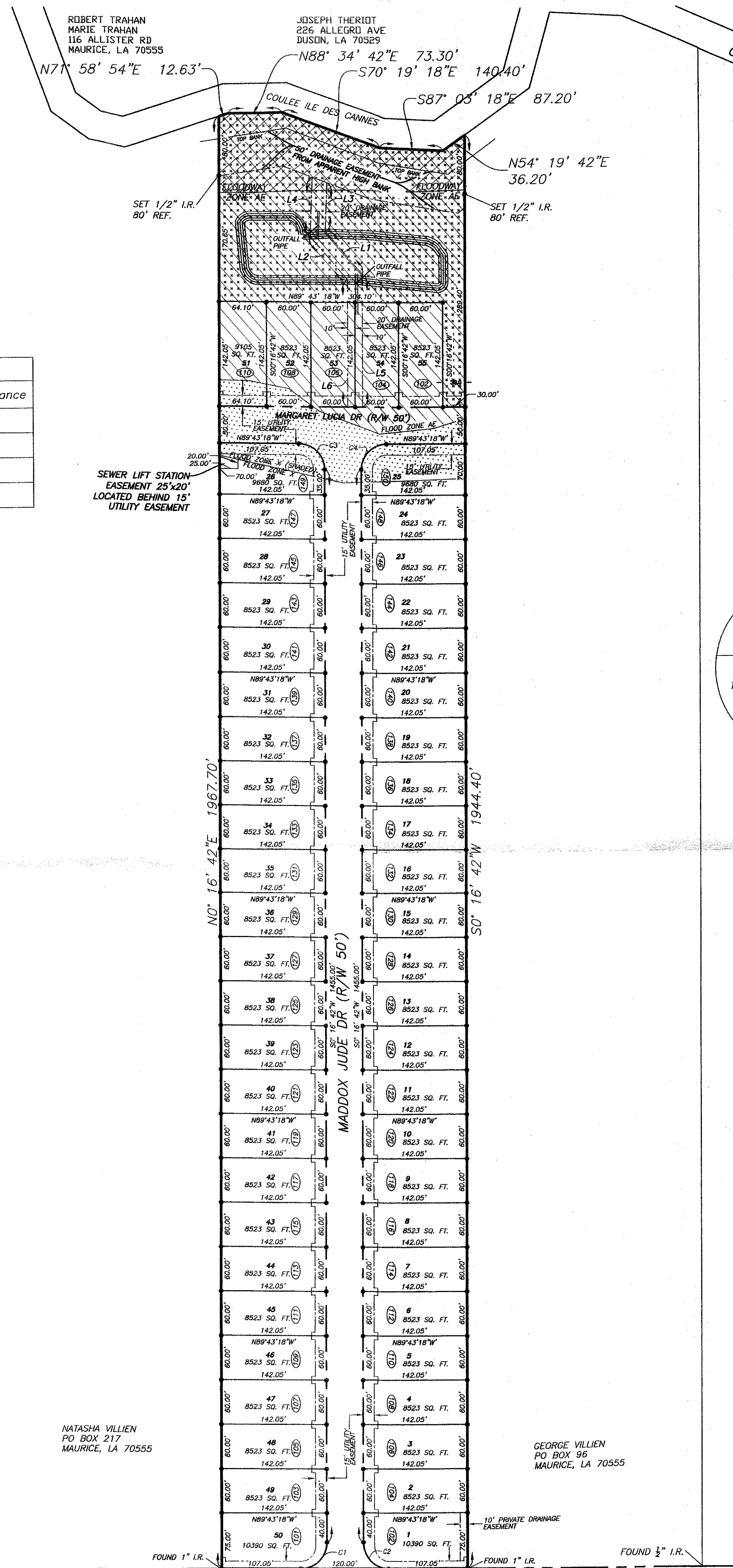


Line #	Length	Direction
L1	76.69	N40° 55' 13"W
L2	77.07	N40° 55' 13"W
L3	66.11	N2° 10' 47"E
L4	80.64	N2° 10' 47"E
L5	180.42	S0° 16' 42"W
L6	172.90	S0° 16' 42"W

Curve #	Length	Radius	Chord Bearing	Chord Distance
C1	54.98	35.00	N45° 16' 42"E	49.50
C2	54.98	35.00	S44° 43' 18"E	49.50
C3	54.98	35.00	N44° 43' 18"W	49.50
C4	54.98	35.00	S45° 16' 42"W	49.50



- 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

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

LEGAL DESCRIPTION

THAT CERTAIN TRACT OF LAND SITUATED IN SECTION 1, TOWNSHIP 11 SOUTH, RANGE 3 EAST, VILLAGE OF MAURICE, VERMILION PARISH, LOUISIANA CONTAINING 14.94 ACRES AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF ANDRE AVE. AND THE NORTHERLY RIGHT OF WAY LINE OF EAST VINCENT ST., BEING KNOWN AS THE POINT OF COMMENCEMENT (P.O.C.), THENCE NORTH 89°43'18" WEST A DISTANCE OF 316.29 FEET TO THE P.O.B. (POINT OF BEGINNING).

THENCE NORTH 89°43'18" WEST A DISTANCE OF 334.10 FEET;
 THENCE NORTH 00°16'42" EAST A DISTANCE OF 1967.70 FEET;
 THENCE NORTH 71°58'54" EAST A DISTANCE OF 12.63 FEET;
 THENCE NORTH 88°34'42" EAST A DISTANCE OF 73.30 FEET;
 THENCE SOUTH 70°19'18" EAST A DISTANCE OF 140.40 FEET;
 THENCE SOUTH 87°03'18" EAST A DISTANCE OF 87.20 FEET;
 THENCE NORTH 54°19'42" EAST A DISTANCE OF 36.20 FEET;
 THENCE SOUTH 00°16'42" WEST A DISTANCE OF 1944.40 FEET TO THE P.O.B.

BUILDING SETBACKS

FRONT* 25'
 SIDE 5'
 REAR 15'

*NOTE: LOTS 1,50,25,26 SHALL HAVE 25' SETBACKS ALONG ALL PUBLIC STREETS.

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.

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.

FLOOD NOTE:

THIS PROPERTY LIES WITHIN ZONES X, X SHADED & AE (100 YEAR BASED FLOOD = 17.0) 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.

ALL NEW CONSTRUCTION OR SUBSTANTIAL IMPROVEMENTS WITHIN SPECIAL FLOOD HAZARD AREAS SHALL COMPLY WITH THE PROVISIONS OF THE VERMILION PARISH FLOOD DAMAGE PREVENTION ORDINANCE LATEST EDITION. ADDITIONAL INFORMATION CAN BE OBTAINED FROM THE VERMILION PARISH FLOODPLAIN ADMINISTRATOR.

REFERENCE PLATS:

- "PLAT SHOWING A SURVEY OF THE PROPERTY OF DR. J.A. VILLIEN ESTATE" LOCATED IN SECTION 1, T-11-S, R-3-E, FOURTH WARD, VERMILION PARISH, LOUISIANA, PREPARED BY NOY LEWIS, DATED DECEMBER 23, 1960, RECORDED IN VERMILION PARISH UNDER ACT NUMBER 158318.

BASIS OF BEARINGS:

BEARINGS AND DISTANCES ARE BASED ON GPS OBSERVATIONS WITH THE FOLLOWING CRITERIA:

COORDINATE SYSTEM	US STATE PLANE 1983	ZONE	LOUISIANA SOUTH 1702
PROJECT DATUM	NAD 1983 (2011)	GEIOD MODEL	GEIOD12A
VERTICAL DATUM	NAVD 88	DIST. AND ELEV. UNITS	US FT.
COORDINATE UNITS	US FT		

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
---	LOT ADDRESS
---	FOUND PROPERTY CORNER
---	SET PROPERTY CORNER (1/2" IRON ROD)
---	COMMON AREA/PRIVATE DRAINAGE EASEMENT
---	FLOODWAY AREA
---	FLOOD ZONE AE
---	FLOOD ZONE X (SHADED)

OWNER/DEVELOPER

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

VERMILION PARISH CLERK OF COURT
 FILE #: 201603086-CO
 RECORDED DATE: 4/11/2016
 PAGES: 0014

GENERAL NOTES

TOTAL NUMBER OF LOTS	55
AREA OF LOTS	10.91 ACRES
AREA OF DETENTION/Common AREA	1.87 ACRES
AREA OF DEDICATED STREETS	2.16 ACRES
MINIMUM LOT SIZE	8523 SQ. FT.
MINIMUM LOT FRONTAGE	60.00'
TOTAL AREA OF DEVELOPMENT	14.94 ACRES

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.

A FINAL PLAT OF
VINCENT TRACE
 "A RESIDENTIAL SUBDIVISION DEVELOPMENT"

LOCATED IN SECTION 1, T11S, R3E, VILLAGE OF MAURICE VERMILION PARISH, LOUISIANA

DATE OF PLAT:
 MARCH 2, 2016

SCALE: 1" = 100'

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	4142
SPN	01
FILE	D
DWG	

DATE	DESCRIPTION	BY
	REVISED	

NATASHA VILLIEN
 PO BOX 217
 MAURICE, LA 70555

GEORGE VILLIEN
 PO BOX 96
 MAURICE, LA 70555

JAMES BROUSSARD
 MARIE JEROUSELLE
 PO BOX 223
 MAURICE, LA 70555

GREGORY MALVEAUX
 PO BOX 123
 YOUNGVILLE, LA 70592

CURTIS CATALON
 MAURICE, LA 70555