

KEITH SAUCIER
GWENDOLYN SAUCIER
4250 IRISH BEND RD
FRANKLIN, LA 70538-3142

DW INVESTMENTS LLC
106 KEVNEY AVE
LAFAYETTE, LA 70501

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LAFAYETTE, LA 70501

LANGLINAIS RD (Apparent 50' R/W)

LANGLINAIS RD (Apparent 70' R/W)

POC

LOCATION OF PROPERTY

Line #	Length	Direction
L1	179.22	N83° 19' 34"W
L2	55.28	N81° 05' 10"W
L3	97.16	N59° 05' 29"W
L4	53.50	N74° 05' 59"W
L5	17.30	S51° 29' 06"W
L6	34.28	S36° 51' 29"E
L7	163.40	S57° 46' 47"E
L8	51.31	S67° 06' 54"E
L9	390.83	S54° 14' 22"E
L10	252.39	S52° 07' 08"E
L11	84.29	S34° 31' 57"E
L12	111.82	S12° 08' 13"E
L13	165.02	S38° 22' 47"E
L14	125.46	S70° 00' 14"E
L15	265.86	S77° 18' 31"E
L16	37.58	N80° 05' 44"E
L17	89.84	N68° 14' 38"E
L18	65.87	N53° 52' 01"E
L19	94.50	N25° 02' 57"E
L20	162.19	N09° 04' 00"E
L21	152.84	N13° 25' 23"W
L22	155.76	N21° 39' 31"W
L23	120.52	N29° 39' 46"W
L24	65.95	N43° 36' 34"W
L25	127.57	S51° 26' 03"W
L26	1671.56	S89° 32' 55"E
L27	20.00	N00° 03' 45"E
L28	30.00	S89° 32' 55"E
L29	20.00	S00° 05' 22"W

LEGAL
THAT CERTAIN PARCEL OF LAND SITUATED IN SECTION 21, TOWNSHIP 11 SOUTH, RANGE 5 EAST, LAFAYETTE PARISH, LOUISIANA, SAID PARCEL CONTAINING 37.78 ACRES AND BEING MORE FULLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF VIAULET RD. AND THE CENTERLINE OF LANGLINAIS RD., SAID POINT ALSO BEING KNOWN AS THE POINT OF COMMENCEMENT (POC); THENCE NORTH 89°26'24" WEST A DISTANCE OF 400± FEET, THENCE SOUTH 00°05'22" WEST A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING (POB).
THENCE SOUTH 00°05'22" WEST A DISTANCE OF 20.00 FEET; THENCE SOUTH 00°05'22" WEST A DISTANCE OF 1204.10 FEET; THENCE SOUTH 06°06'34" WEST A DISTANCE OF 50.32 FEET; THENCE NORTH 89°02'32" WEST A DISTANCE OF 664.81 FEET; THENCE SOUTH 01°44'09" WEST A DISTANCE OF 198.07 FEET; THENCE NORTH 38°54'21" WEST A DISTANCE OF 37.99 FEET; THENCE NORTH 33°04'03" WEST A DISTANCE OF 200.70 FEET; THENCE NORTH 29°20'04" WEST A DISTANCE OF 89.82 FEET; THENCE NORTH 29°19'27" WEST A DISTANCE OF 170.82 FEET; THENCE NORTH 23°31'06" WEST A DISTANCE OF 50.93 FEET; THENCE NORTH 18°06'00" WEST A DISTANCE OF 77.50 FEET; THENCE NORTH 14°46'33" EAST A DISTANCE OF 46.51 FEET; THENCE NORTH 24°02'51" WEST A DISTANCE OF 35.11 FEET; THENCE NORTH 50°47'11" WEST A DISTANCE OF 60.91 FEET; THENCE NORTH 53°56'28" WEST A DISTANCE OF 790.37 FEET; THENCE NORTH 00°03'45" EAST A DISTANCE OF 328.22 FEET; THENCE SOUTH 89°32'55" EAST A DISTANCE OF 1671.56 FEET TO THE POINT OF BEGINNING.

FLOOD NOTES
THIS PROPERTY LIES WITHIN ZONE X (AREAS OUTSIDE 500 YEAR FLOOD PLAIN) AS SAID PROPERTY PLOTS ON THE FLOOD INSURANCE RATE MAP FOR LAFAYETTE PARISH, LOUISIANA, (UNINCORPORATED AREAS) MAP NUMBER 22055C0080G, EFFECTIVE DATE JANUARY 19, 1996.
REVISED FIRM PANEL 221055C0275J DATED SEPTEMBER 6, 2011 WHICH ALSO INDICATED THIS LOCATION IN ZONE X.

GENERAL NOTES

TOTAL NUMBER OF LOTS	8
AREA OF COMMON AREA	15.10 ACRES
AREA OF LOTS	21.91 ACRES
AREA OF DEDICATED RIGHT OF WAY	0.77 ACRES
AVERAGE LOT SIZE	2.74 ACRES
MINIMUM LOT FRONTAGE	30 FT (COMMON AREA)
TOTAL AREA OF DEVELOPMENT	37.78 ACRES

GENERAL NOTE
THIS SURVEYOR HAS MADE NO ATTEMPT REGARDING RESEARCH INTO SERVITUDE, EASEMENTS, RIGHT OF WAYS, OR PIPELINES AND SHALL NOT BE FOR SUCH ENCUMBRANCES. IN ADDITION, NO ATTEMPT HAS BEEN MADE BY THIS SURVEYOR TO VERIFY TITLE OR ACTUAL LEGAL OWNERSHIP.

LEGEND

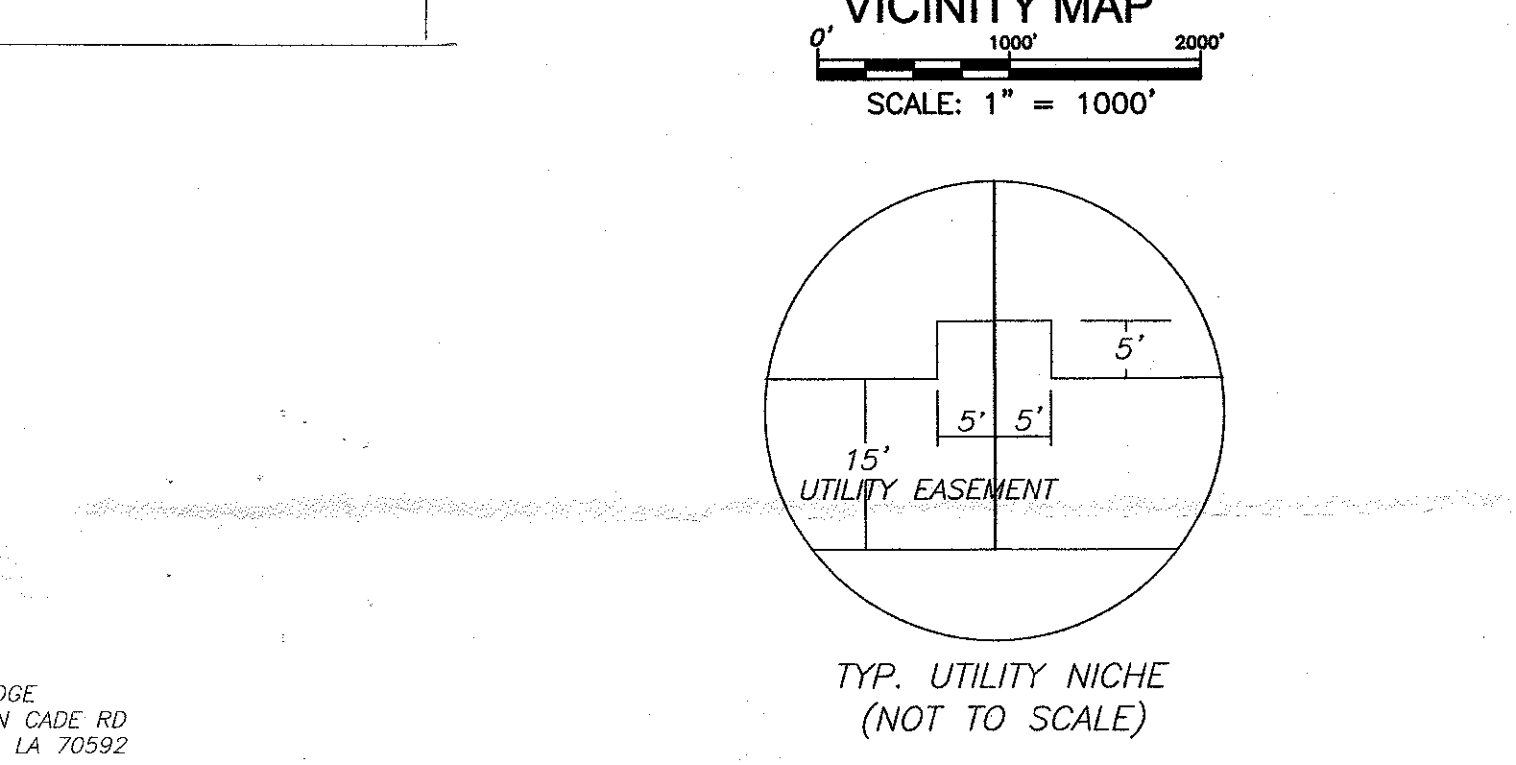
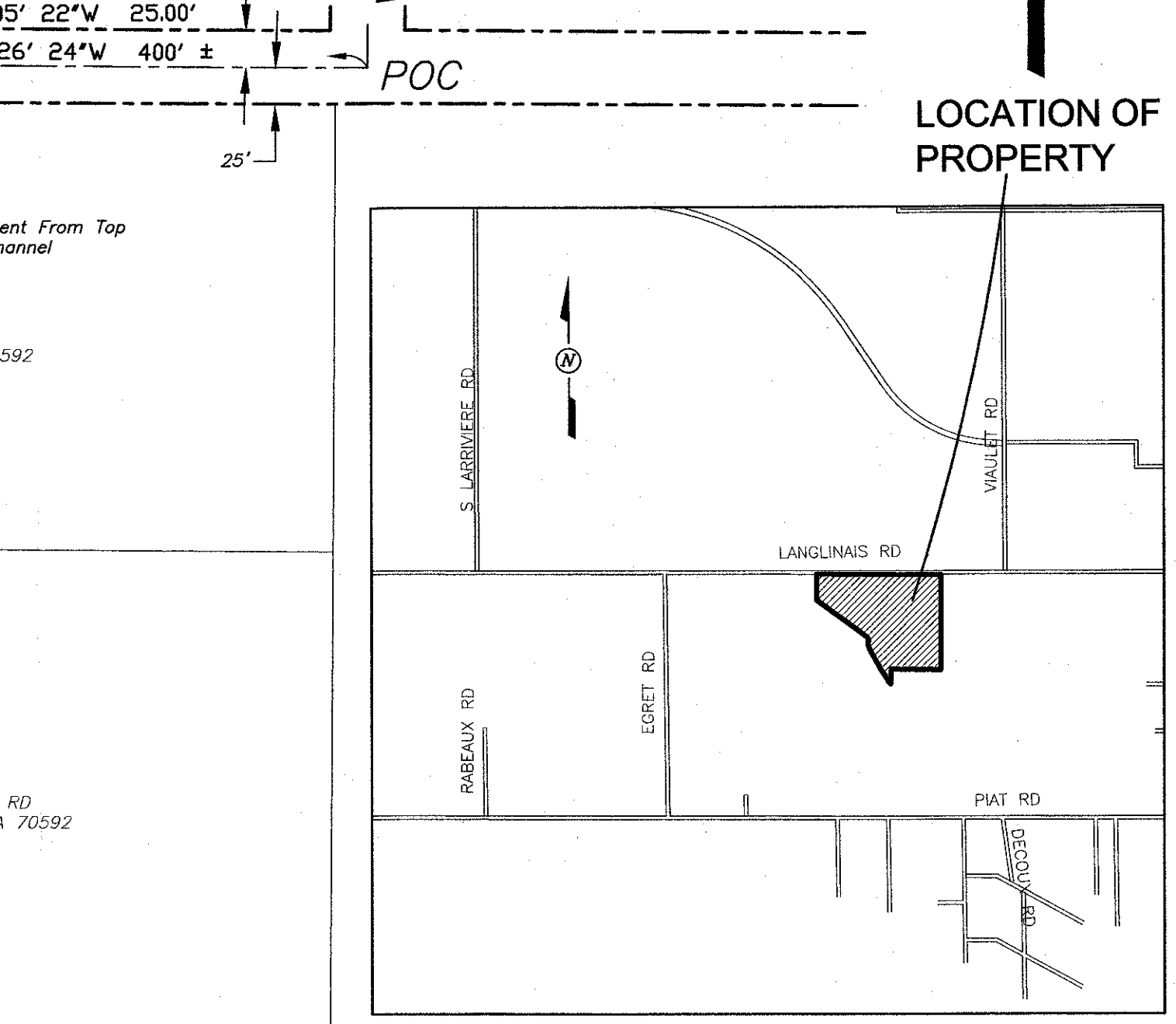
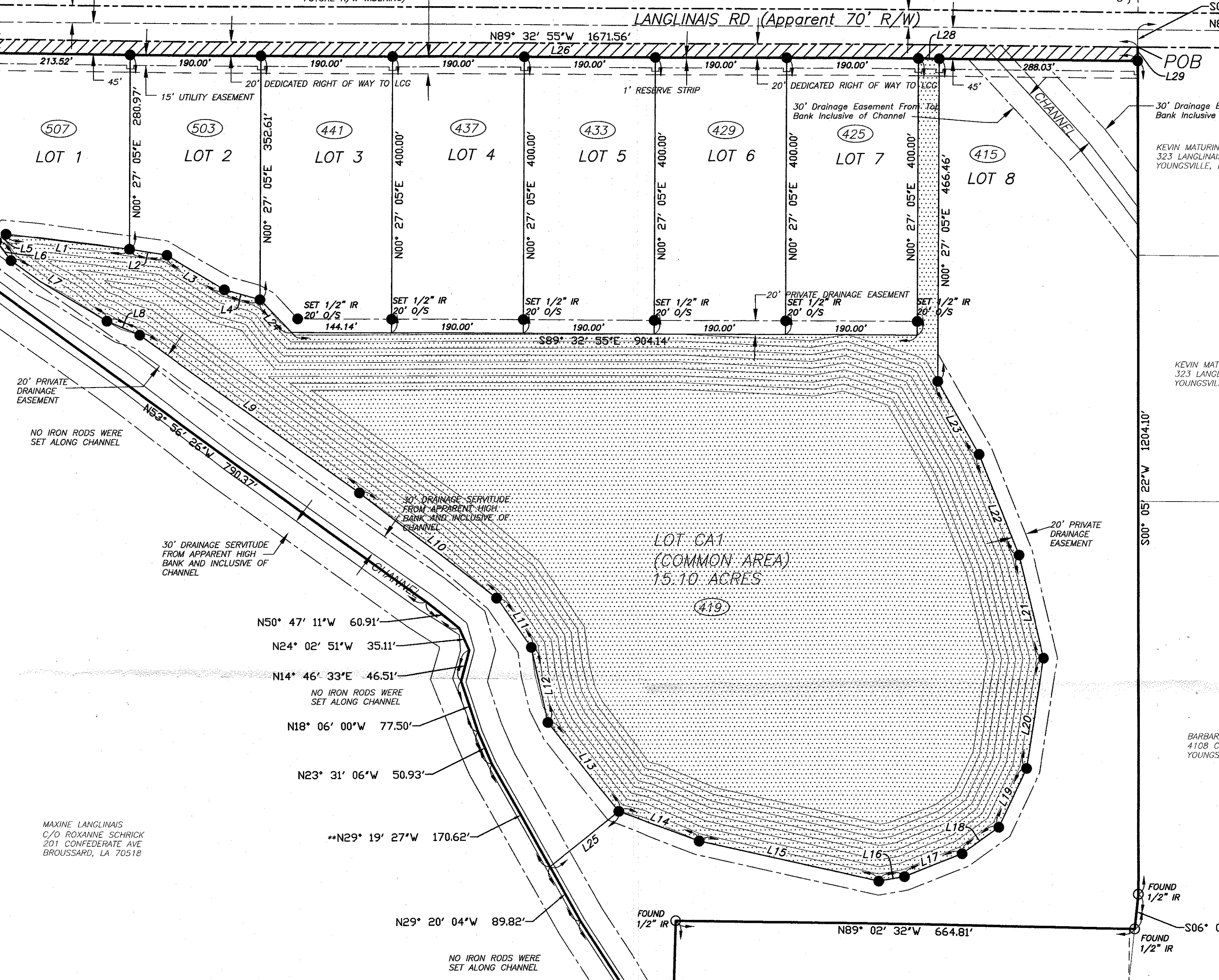
---	STREET R/W
- - -	EASEMENT
---	ENHANCED SETBACK
---	LIMITS OF DEVELOPMENT
---	MUNICIPAL NUMBER
○	SET 1/2" IRON ROD
○	FND CORNERS
---	R/W DEDICATION

TYPES OF IMPROVEMENTS

STREETS:	EXISTING ASPHALT ROADWAY	OPEN DITCH
SEWER:	INDIVIDUAL SYSTEM	
WATER:	INDIVIDUAL WATER WELL	
ELECTRIC:	SLEMCO (UNDERGROUND/OVERHEAD)	
TELEPHONE:	AT & T	
CABLE T.V.:	COX IF AVAILABLE	CENTER POINT IF AVAILABLE
GAS:		
SIDEWALK:	NONE	

DRAINAGE NOTE
EFFLUENT WILL DRAIN TO LANGLINAIS ROAD, WHICH IS A PUBLIC STREET THAT IS MAINTAINED BY THE LAFAYETTE CONSOLIDATED GOVERNMENT.

BUILDING SETBACK
THE ENHANCED BUILDING SETBACK PER RURAL AREA OF LAFAYETTE TRANSPORTATION PLAN ALONG LANGLINAIS ROAD SHALL BE 25'.



APPROVED*
LAFAYETTE PLANNING AND ZONING COMMISSION
BY: *[Signature]*
CHAIRPERSON OR DIRECTOR

DEVELOPER/OWNER
GUIDRY LAND DEVELOPMENT
C/O CLIFTON D. GUIDRY
1318 CAMELLIA BLVD.
LAFAYETTE, LA 70508
1.337.962.3274 (DIRECT)

LAFAYETTE PARISH CLERK OF COURT
FILE #: 2017-0019441
RECORDED DATE: 08/19/2017
INDEX TYPE: CONVEYANCES
TYPE OF DOCUMENT: DEDICATION
RECORDING PAGES: 2

Copy of Original filed with the
Lafayette Parish
Clerk of Courts' Office
Act# 2017 - 019441
MAY 19 2017

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
HIDDEN OAKS
"RESIDENTIAL DEVELOPMENT"
LOCATED IN SECTION 21, T11S, R5E,
LAFAYETTE PARISH, LOUISIANA
DATE OF PLAT:
MAY 4, 2017

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 4271
SPN _____
FILE D
DWG _____