

Curve #	Length	Radius	Chord Direction	Chord Length
C1	39.02	25.00	N44° 36' 38"W	35.18
C2	59.12	25.00	N68° 30' 07"E	46.28
C3	39.52	25.00	S45° 23' 22"W	35.53
C4	19.42	25.00	S21° 29' 53"E	18.93
C5	39.30	25.00	S44° 17' 11"E	35.38
C6	39.23	25.00	S45° 42' 49"W	35.33
C7	57.32	25.00	S66° 26' 07"W	45.56
C8	18.44	25.00	N20° 22' 23"W	18.02
C9	39.30	25.00	N44° 17' 11"W	35.38
C10	38.96	75.00	N13° 21' 54"W	36.59
C11	48.71	75.00	N46° 28' 21"W	48.81
C12	31.24	75.00	N77° 23' 39"W	31.01

Line #	Length	Direction
L1	9.96	S0° 45' 13"W
L2	28.60	N89° 19' 36"W
L3	84.98	S0° 06' 20"W
L4	94.97	S89° 22' 08"E
L5	95.04	S89° 17' 04"E
L6	84.35	N0° 06' 20"E
L7	94.97	N89° 19' 36"W
L8	40.56	S4° 11' 43"E
L9	10.99	S0° 45' 13"W
L10	160.97	S43° 45' 00"E
L11	60.25	N47° 53' 00"W
L12	31.38	N47° 53' 00"W
L13	110.09	S43° 45' 00"E
L14	33.74	N43° 45' 00"W
L15	26.27	N41° 30' 00"W
L16	196.66	S41° 30' 00"E
L17	13.82	S0° 45' 13"W
L18	15.39	N47° 19' 38"E
L19	116.78	S47° 19' 38"W
L20	137.60	S89° 49' 21"E
L21	197.67	N47° 53' 00"E
L22	116.36	N0° 40' 24"E
L23	149.37	S89° 19' 36"E
L24	120.00	S89° 19' 36"E
L25	120.00	S89° 19' 36"E
L26	50.01	S47° 19' 38"W
L27	26.37	S41° 30' 00"E
L28	33.64	S43° 45' 00"E
L29	60.25	N47° 53' 00"W
L30	28.75	N43° 45' 00"W
L31	22.17	S43° 45' 00"E
L32	37.99	S47° 53' 00"E
L33	60.01	N43° 45' 00"W

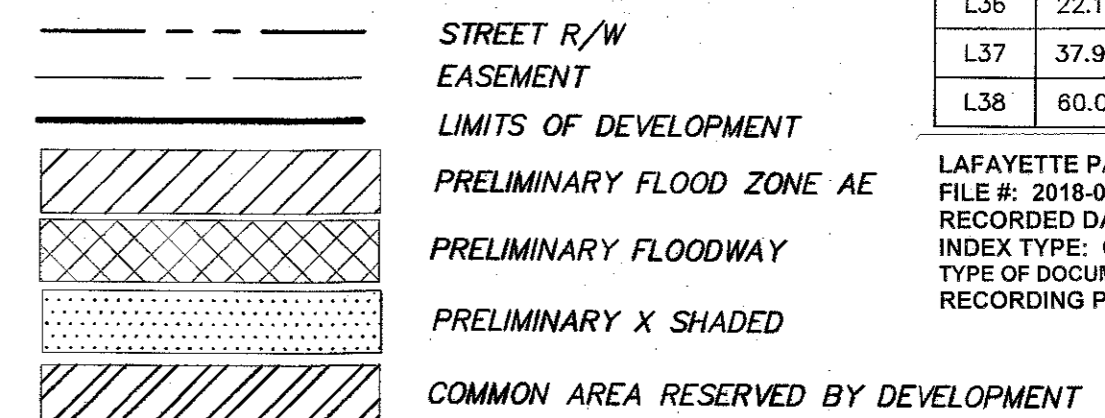
TYPES OF IMPROVEMENTS

- 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: REQUIRED BY CITY

GENERAL NOTES

- TOTAL NUMBER OF LOTS: 84
- AREA OF LOTS: 16.36 ACRES
- AREA OF RIGHT OF WAY: 3.93 ACRES
- AVERAGE LOT SIZE: 13,619.17 SQ FT
- COMMON AREA: 3.38 ACRES
- MINIMUM LOT FRONTAGE: 49.71' - LOT 61
- MINIMUM LOT SIZE: 6541 SF - LOT 109
- TOTAL AREA OF DEVELOPMENT: 23.67 ACRES

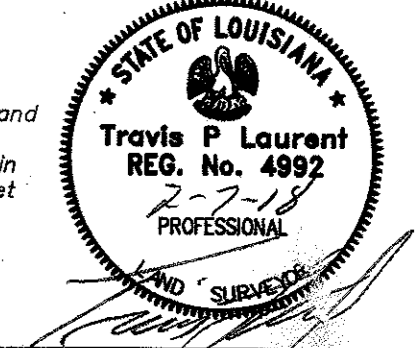
LEGEND



LAFAYETTE PARISH CLERK OF COURT
FILE #: 2018-0005300
RECORDED DATE: 02/20/2018
INDEX TYPE: CONVEYANCES
TYPE OF DOCUMENT: PLAT OF SURVEY
RECORDING PAGES: 1

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



APPROVED FOR RECORDATION
BROUSSARD CITY PLANNING
Clerk
Mayor
2-14-18
DATE

The utility easements are hereby dedicated to the City of Broussard for its exclusive use and 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 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 & supersedes any previous agreement between the developer, the City of Broussard and utility provider.

BASIS OF BEARINGS:

BEARINGS AND DISTANCES ARE BASED ON GPS OBSERVATIONS WITH THE FOLLOWING CRITERIA:
COORDINATE SYSTEM: STATE PLANE 1983 ZONE: LOUISIANA SOUTH 1702
PROJECT DATUM: NAD 83 (2011)
VERTICAL DATUM: NAVD 88
COORDINATE UNITS: US FT
GEOID MODEL: GEOID12A
DIST. AND ELEV. UNITS: US FT.

GENERAL NOTES

SEWER IMPACT FEES WILL BE ASSESSED BY ACTION OF THE BROUSSARD CITY COUNCIL AND COLLECTED WITH THE ISSUANCE OF THE BUILDING PERMIT FOR ALL LOTS.

LEGAL DESCRIPTION

THAT CERTAIN PARCEL OF LAND SITUATED IN SECTION 9, TOWNSHIP 11 NORTH, RANGE 5 EAST, CITY OF BROUSSARD, LAFAYETTE PARISH, LOUISIANA, CONTAINING 23.67 ACRES AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WESTERLY RIGHT OF WAY LINE OF BRIANNA LANE (50' R/W) AND A NORTH EASTERLY POINT OF PAIGE PLACE PHASE II, SAID POINT BEING ON SAID RIGHT OF WAY LINE, ALSO KNOWN AS THE POINT OF COMMENCEMENT (POC) AND THE POINT OF BEGINNING (POB).

THENCE SOUTH 89°28'37" EAST A DISTANCE OF 279.91 FEET; THENCE SOUTH 00°47'41" WEST A DISTANCE OF 15.24 FEET; THENCE SOUTH 88°55'08" EAST A DISTANCE OF 35.60 FEET; THENCE SOUTH 00°10'39" WEST A DISTANCE OF 1349.63 FEET; THENCE SOUTH 00°33'59" WEST A DISTANCE OF 637.94 FEET; THENCE NORTH 46°04'25" WEST A DISTANCE OF 123.94 FEET; THENCE NORTH 36°20'00" WEST A DISTANCE OF 366.57 FEET; THENCE NORTH 42°09'57" WEST A DISTANCE OF 166.72 FEET; THENCE NORTH 44°24'57" WEST A DISTANCE OF 290.00 FEET; THENCE NORTH 48°32'57" WEST A DISTANCE OF 182.00 FEET; THENCE NORTH 48°04'57" WEST A DISTANCE OF 58.34 FEET; THENCE NORTH 47°19'38" EAST A DISTANCE OF 237.93 FEET; THENCE NORTH 42°07'00" EAST A DISTANCE OF 50.00 FEET; THENCE NORTH 04°11'43" WEST A DISTANCE OF 55.04 FEET; THENCE NORTH 00°45'13" EAST A DISTANCE OF 725.00 FEET; THENCE NORTH 00°40'24" EAST A DISTANCE OF 50.07 FEET; THENCE SOUTH 89°19'36" EAST A DISTANCE OF 9.91 FEET; THENCE NORTH 00°40'24" EAST A DISTANCE OF 108.98 FEET; THENCE SOUTH 89°21'43" EAST A DISTANCE OF 46.72 FEET; THENCE SOUTH 89°28'37" EAST A DISTANCE OF 223.89 FEET TO THE POINT OF BEGINNING.

REFERENCE PLATS

- "PLAT SHOWING SURVEY OF COUNTRY RUN SUBDIVISION, SINGLE FAMILY RESIDENTIAL, LOCATED IN SECTION 9, T-11-S, R-5-E, S.W.D, PARISH OF LAFAYETTE, STATE OF LOUISIANA" BY A.A. LEBLANC & ASSOCIATES DATED JUNE 15, 1984.
- "PLAT OF SURVEY OF PROPERTY BELONGING TO MOZARD J. LEBLANC, ET AL" BY RODNEY A. NAYLOR DATED MARCH 2, 1985.
- "A MAP OF SURVEY SHOWING PROPERTY TO BE ACQUIRED BY JERRY J. SPEER AND WIFE ROXANNE BOURQUE SPEER FROM MARY ALICE BLANCHET BEING TRACT 3 F.H.L.D.C.G.F. 7,500 ACRES LOCATE IN SECTION 4, T-11-S, R-5-E LAFAYETTE PARISH STATE OF LOUISIANA" BY ROLAND W. LAURENT DATED OCTOBER 28, 1997.
- "FINAL PLAT CYPRESS CROSSING PHASE I A SINGLE FAMILY RESIDENTIAL SUBDIVISION LOCATED IN SECTIONS 4 & 9, T-11-S, R-5-E CITY OF BROUSSARD LAFAYETTE PARISH, LOUISIANA" BY COMEAUX ENGINEERING & CONSULTING DATED AUGUST 15, 2005.
- "PLAT SHOWING PROPERTY TO BE ACQUIRED BY AMBASSADOR ONE, LLC LOCATED IN SECTION 4, T11S, R5E, CITY OF BROUSSARD LAFAYETTE PARISH, LOUISIANA" BY PAUL L. MIERS, ENGINEERING, LLC DATED DECEMBER 14, 2015

DRAINAGE NOTES

THE SUBDIVISION HAS BEEN APPROVED WITH DRAINAGE EASEMENTS WITH DITCH ALONG THE REAR OF THE LOTS 62-80, FOR THE PURPOSE OF CONVEYING STORM WATER RUNOFF AS DESCRIBED IN THE DECLARATION OF COVENANTS, SERVITUDES AND RESTRICTIONS OF PAIGE PLACE PHASE II. IT IS THE RESPONSIBILITY OF EVERY LOT OWNER TO PRESERVE AND MAINTAIN IN PERPETUITY THE UNOBSTRUCTED FLOW OF DRAINAGE THROUGH THE DITCH CROSSING THE REAR OF THEIR RESPECTIVE LOT. THE DRAINAGE EASEMENT AND DITCH CROSSING THE REAR OF EACH LOT SHALL REMAIN UNOBSTRUCTED, FREE AND CLEAR OF ALL STRUCTURES, FENCES AND FILL MATERIAL AT ALL TIMES.

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. 22055C0075J DATED FEBRUARY 15, 2017 SHOWS THE REVISED FLOOD ELEVATION TO BE ZONE AE AND ZONE X AS WELL AS FLOODWAY. LIMITS OF FLOOD ZONE SHOWN ARE FOR PRELIMINARY AS EXISTING FLOOD ZONE FALLS WITHIN THIS FLOOD BOUNDARY LIMITS.

DATE	DESCRIPTION	BY
2-7-18	ADDED AND REVISED LEGAL, REFERENCE PLATS NOTE, GENERAL NOTES, AND EASEMENT NOTE	AEC
	REVISED	

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

DATE OF PLAT:
JANUARY 3, 2018

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

BPN 4420
SPN 01
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