

LEGEND:

---	STREET R/W
---	EASEMENT
---	LIMITS OF DEVELOPMENT
1	LOT NUMBER
○	LOT ADDRESS
□	COMMON/DETENTION AREA
S	SEWER LINE
OE	OVERHEAD ELECTRIC
W	WATER LINE
⊕	FIRE HYDRANT
⊖	POWER POLE
⊙	SANITARY SEWER MANHOLE

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.

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

FLOOD NOTE:
 THIS PROPERTY LIES WITHIN ZONE X AS SAID PROPERTY PLOTS ON THE FLOOD INSURANCE RATE MAP FOR VERMILLION PARISH, LOUISIANA, MAP NUMBER 22113C0225J, EFFECTIVE DATE JANUARY 19, 2011

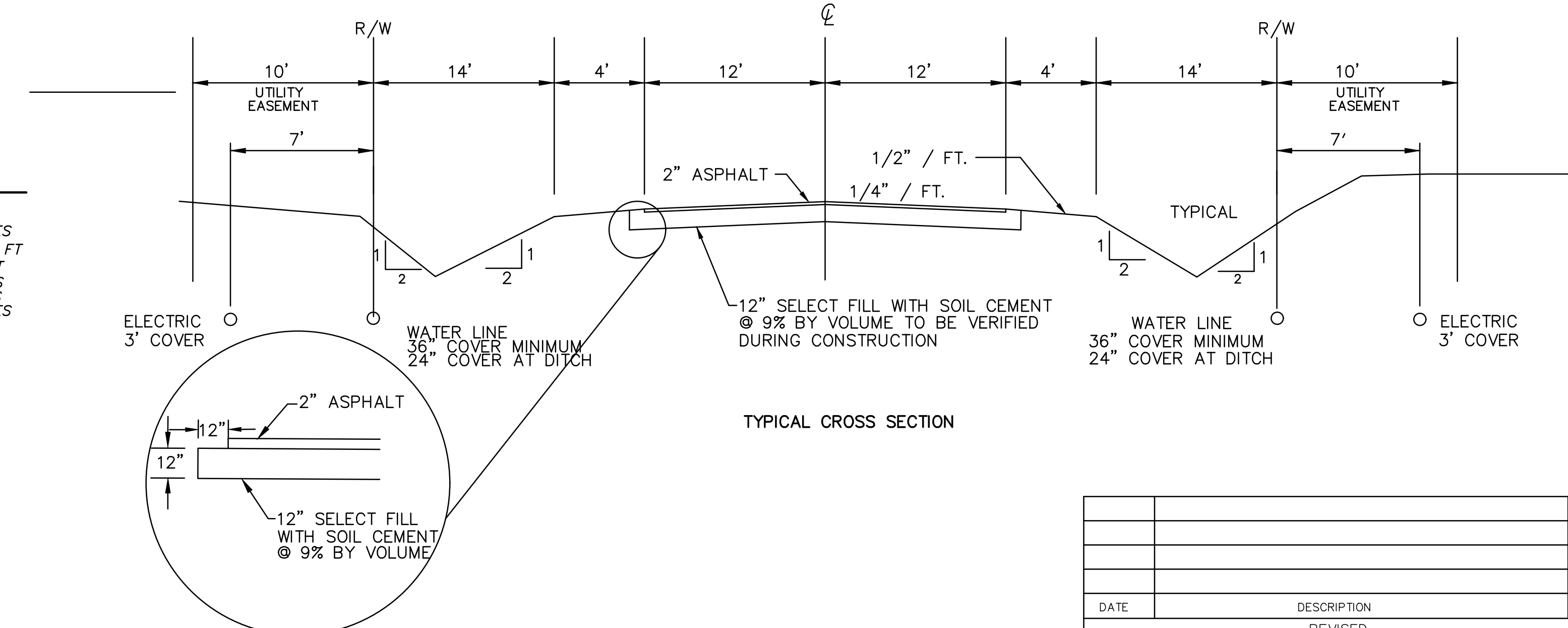
IMPROVEMENT NOTES:

STREETS:	OPEN DITCH ROADWAY
SEWER:	VILLAGE OF MAURICE
WATER:	VILLAGE OF MAURICE
ELECTRIC:	ENERGY
TELEPHONE:	ATT
CABLE T.V.:	COX
SIDEWALKS:	N/A

LEGAL:
 THAT CERTAIN PARCEL OF LAND SITUATED IN SECTIONS 1, 38, & 39, TOWNSHIP 11 SOUTH, RANGE 4 EAST, VERMILLION PARISH, LOUISIANA, CONTAINING 15.02 ACRES AND BEING MORE FULLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHERLY RIGHT OF WAY LINE OF E. LAFAYETTE RD. AND A POINT ON THE SAID PROPERTY LINE, SAID POINT ALSO KNOWN AS THE POINT OF COMMENCEMENT (POC) AND THE POINT OF BEGINNING (POB).
 THENCE NORTH 15°33'00" WEST A DISTANCE OF 724.58 FEET;
 THENCE NORTH 15°33'00" WEST A DISTANCE OF 203.81 FEET;
 THENCE NORTH 75°47'13" EAST A DISTANCE OF 561.97 FEET;
 THENCE SOUTH 14°54'35" EAST A DISTANCE OF 1020.96 FEET;
 THENCE SOUTH 58°46'19" WEST A DISTANCE OF 38.25 FEET;
 THENCE SOUTH 43°09'59" WEST A DISTANCE OF 318.10 FEET;
 THENCE SOUTH 42°17'25" WEST A DISTANCE OF 264.98 FEET;
 THENCE NORTH 18°03'58" WEST A DISTANCE OF 396.60 FEET;
 THENCE NORTH 15°33'00" WEST A DISTANCE OF 25.96 FEET TO THE POINT OF BEGINNING (POB).

TYPE OF IMPROVEMENTS:

TOTAL NUMBER OF RESIDENTIAL LOTS	29 LOTS
AREA OF RESIDENTIAL LOTS	11.14 ACRES
AVERAGE RESIDENTIAL LOT SIZE	16,733 SQ FT
MINIMUM RESIDENTIAL LOT FRONTAGE	62.75 FEET
COMMON/DETENTION AREA	1.95 ACRES
AREA OF RIGHT OF WAY	1.93 ACRES
TOTAL AREA OF DEVELOPMENT	15.02 ACRES



CLIFTON D. GUIDRY
 OWNER/DEVELOPER:
 GABRIEL GARDENS, LLC
 811 ALBERTSONS PKWY. STE 1
 BROUSSARD, LA 70518
 PH. (337)962-3274

I hereby declare that this plat is representative of survey performed 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.

A FINAL PLAT OF
GABRIEL GARDENS
 "A RESIDENTIAL DEVELOPMENT"
 LOCATED IN SECTION 1,38 & 39, T11S, R4E,
 VILLAGE OF MAURICE, VERMILLION PARISH, LOUISIANA
 DATE OF PLAT:
 JULY 10, 2018
 SCALE: 1" = 60'

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 4460
 SPN _____
 FILE D _____
 DWG _____