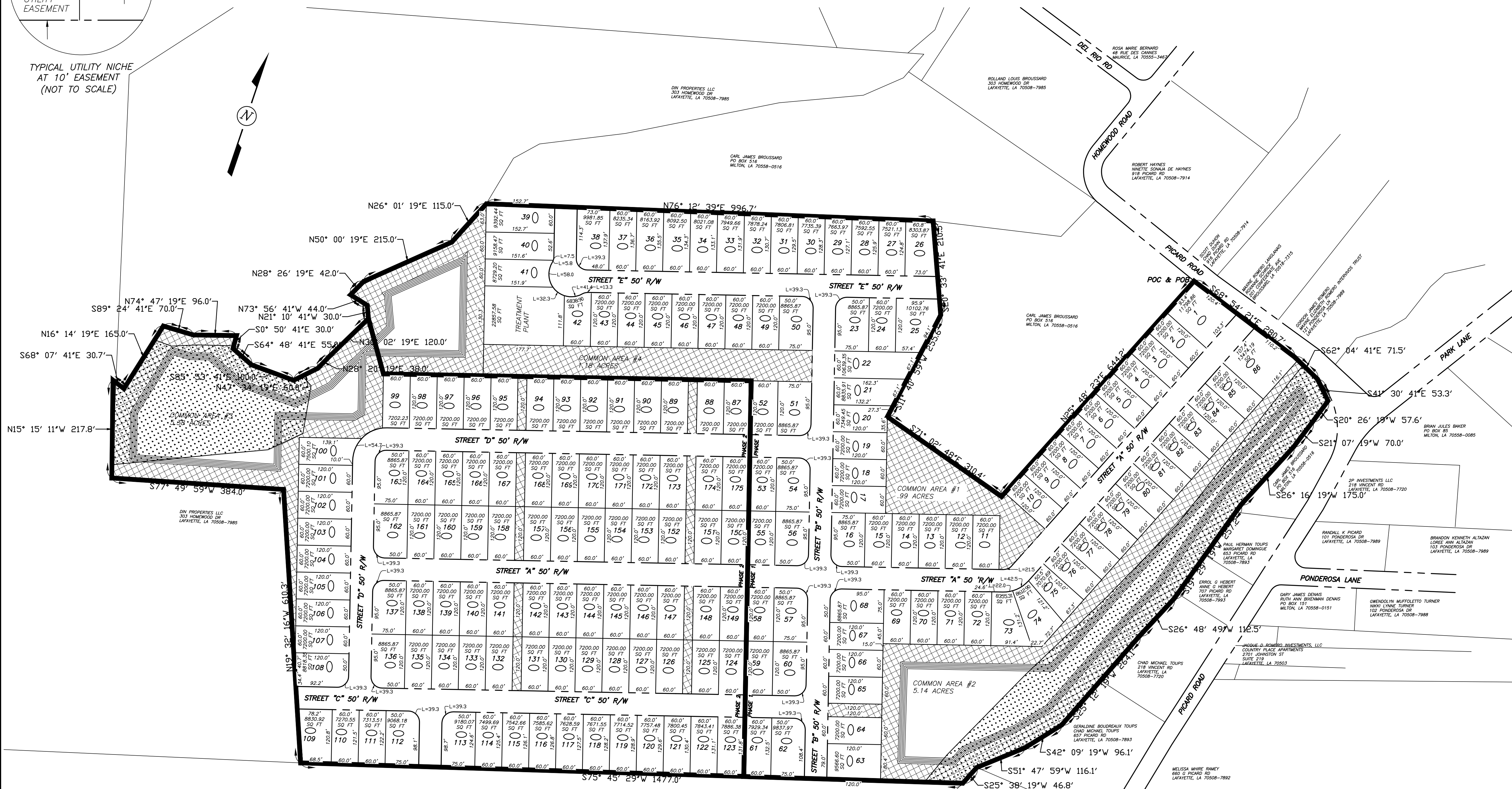
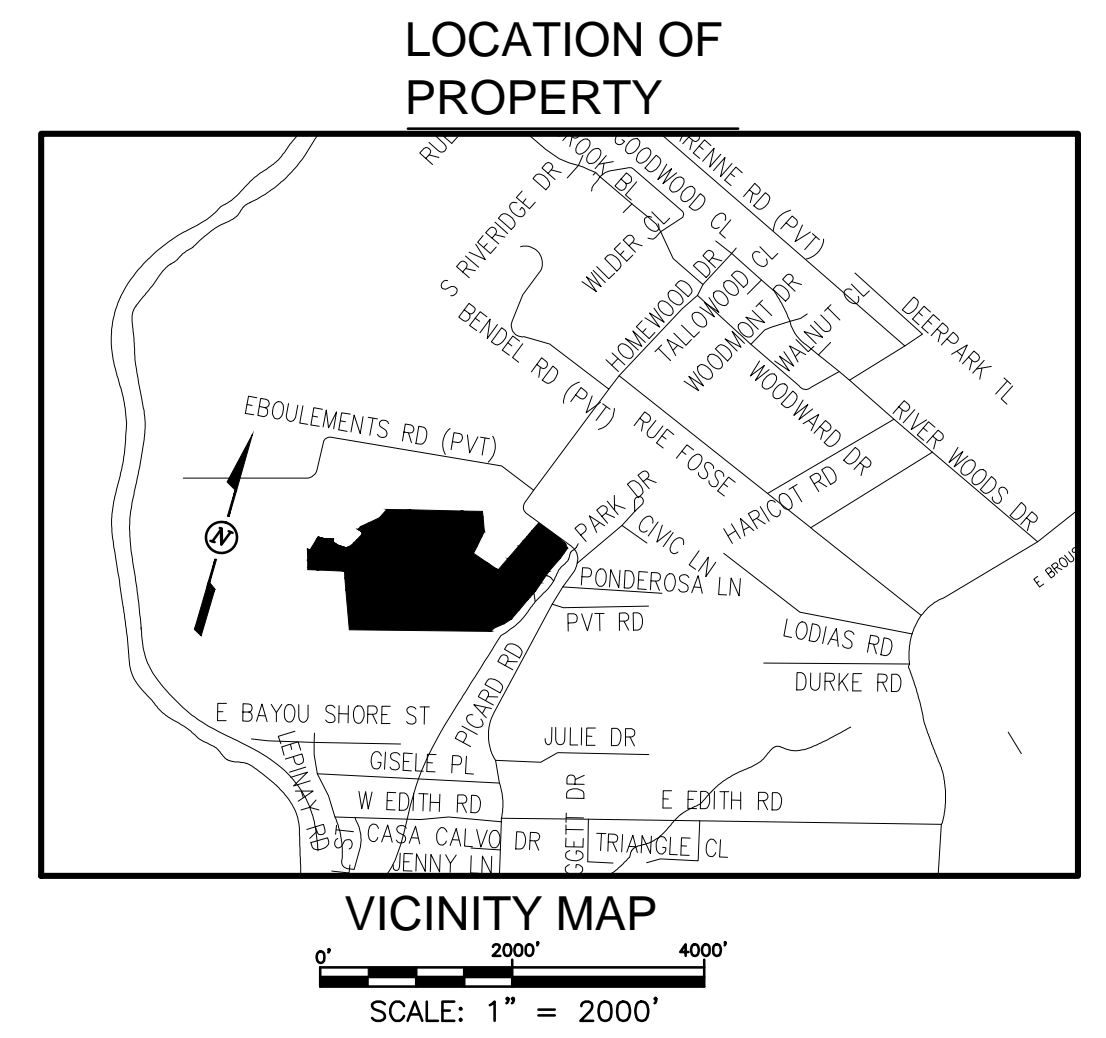


TYPICAL UTILITY NICHE AT 10' EASEMENT (NOT TO SCALE)

IMPROVEMENT NOTES:
 STREETS: CURB AND GUTTER ROADWAY
 SEWER: COMMUNITY TREATMENT
 WATER: MILTON WATER
 ELECTRIC: SLEMCO / ENTERGY
 TELEPHONE: ATT
 CABLE T.V.: COX
 SIDEWALKS: 5' SIDEWALKS

TYPE OF IMPROVEMENTS:
 TOTAL NUMBER OF RESIDENTIAL LOTS 175 LOTS
 AREA OF RESIDENTIAL LOTS 31.24 ACRES
 AVERAGE RESIDENTIAL LOT SIZE 7,890 SQ FT
 MINIMUM RESIDENTIAL LOT FRONTAGE 42.0 FEET
 COMMON/DETENTION AREA 13.32 ACRES
 AREA OF RIGHT OF WAY 8.12 ACRES
 TOTAL AREA OF DEVELOPMENT 52.68 ACRES

FLOOD NOTE:
 THIS PROPERTY LIES WITHIN ZONE A (AREAS WITHIN THE 100 YEAR FLOOD PLAIN WITH NO ELEVATION DETERMINED) AND ZONE X SHADED & ZONE X AS SAID PROPERTY PLOTS ON THE FLOOD INSURANCE RATE MAP FOR LAFAYETTE PARISH, LOUISIANA, MAP NUMBER 22055C0065G, EFFECTIVE DATE JANUARY 19, 1996.
 ** A NEW REVISED PRELIMINARY FIRM NO. 22055C0250J DATED DECEMBER 19, 2014 SHOWS THE REVISED FLOOD ELEVATION TO BE ZONE A AND ZONE X.



OWNER:
 CARL BROUSSARD
 PO BOX 516
 MILTON, LA 70558

DEVELOPER:
 GUIDRY LAND DEVELOPMENT LLC
 1318 CAPELLIA BLVD.
 LAFAYETTE, LA 70508
 PH. (337)962-3274



PRELIMINARY COPY

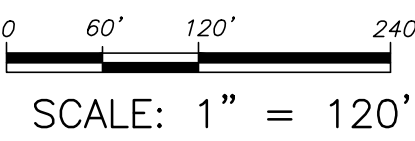
THIS PLAT IS NOT TO BE USED TO CONVEY INTEREST IN REAL PROPERTY AND DOES NOT REPRESENT AN ON-GROUND SURVEY. THIS PLAT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR ISSUANCE OF A PERMIT.

LEGAL:
 THAT CERTAIN PARCEL OF LAND SITUATED IN SECTION 4, TOWNSHIP 11 SOUTH, RANGE 4 EAST, LAFAYETTE PARISH, LOUISIANA, SAID PARCEL CONTAINING 52.68 ACRES AND BEING MORE FULLY DESCRIBED AS FOLLOWS:
 COMMENCING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF PICARD RD., ALSO BEING THE POINT OF COMMENCEMENT (POC) AND THE POINT OF BEGINNING (POB).
 THENCE SOUTH 88°54'21" EAST A DISTANCE OF 280.7 FEET; THENCE SOUTH 62°04'41" EAST A DISTANCE OF 71.5 FEET;
 THENCE SOUTH 41°30'41" EAST A DISTANCE OF 53.3 FEET; THENCE SOUTH 20°26'19" WEST A DISTANCE OF 57.6 FEET;
 THENCE SOUTH 21°07'19" WEST A DISTANCE OF 70.0 FEET; THENCE SOUTH 26°16'19" WEST A DISTANCE OF 175.0 FEET;
 THENCE SOUTH 19°29'19" WEST A DISTANCE OF 257.2 FEET; THENCE SOUTH 26°48'49" WEST A DISTANCE OF 112.5 FEET;
 THENCE SOUTH 25°12'19" WEST A DISTANCE OF 264.1 FEET; THENCE SOUTH 42°09'19" WEST A DISTANCE OF 96.1 FEET;
 THENCE SOUTH 51°47'59" WEST A DISTANCE OF 116.1 FEET; THENCE SOUTH 25°38'19" WEST A DISTANCE OF 46.8 FEET;
 THENCE SOUTH 75°45'29" WEST A DISTANCE OF 1477.0 FEET; THENCE NORTH 19°32'16" WEST A DISTANCE OF 610.3 FEET;
 THENCE SOUTH 77°49'59" WEST A DISTANCE OF 384.0 FEET; THENCE NORTH 15°15'11" WEST A DISTANCE OF 217.8 FEET;
 THENCE SOUTH 68°07'41" EAST A DISTANCE OF 30.7 FEET; THENCE NORTH 16°14'19" EAST A DISTANCE OF 185.0 FEET;
 THENCE SOUTH 89°24'41" EAST A DISTANCE OF 70.0 FEET; THENCE NORTH 74°47'19" EAST A DISTANCE OF 96.0 FEET;
 THENCE SOUTH 00°50'41" EAST A DISTANCE OF 30.0 FEET; THENCE SOUTH 64°48'41" EAST A DISTANCE OF 55.0 FEET;
 THENCE SOUTH 85°53'41" EAST A DISTANCE OF 100.0 FEET; THENCE NORTH 47°34'19" EAST A DISTANCE OF 60.0 FEET;
 THENCE NORTH 28°20'19" EAST A DISTANCE OF 38.0 FEET; THENCE NORTH 30°02'19" EAST A DISTANCE OF 120.0 FEET;
 THENCE NORTH 21°10'41" WEST A DISTANCE OF 30.0 FEET; THENCE NORTH 73°58'41" WEST A DISTANCE OF 44.0 FEET;
 THENCE NORTH 28°26'19" EAST A DISTANCE OF 42.0 FEET; THENCE NORTH 50°00'19" EAST A DISTANCE OF 215.0 FEET;
 THENCE NORTH 26°01'19" EAST A DISTANCE OF 115.0 FEET; THENCE NORTH 76°12'39" EAST A DISTANCE OF 996.7 FEET;
 THENCE SOUTH 20°33'41" EAST A DISTANCE OF 210.5 FEET; THENCE SOUTH 11°40'59" WEST A DISTANCE OF 255.6 FEET;
 THENCE SOUTH 71°02'48" EAST A DISTANCE OF 310.4 FEET; THENCE NORTH 25°48'23" EAST A DISTANCE OF 644.2 FEET TO THE POINT OF BEGINNING.

LEGEND:

	STREET R/W
	EASEMENT
	LIMITS OF DEVELOPMENT
	LOT NUMBER
	LOT ADDRESS
	COMMON/RETENTION AREA
	ZONE A (2014)

A PRELIMINARY PLAT OF
BRIAR'S COVE
 "A RESIDENTIAL DEVELOPMENT"
 LOCATED IN SECTION 4, T11S, R4E,
 PARISH OF LAFAYETTE, LOUISIANA
 DATE OF PLAT:
 November 21, 2017



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 4444
 SPN _____
 FILE D _____
 DWG _____

DATE	DESCRIPTION	BY