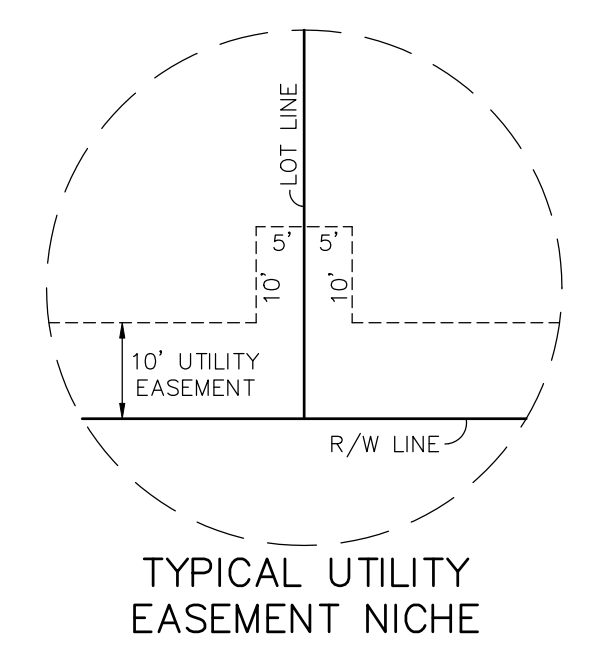


TYPES OF IMPROVEMENTS

WATER	CITY OF BROUSSARD
SEWER	INDIVIDUAL SEWER PACKAGE
ELECTRIC	SLEMCO
TELEPHONE	BELL SOUTH
DRAINAGE	OPEN DITCH (EXISTING)
ROADWAY	EXISTING ASPHALT
ZONE	LIGHT INDUSTRIAL

PHASE 1
 TOTAL NUMBER OF LOTS ----- 14
 TOTAL AREA OF DEVELOPMENT -- 25.02 ACRES
 MINIMUM FRONTAGE ----- 200.00
 MINIMUM LOT SIZE ----- 1.00 ACRES



THE UTILITY SERVITUDE/EASEMENTS ARE HERIN DEDICATED TO THE CITY OF BROUSSARD FOR ITS EXCLUSIVE USE AND ORDERLY 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 HERIN DEDICATE CONTROL AND AUTHORITY RELATIVE TO THE LOCATION AND POSITIONING OF THIRD PARTY UTILITY LINES WITHIN THE CITY EASEMENTS. ANY UTILITY/POWER 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 & SUPERCEDES ANY PREVIOUS AGREEMENT BETWEEN THE DEVELOPER, THE CITY OF BROUSSARD AND UTILITY PROVIDER.

OWNER DEVELOPER	DATE
CITY OF BROUSSARD	DATE

NOTES:
 BEARINGS ARE BASED ON THE LOUISIANA COORDINATE SYSTEM OF 1983 (CORS 96), SOUTH ZONE.

DRAINAGE/RETENTION SHALL BE REQUIRED FOR ALL LOTS. PRE-EXISTING RATIONAL RUNOFF COEFFICIENT SHALL BE 0.30. EACH LOT DEVELOPER SHALL SUBMIT DRAINAGE IMPACT ANALYSIS OF THE RETENTION/DETENTION FACILITIES HELDING NO INCREASE IN PEAK RUNOFF FOR THE TEN YEAR STORM EVENT.

THIS DEVELOPMENT HAS BEEN APPROVED WITH AN OPEN DITCH DRAINAGE SYSTEM. THE DEVELOPMENT SHALL REMAIN OPEN DITCH AND ONLY SUBSURFACE CULVERTS REQUIRED FOR DRIVEWAYS SHALL BE PERMITTED, UNLESS OTHERWISE APPROVED BY THE CITY OF BROUSSARD.

*THIS SURVEY WAS CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION BASED ON STANDARDS FOR CLASS C SURVEYS IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ADOPTED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO THE EFFECTIVE F.E.M.A. FLOOD INSURANCE RATE MAP DATED: JANUARY 19, 1996 (ZONE X) Panel No. 22055C0070 G
 THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO THE REVISED PRELIMINARY F.E.M.A. FLOOD INSURANCE RATE MAP DATED: SEPTEMBER 6, 2011 (ZONE X) Panel No. 22055C0200 J

THE FINISHED FLOOR OF ALL STRUCTURES ENCLOSED ON THREE SIDES OR MORE LOCATED WITHIN FLOOD ZONE X SHALL BE SET AT A MINIMUM OF TWELVE INCHES ABOVE THE CENTERLINE OF THE ADJACENT ROADWAY OR TWELVE INCHES ABOVE THE DETERMINED ELEVATION OF THE ADJACENT FLOOD ZONE A AREA, WHICHEVER IS GREATER.

MONTAGNET & DOMINGUE, INC IS NOT RESPONSIBLE FOR ANY EASEMENT, RIGHTS OF WAY OR SERVITUDE'S NOT SHOWN. THIS FIRM HAS DONE NO PUBLIC RECORDS SEARCH TO LOCATE SUCH ITEMS OF RECORD.

Garber Industrial Park Phase I
 Legal Description

A certain lot or parcel of ground containing 10.13 acres, more or less, located in Section 57, Township 10 South, Range 5 East, City of Broussard, Lafayette Parish, Louisiana, being more particularly described as follows:
 Beginning at the southwest corner of the intersection of the South right-of-way line of Garber Road and the West Right-of-Way line of North Bernard Road being the Point of Beginning;
 Thence South 32° 23' 13" West a distance of 670.19 feet;
 Thence North 31° 04' 03" West a distance of 167.45 feet;
 Thence North 29° 10' 58" West a distance of 199.74 feet;
 Thence North 27° 41' 00" West a distance of 184.36 feet;
 Thence North 27° 10' 31" West a distance of 168.08 feet;
 Thence North 25° 59' 57" West a distance of 771.14 feet;
 Thence North 14° 17' 23" West a distance of 71.02 feet;
 Thence North 50° 46' 40" West a distance of 581.12 feet;
 Thence North 33° 21' 09" East a distance of 129.35 feet;
 Thence South 59° 08' 58" East a distance of 1322.78 feet to the Point of Beginning.

and that certain lot or parcel of ground containing 14.89 acres, more or less, being more particularly described as follows:
 Beginning at the southeast corner of the intersection of the South right-of-way line of Garber Road and the East right-of-way line of North Bernard Road being the Point of Beginning;
 Thence South 59° 08' 22" East a distance of 304.90 feet;
 Thence South 65° 02' 06" East a distance of 298.59 feet;
 Thence South 68° 00' 35" East a distance of 300.01 feet;
 Thence South 69° 01' 03" East a distance of 268.44 feet;
 Thence South 68° 40' 57" East a distance of 957.33 feet;
 Thence South 32° 04' 57" West a distance of 241.85 feet;
 Thence South 32° 04' 46" West a distance of 152.90 feet;
 Thence North 57° 43' 57" West a distance of 1301.19 feet;
 Thence South 32° 16' 03" West a distance of 181.56 feet;
 Thence North 57° 39' 45" West a distance of 381.92 feet;
 Thence South 32° 20' 15" West a distance of 200.00 feet;
 Thence South 57° 39' 45" East a distance of 417.80 feet;
 Thence North 32° 20' 15" East a distance of 442.15 feet to the Point of Beginning.

OWNERS

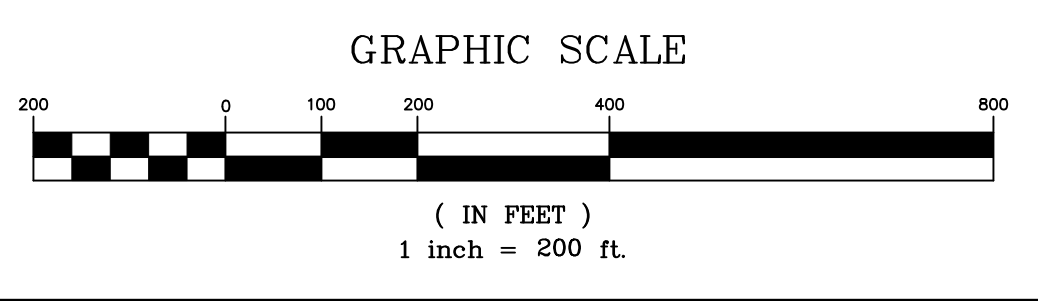
LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9 & 10
 MATTHEW GARBER
 3405 DES CANNES HWY.
 IOTA, LA 70543
 (337) 824-6328

&

LOTS 11, 12, 13 & 14
 GARBER INDUSTRIAL PARK, L.L.C.
 ATTN: MR. RUSSELL DAILY
 114 CAMEO DRIVE
 RAYNE, LA 70583

NO.	DATE	REVISION	DESCRIPTION	BY
2	12/27/12	REVISED LOT OWNERSHIP AND ADDRESSES ON LOTS 4 & 5		AEM
1	12/13/11	CITY OF BROUSSARD COMMENTS		AEM

REVISIONS



A FINAL MAP OF SURVEY CREATING
GARBER INDUSTRIAL PARK, PH. 1
LOTS 1-14
 (A COMMERCIAL DEVELOPMENT)
 STREET ADDRESS: GARBER RD.
 BROUSSARD, LA 70518
 LOCATED IN THE CITY OF BROUSSARD
 SECTION 57, T-10-S, R-5-E;
 LAFAYETTE PARISH, LOUISIANA

PREPARED BY: _____
 ANDRE' E. MONTAGNET
 P. L. S. NO. 4484
 C. E. NO. 18687

MONTAGNET AND DOMINGUE, INC.
 136 CLARA VON DRIVE
 LAFAYETTE, LOUISIANA 70503
 Phone: (337)981-2130 Fax: (337)981-3282
 DATE: APRIL 27, 2012 SCALE: 1"=200'

Garber.dwg 4-c6-1-13 8:57:49 am EST