

BOUNDARY SURVEY

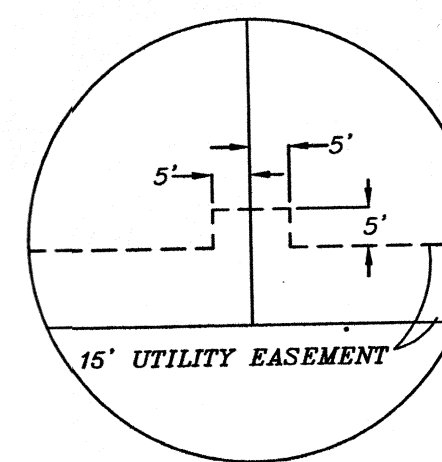
ADAM J. MOUTON
104 CAJUN ST
BROUSSARD, LA 70518-3813

BRUHMAN'S LLC
3001 DAULAUT DRIVE
DUSON, LA 70553-1111

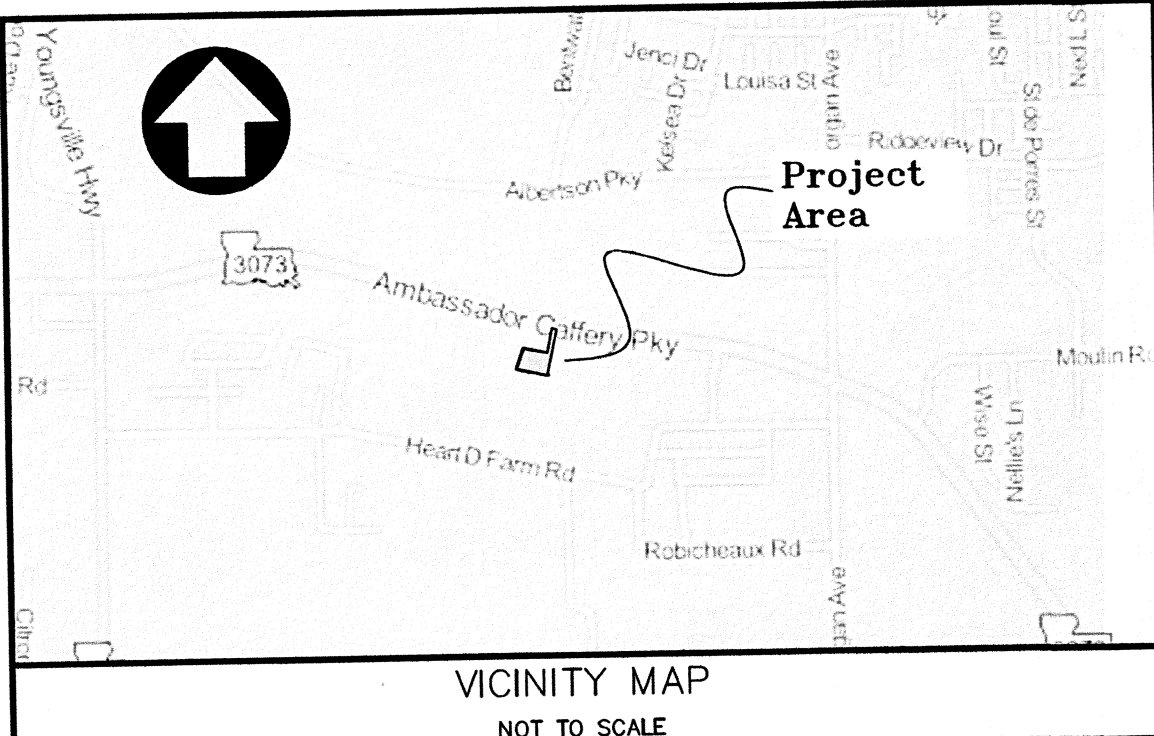
FOOD N FUN INC
600 JEFFERSON TER STE G
NEW IBERIA, LA 70560-4979

EAGLE MANAGEMENT LLC
1000 W. 10TH ST
LAFAYETTE, LA 70505-1811

PBM Surveying, LLC
The Benchmark in Surveying
info@pbmsurveying.com
PO Box 80594, Lafayette, LA 70598
PH: 337.205.0867



UTILITY NICHE DETAIL
Not to Scale



VICINITY MAP
NOT TO SCALE

BASIS OF BEARINGS:
NAD83 STATE PLANE
LOUISIANA SOUTH ZONE
AND ELEVATIONS ARE NAVD83

LEGEND

- ⊙ = WATER VALVE
- = WATER LINE
- ⊕ = WATER METER
- ⊕ = WATER MANHOLE
- ⊕ = FIRE HYDRANT
- ⊕ = GAS VALVE
- ⊕ = GAS METER
- = GAS LINE
- ⊕ = GAS MANHOLE
- ⊕ = GAS SIGN
- = POWER POLE
- = OVERHEAD ELECTRIC LINE
- = GUY ANCHOR
- = LIGHT POLE
- = UNDERGROUND ELECTRIC SERVICE
- ⊕ = ELECTRIC BOX
- ⊕ = LIGHT SIGNAL BOX
- = MONUMENT FOUND
- = MONUMENT SET
- IPF = IRON PIPE FOUND
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- IRS = IRON ROD SET
- IRF = IRON ROD FOUND
- = UNDERGROUND TELEPHONE
- ⊕ = TELEPHONE MANHOLE
- ⊕ = TELEPHONE PEDESTAL
- ⊕ = TELEPHONE PEDISTAL
- ⊕ = FIBER OPTIC MARKER
- = DRAINAGE LINE
- ⊕ = GRATE INLET
- ⊕ = DRAIN MANHOLE
- ⊕ = SEWER MANHOLE
- = SEWER LINE
- ⊕ = SEWER CLEAN OUT
- = FENCE LINE
- ⊕ = SPOT ELEVATION
- ⊕ = TREE
- ⊕ = SIGN
- ⊕ = MAIL BOX
- = CONTOUR LINE
- N/F = NOW OR FORMERLY
- AKA = ALSO KNOW AS
- = FENCE LINE
- (C) = DEED OR SURVEY CALL
- (M) = FIELD MEASURE
- (typ) = TYPICAL
- ROW = RIGHT-OF-WAY

MEETS & BOUNDS

(PORTION OF TRACTS D-15, D-18 & D-21)
1.683 TOTAL ACRES

Point of Commencement at the southeast corner of the intersection of South Bernard Road and Ambassador Caffery Parkway.
Thence S 13° 54' 26" W a distance of 289.16 feet;
to the Point of Beginning
Thence S 78° 17' 57" E a distance of 306.93 feet;
Thence S 12° 10' 42" W for a distance of 228.93 feet;
Thence N 78° 17' 57" W a distance of 336.19 feet;
Thence N 21° 28' 53" E a distance of 27.09 feet;
Thence to a curve turning to the left, having a radius of 3865.50 feet, an arc length of 203.97 feet,
Chord Bearing N 19° 11' 15" E for a Chord distance of 203.95 feet;
to the Point of Beginning

GENERAL NOTES

- THE LOCATION OF EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY, THEY WERE NOT EXCAVATED TO BE ACCURATELY LOCATED. CALL LOUISIANA ONE CALL @ 811 BEFORE DIGGING.
- SERVITUDES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.
- THE PROPERTY IS LOCATED WITHIN FLOOD ZONE "X" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 22055C0070 G, DATED JANUARY 19, 1996, AND THE PRELIMINARY FLOOD MAP 22055C0200 J, DATED FEBRUARY 15, 2017.
- SETBACK LINES SHALL BE VERIFIED BY OWNER OR CONTRACTOR PRIOR TO ANY CONSTRUCTION, AS AN ABSTRACT HAS NOT BEEN PERFORMED BY THE UNDERSIGNED.
- THIS SURVEY WAS DONE ON THE GROUND UNDER MY DIRECT SUPERVISION AND CONTROL AND FOUND NO ENCROACHMENTS ON THE SUBJECT PROPERTY UNLESS OTHERWISE NOTED.
- POSITIONAL ACCURACY OF FOUND MONUMENTS ARE WITHIN DIMENSIONAL TOLERANCES IN ACCORDANCE WITH THE MINIMUM STANDARDS OF A CLASS C SURVEY UNLESS OTHERWISE NOTED.
- BEARINGS AND DISTANCES SHOWN ARE BASED ON NAD83 STATE PLANE LOUISIANA SOUTH ZONE.
- NO ATTEMPT HAS BEEN MADE BY PBM SURVEYING, LLC TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, RIGHTS-OF-WAYS, EASEMENTS OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE OWNER OR HIS/HER REPRESENTATIVE.
- DRAINAGE RETENTION/DETENTION 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 YIELDING NO INCREASE IN PEAK RUNOFF FOR THE TEN (10) YEAR STORM EVENT. SUBMITTAL OF A SITE DRAINAGE ANALYSIS FOR THE INTERIM PERIOD DURING LOT BUILD OUT WILL BE REQUIRED.
- NO MONUMENTS WILL BE SET UNTIL FINAL PLAT APPROVAL FROM CITY OF BROUSSARD

REMAINDER OF TRACT D-21
SUE ANN MOUTON MARTIN
619 W MAIN STREET
BROUSSARD, LA 70518-3813

LOT 2
73311.92 SQ FT
1.683 ACRES

N78° 17' 57" W 336.19'

S12° 10' 42" W 228.91'

REFERENCES

- RIGHT OF WAY MONUMENT LOCATION MAP, STATE PROJECT NO. 828-39-0023 PARCEL 18-1 BY WILL GUIDRY, PLS. DATED AUGUST 1, 2003 ACT#2004-54887
- RIGHT OF WAY MAP MOUTON PROPERTIES LOCATED IN SECTION 48 T105-R5E CITY OF BROUSSARD, LAFAYETTE PARISH LOUISIANA. BY WALTER S. COMEAUX III, DATED FEBRUARY 9, 2010. ACT#2016-44633

APPROVED FOR RECORDATION
BROUSSARD CITY PLANNING

CLERK
MAYOR
DATE

The City of Broussard hereby grants 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 it 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/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.

PLAT APPROVED - SUBJECT TO OWNER/DEVELOPER COMPLYING WITH ALL LEGAL REQUIREMENTS AS MAY BE PROVIDED BY THE STATE FIRE MARSHAL, BOARD OF HEALTH, STATE, FEDERAL, AND TOWN ORDINANCES.
Sue Ann Mouton Martin
Owner/Developer
11-14-17
City of Broussard
Date

PLAT NOTES:

NO. OF LOTS: 1 LOTS
TOTAL ACREAGE: 2.000 ACRES

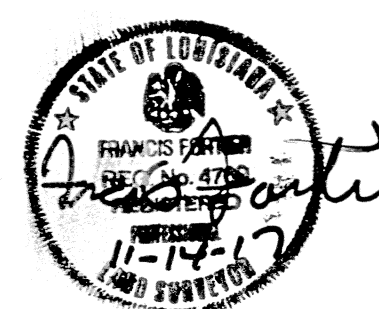
ZONING CA

UTILITY IMPROVEMENTS:

WATER: CITY OF BROUSSARD
SEWER: CITY OF BROUSSARD
ELECTRIC: SLEMCO
TELEPHONE: AT&T

PLAT

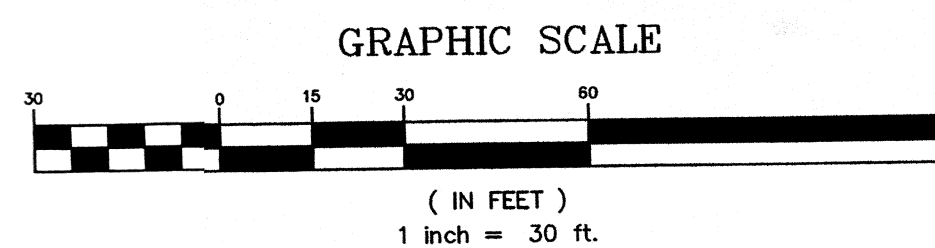
SEE PLAT FILING CABINET
2017-44017



FRANCIS FORTIER, P.L.S. 4769

I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND IT DOES CONFORM TO THE REQUIREMENTS FOR THE STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "C" SURVEY SET FORTH BY THE LOUISIANA PROFESSIONAL ENGINEERING AND LAND SURVEYING BOARD.

SURVEY MADE AT THE REQUEST OF AND CERTIFIED TO:
THOMAS LANCE LEMAIRE & GARNET JANE BERNARD LEMAIRE



A BOUNDARY SURVEY
CREATING LOT 2
FROM A PORTION OF TRACTS D-15, D-18 & D-21
of the
ESTATE OF SUE ANN MOUTON MARTIN
LOCATED IN SECTION 48, T-10-S, R-5-E
SOUTHWEST LAND DISTRICT, CITY OF BROUSSARD, LAFAYETTE PARISH, LOUISIANA

REVISED OWNERSHIP NAME AND ADDRESS	11/17/17	CSB	FF	DATE	BY	CHKD	MARK