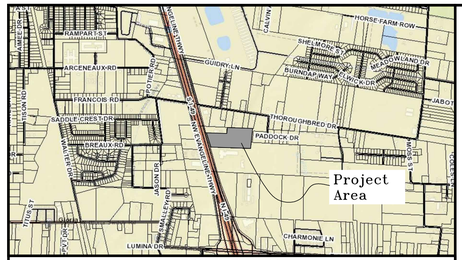
BOUNDARY SURVEY



VICINITY MAP
NOT TO SCALE

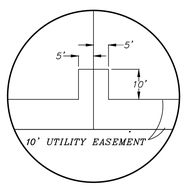
METES & BOUNDS
PORTION OF PLOT 5
(13.512 TOTAL ACRES)

COMMENCE AT THE POINT FORMED BY THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF NE EVANGELINE THRUWAY (1–49) (US HWY 167) AND THE SOUTHERLY RIGHT OF WAY LINE OF THOROUGHBRED DRIVE, THENCE SOUTH 15° 54'09" EAST A DISTANCE OF 575.25 FEET, THENCE NORTH 86°41'15" WEST A DISTANCE OF 15.98 FEET, THENCE SOUTH 15°57'35" EAST A DISTANCE OF 190.00 FEET TO THE PONT OF BEGINNING;
THENCE SOUTH 86°38'11""EAST A DISTANCE OF 575.84 FEET TO A POINT;
THENCE NORTH 03°21'49" EAST A DISTANCE OF 179.35 FEET TO A POINT;
THENCE SOUTH 86°38'10" EAST A DISTANCE OF 737.25 FEET TO A POINT;
THENCE SOUTH 09°59'37" WEST A DISTANCE OF 383.30 FEET TO A POINT;
THENCE SOUTH 08°06'00" WEST A DISTANCE OF 174.99 FEET TO A POINT;
THENCE NORTH 86°59'40" WEST A DISTANCE OF 1120.57 FEET TO A POINT;
THENCE NORTH 15°54'30" WEST A DISTANCE OF 405.50 FEET TO A POINT;
BEING THE POINT OF BEGINNING.

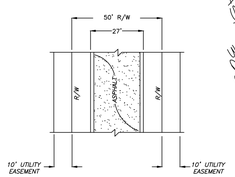
REFERENCE:

1. PLOT 5 FROM PARTITION OF PROPERTY OF MR. GABRIEL GILBERT AND WIFE, EDMA BROUSSARD GILBERT AS PER MAP DATED JANUARY 21, 1971, LOCATED IN SECTION 102, T–8–S, R–4–E, CARENCRO AREA, U.S. HWY. 167 NORTH, LAFAYETTE PARISH, LA., PREPARED BY FRED L. COLOMB, P.L.S., RECORDED INST. #.569356
2. 2.5 ACRES BEING LOT A OF PLOT 5 FROM PARTITION OF PROPERTY OF MR. GABRIEL GILBERT AND WIFE, EDMA BROUSSARD GILBERT AS PER MAP DATED JANUARY 21, 1971, LOCATED IN SECTION 102, T–8–S, R–4–E, CARENCRO AREA, U.S. HWY. 167 NORTH, LAFAYETTE PARISH, LA., PREPARED BY FRED L. COLOMB, P.L.S., DATED MARCH 10, 1976. RECORDED INST. #664452.
3. ADVANCED ISSUE ALTA SURVEY OF REMAINING PORTION OF PLOT 5 FOR CASTILLE REAL ESTATE CO. LLC PREPARED BY LOUISIANA LAND SURVEYING, INC DATED MAY 11, 2018.

BASIS OF BEARINGS:
NAD'83 STATE PLANE
LOUISIANA SOUTH ZONE,
AND ELEVATIONS ARE NAVD'88



UTILITY NICHE DETAIL
Not to Scale



TYPICAL ROAD DETAIL

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	5.07'	S74°05'30"W
L2	5.07'	S74°05'30"W

SETBACKS:
EACH STRUCTURE SHALL COMPLY WITH THE SETBACK REQUIREMENTS ESTABLISHED BY THE CITY OF CARENCRO

CITY OF CARENCRO NOTES

CONTRACTOR PRIOR TO CONSTRUCTION ON THE LOT SHALL SUBMIT AND COMPLY WITH THE STORM WATER POLLUTION PREVENTION PLAN AS REQUIRED BY THE CITY OF CARENCRO. PLEASE NOTE THAT NO CONSTRUCTION PERMITS WILL BE ISSUED UNTIL CERTIFICATION THAT THE NOTICE OF INTENT FOR EACH LOT HAS BEEN SENT TO LADEQ.

THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF CARENCRO DRAINAGE AND SUBDIVISION ORDINANCE.

ALL UTILITY TIE–IN LOCATIONS SHALL BE COORDINATED WITH BUSTER BROUSSARD, CITY OF CARENCRO, (337) 896–8481.

GENERAL NOTES

1. 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.

2. 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.

3. THE PROPERTY IS LOCATED WITHIN FLOOD ZONE **"X", "AE" & FLOODWAY** WITH A BASE OF **48.20'** ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 22055C0070 J DATED DECEMBER 21, 2018

4. SETBACK LINES SHALL BE VERIFIED BY OWNER OR CONTRACTOR PRIOR TO ANY CONSTRUCTION, AS AN ABSTRACT HAS NOT BEEN PERFORMED BY THE UNDERSIGNED.

5. THIS SURVEY WAS DONE ON THE GROUND UNDER MY DIRECT SUPERVISION AND CONTROL AND FOUND NO ENCROACHMENTS ON THE SUBJECT PROPERTY UNLESS OTHERWISE SHOWN.

6. POSITIONAL ACCURACY OF FOUND MONUMENTS ARE WITHIN DIMENSIONAL TOLERANCES IN ACCORDANCE WITH THE MINIMUM STANDARDS OF A CLASS C SURVEY UNLESS OTHERWISE NOTED.

7. BEARINGS ARE BASE NAD83 STATE PLANE LOUISIANA SOUTH.

8. 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. THIS PROPERTY MAY BE SUBJECT TO OTHER BURDENS NOT SHOWN.

9. ALL SUBDIVISION CORNERS SHALL BE 1/2" IRON RODS, AND NO MONUMENTS SHALL BE SET UNTIL FINAL PLAT APPROVAL FROM CITY OF CARENCRO.

CURVE DATA				
CURVE #	BEARING	CHORD DISTANCE	LENGTH	RADIUS
C1	S83° 38' 18"W	58.05	58.32'	175.00'
C2	S83° 38' 18"W	74.63	74.98'	225.00'
C3	N60° 54' 30"W	49.50	54.98'	35.00'
C4	S29° 05' 30"W	49.50	54.98'	35.00'

LEGEND

⊙	= MONUMENT SET	N/F	= NOW OR FORMERLY
●	= MONUMENT FOUND	— X —	= FENCE LINE
IPF	= IRON PIPE FOUND	(C)	= DEED OR SURVEY CALL
POB	= POINT OF BEGINNING	(M)	= FIELD MEASURE
POC	= POINT OF COMMENCEMENT	(typ)	= TYPICAL
IRS	= IRON ROD SET	ROW	= RIGHT–OF–WAY
IRF	= IRON ROD FOUND	—SS—	= SANITARY SEWER
— W —	= WATER	—FO—	= FIBER OPTIC
—UGE—	= UNDERGROUND ELECTRICAL		

PLAT NOTES:

NO. OF LOTS: 7 LOTS
TOTAL ACREAGE: 13.512 ACRES

UTILITY IMPROVEMENTS:
STREET: EXISTING ASPHALT
WATER: CITY OF CARENCRO
SEWER: CITY OF CARENCRO
ELECTRIC: SLEMCO
COMMUNICATIONS: AT&T

OWNER/APPLICANT
CASTILLE REAL ESTATE CO LLC
3411 MILLS ST
CARENCRO LA 70520-6400

MAYOR – GLENN L. BRASSEAUX

CITY CLERK – GWEN MARTIN

PLANNING DEPT. – DON CHAUVIN

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

PRELIMINARY PLAT
REVISED PER CITY COMMENTS

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 AS FOUND IN LOUISIANA ADMINISTRATIVE CODE TITLE 46: LXI, CHAPTER 25 FOR A CLASS "C" SURVEY AND IS IN ACCORDANCE WITH THE PROVISION OF LRX 22 et seq.

SURVEY MADE AT THE REQUEST OF AND CERTIFIED TO:

CARROL CASTILLE
CASTILLE REAL ESTATE CO LLC

PBM Surveying, LLC
The Benchmark in Surveying
info@PBMsurveying.com
PO Box 90587, Lafayette, LA 70598
PH: 337.205.0867 FX: 337.981.1402

A PLAT OF SURVEY SHOWING SUBDIVISION OF A PORTION OF PLOT 5

CONTAINING 13.512 ACRES
LOCATED IN SECTION 102, T8S, R4E
CITY OF CARENCRO LAFAYETTE PARISH, LOUISIANA

MARK	DESCRIPTION	DATE	BY	CHK'D

REVISION RECORD

SCALE: 1"=50'
DATE: 4–09–2021
DRAWN BY: BKH
CHECKED BY: F.F.
PROJECT NO. 21–073
DRAWING NO. 21–073–1
SHEET 1 OF 1