

LEGAL DESCRIPTION LOT 2-A:

THAT CERTAIN PARCEL OF LAND OWNED BY LC PROPERTIES OF LAFAYETTE, CONTAINING 2.082 ACRES, SITUATED IN SECTION 9, TOWNSHIP 10 SOUTH, RANGE 4 EAST, SOUTH-WESTERN LAND DISTRICT, LAFAYETTE PARISH, CITY OF LAFAYETTE, LOUISIANA, SAID PARCEL BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EASTERN RIGHT OF WAY OF AMBASSADOR CAFFERY PARKWAY AND THE SOUTHWESTERN BOUNDARY CORNER OF LOT 2-A, BEING PROPERTY OWNED BY LC PROPERTIES OF LAFAYETTE, POINT BEING A SET 3/4" IRON PIPE, SAID POINT HEREINAFTER BEING KNOWN AS THE POINT OF COMMENCEMENT AND REFERRED TO AS THE P.O.C.; THENCE ALONG SAID RIGHT OF WAY OF AMBASSADOR CAFFERY PARKWAY A BEARING OF NORTH 00 DEGREES 12 MINUTES 13 SECONDS WEST A DISTANCE OF 9.00 FEET TO A POINT, SAID POINT HEREINAFTER BEING KNOWN AS THE POINT OF BEGINNING AND REFERRED TO AS THE P.O.B. (1);

THENCE ALONG SAID RIGHT OF WAY OF AMBASSADOR CAFFERY PARKWAY A BEARING OF NORTH 00 DEGREES 12 MINUTES 13 SECONDS WEST A DISTANCE OF 183.89 FEET TO A POINT, BEING A SET 3/4" IRON PIPE;

THENCE ALONG A CURVED LINE TO THE RIGHT, HAVING A RADIUS OF 43.00 FEET, AN ARC LENGTH OF 35.54 FEET, A DELTA OF 50 DEGREES 54 MINUTES 38 SECONDS, A CHORD BEARING OF NORTH 64 DEGREES 28 MINUTES 47 SECONDS EAST, A CHORD DISTANCE OF 34.38 FEET TO A POINT, BEING A SET 3/4" IRON PIPE;

THENCE A BEARING OF NORTH 89 DEGREES 54 MINUTES 05 SECONDS EAST A DISTANCE OF 425.60 FEET TO A POINT, BEING A SET 3/4" IRON PIPE;

THENCE A BEARING OF SOUTH 00 DEGREES 28 MINUTES 59 SECONDS EAST A DISTANCE OF 198.75 FEET TO A POINT, BEING A SET 3/4" IRON PIPE;

THENCE A BEARING OF SOUTH 89 DEGREES 55 MINUTES 04 SECONDS WEST A DISTANCE OF 457.64 FEET TO A POINT, BEING THE POINT OF BEGINNING, P.O.B. (1).

LEGAL DESCRIPTION LOT 2-B:

THAT CERTAIN PARCEL OF LAND OWNED BY EARL VITAL ARNOULD, CONTAINING 2.113 ACRES, SITUATED IN SECTION 9, TOWNSHIP 10 SOUTH, RANGE 4 EAST, SOUTH-WESTERN LAND DISTRICT, LAFAYETTE PARISH, CITY OF LAFAYETTE, LOUISIANA, SAID PARCEL BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EASTERN RIGHT OF WAY OF AMBASSADOR CAFFERY PARKWAY AND THE SOUTHWESTERN BOUNDARY CORNER OF LOT 2-A, BEING PROPERTY OWNED BY LC PROPERTIES OF LAFAYETTE, POINT BEING A SET 3/4" IRON PIPE, SAID POINT HEREINAFTER BEING KNOWN AS THE POINT OF COMMENCEMENT AND REFERRED TO AS THE P.O.C.; THENCE ALONG SAID RIGHT OF WAY OF AMBASSADOR CAFFERY PARKWAY A BEARING OF NORTH 00 DEGREES 12 MINUTES 13 SECONDS WEST A DISTANCE OF 266.54 FEET TO A POINT, SAID POINT HEREINAFTER BEING KNOWN AS THE POINT OF BEGINNING AND REFERRED TO AS THE P.O.B. (2);

THENCE A BEARING OF NORTH 00 DEGREES 12 MINUTES 13 SECONDS WEST A DISTANCE OF 158.69 FEET TO A POINT, BEING A SET 3/4" IRON PIPE;

THENCE A BEARING OF NORTH 89 DEGREES 53 MINUTES 12 SECONDS EAST A DISTANCE OF 464.41 FEET TO A POINT, BEING A SET 3/4" IRON PIPE;

THENCE A BEARING OF SOUTH 10 DEGREES 28 MINUTES 09 SECONDS EAST A DISTANCE OF 198.75 FEET TO A POINT, BEING A SET 3/4" IRON PIPE;

THENCE A BEARING OF SOUTH 89 DEGREES 54 MINUTES 05 SECONDS WEST A DISTANCE OF 425.65 FEET TO A POINT, BEING A SET 3/4" IRON PIPE;

THENCE ALONG A CURVED LINE TO THE RIGHT, HAVING A RADIUS OF 40.00 FEET, AN ARC LENGTH OF 82.78 FEET, A DELTA OF 89 DEGREES 53 MINUTES 42 SECONDS, A CHORD BEARING OF NORTH 45 DEGREES 09 MINUTES 04 SECONDS WEST, A CHORD DISTANCE OF 68.52 FEET TO A POINT, BEING THE POINT OF BEGINNING, P.O.B. (2).

LEGAL DESCRIPTION LOT 2-C:

THAT CERTAIN PARCEL OF LAND OWNED BY JOHNSON FEDERAL PROPERTIES LAFAYETTE, L.L.C., CONTAINING 6.584 ACRES, SITUATED IN SECTION 9, TOWNSHIP 10 SOUTH, RANGE 4 EAST, SOUTH-WESTERN LAND DISTRICT, LAFAYETTE PARISH, CITY OF LAFAYETTE, LOUISIANA, SAID PARCEL BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EASTERN RIGHT OF WAY OF AMBASSADOR CAFFERY PARKWAY AND THE SOUTHWESTERN BOUNDARY CORNER OF LOT 2-A, BEING PROPERTY OWNED BY LC PROPERTIES OF LAFAYETTE, POINT BEING A SET 3/4" IRON PIPE, SAID POINT HEREINAFTER BEING KNOWN AS THE POINT OF COMMENCEMENT AND REFERRED TO AS THE P.O.C.; THENCE ALONG THE SOUTHERN BOUNDARY LINE OF LOT 2-A, A BEARING OF NORTH 89 DEGREES 55 MINUTES 04 SECONDS EAST A DISTANCE OF 468.84 FEET TO A POINT, SAID POINT HEREINAFTER BEING KNOWN AS THE POINT OF BEGINNING AND REFERRED TO AS THE P.O.B. (3);

THENCE A BEARING OF NORTH 00 DEGREES 28 MINUTES 59 SECONDS WEST A DISTANCE OF 198.75 FEET TO A POINT, BEING A SET 3/4" IRON PIPE;

THENCE A BEARING OF SOUTH 89 DEGREES 54 MINUTES 05 SECONDS WEST A DISTANCE OF 425.60 FEET TO A POINT, BEING A SET 3/4" IRON PIPE;

THENCE ALONG A CURVED LINE TO THE LEFT, HAVING A RADIUS OF 40.00 FEET, AN ARC LENGTH OF 35.54 FEET, A DELTA OF 50 DEGREES 54 MINUTES 38 SECONDS, A CHORD BEARING OF SOUTH 64 DEGREES 28 MINUTES 47 SECONDS WEST, A CHORD DISTANCE OF 34.38 FEET TO A POINT, BEING A SET 3/4" IRON PIPE;

THENCE A BEARING OF NORTH 89 DEGREES 12 MINUTES 13 SECONDS WEST A DISTANCE OF 114.72 FEET TO A POINT, BEING A SET 3/4" IRON PIPE;

THENCE ALONG A CURVED LINE TO THE LEFT, HAVING A RADIUS OF 40.00 FEET, AN ARC LENGTH OF 62.78 FEET, A DELTA OF 89 DEGREES 53 MINUTES 42 SECONDS, A CHORD BEARING OF SOUTH 45 DEGREES 09 MINUTES 04 SECONDS EAST, A CHORD DISTANCE OF 56.52 FEET TO A POINT, BEING A SET 3/4" IRON PIPE;

THENCE A BEARING OF NORTH 89 DEGREES 54 MINUTES 05 SECONDS EAST A DISTANCE OF 425.65 FEET TO A POINT, BEING A SET 3/4" IRON PIPE;

THENCE A BEARING OF NORTH 00 DEGREES 28 MINUTES 59 SECONDS WEST A DISTANCE OF 198.75 FEET TO A POINT, BEING A SET 3/4" IRON PIPE;

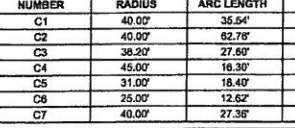
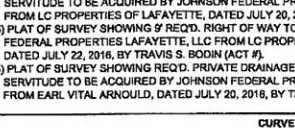
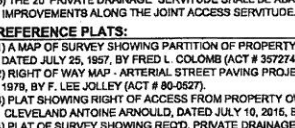
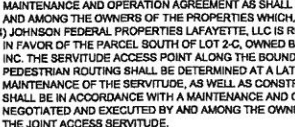
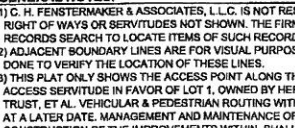
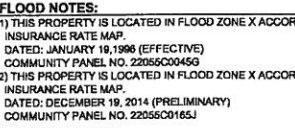
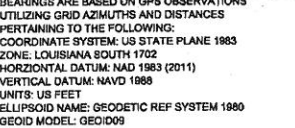
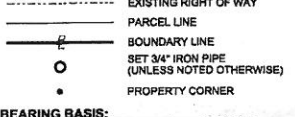
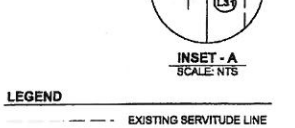
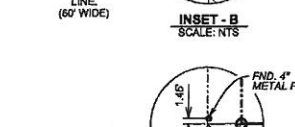
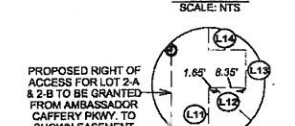
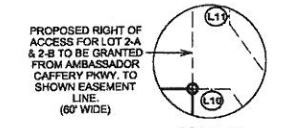
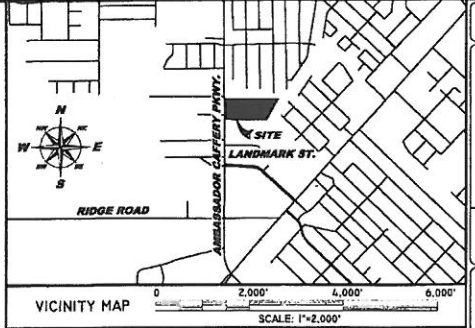
THENCE A BEARING OF NORTH 89 DEGREES 53 MINUTES 12 SECONDS EAST A DISTANCE OF 600.48 FEET TO A POINT, BEING A SET 3/4" IRON PIPE;

THENCE A BEARING OF SOUTH 46 DEGREES 30 MINUTES 00 SECONDS EAST A DISTANCE OF 90.23 FEET TO A POINT, BEING A SET 3/4" IRON PIPE;

THENCE A BEARING OF SOUTH 29 DEGREES 14 MINUTES 57 SECONDS WEST A DISTANCE OF 139.89 FEET TO A POINT, BEING A FOUND 1/2" IRON ROD;

THENCE A BEARING OF SOUTH 28 DEGREES 56 MINUTES 29 SECONDS WEST A DISTANCE OF 313.15 FEET TO A POINT, BEING A FOUND 1/2" IRON ROD;

THENCE A BEARING OF SOUTH 89 DEGREES 55 MINUTES 04 SECONDS WEST A DISTANCE OF 442.28 FEET TO A POINT, BEING THE POINT OF BEGINNING, P.O.B. (3).



LEGEND

- EXISTING SERVITUDE LINE
- EXISTING RIGHT OF WAY
- PARCEL LINE
- BOUNDARY LINE
- SET 3/4" IRON PIPE (UNLESS NOTED OTHERWISE)
- PROPERTY CORNER

BEARING BASIS:
BEARINGS ARE BASED ON GPS OBSERVATIONS UTILIZING GRID AZIMUTHS AND DISTANCES PERTAINING TO THE FOLLOWING:
COORDINATE SYSTEM: US STATE PLANE 1983 ZONE: LOUISIANA SOUTH 1702
HORIZONTAL DATUM: NAD 1983 (2011)
VERTICAL DATUM: NAVD 1988
UNITS: US FEET
ELLIPSOID NAME: GEODETIC REF SYSTEM 1980
GEOID MODEL: GEOID09

FLOOD NOTES:
1) THIS PROPERTY IS LOCATED IN FLOOD ZONE X ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP DATED: JANUARY 19, 1996 (EFFECTIVE) COMMUNITY PANEL NO. 22055C00459
2) THIS PROPERTY IS LOCATED IN FLOOD ZONE X ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP DATED: DECEMBER 19, 2014 (PRELIMINARY) COMMUNITY PANEL NO. 22055C0165J

GENERAL NOTES:
1) C. H. FENSTERMAKER & ASSOCIATES, L.L.C. IS NOT RESPONSIBLE FOR ANY EASEMENTS, RIGHT OF WAYS OR SERVITUDES NOT SHOWN. THE FIRM HAS DONE NO PUBLIC RECORDS SEARCH TO LOCATE ITEMS OF SUCH RECORD.
2) ADJACENT BOUNDARY LINES ARE FOR VISUAL PURPOSES ONLY. NO FIELD WORK WAS DONE TO VERIFY THE LOCATION OF THESE LINES.
3) THIS PLAT ONLY SHOWS THE ACCESS POINT ALONG THE BOUNDARY LINE FOR THE JOINT ACCESS SERVITUDE IN FAVOR OF LOT 1, OWNED BY HERNANDEZ FAMILY IRREVOCABLE TRUST, ET AL. VEHICULAR AND PEDESTRIAN ROUTING WITHIN LOT 2-C SHALL BE DETERMINE AT A LATER DATE. MANAGEMENT AND MAINTENANCE OF THE SERVITUDE, AS WELL AS CONSTRUCTION OF THE IMPROVEMENTS WITHIN, SHALL BE IN ACCORDANCE WITH A MAINTENANCE AND OPERATION AGREEMENT AS SHALL BE NEGOTIATED AND EXECUTED BY AND AMONG THE OWNERS OF THE PROPERTIES WHICH UTILIZE THE JOINT ACCESS SERVITUDE.
4) JOHNSON FEDERAL PROPERTIES LAFAYETTE, L.L.C. IS RESERVING A JOINT ACCESS SERVITUDE IN FAVOR OF THE PARCEL SOUTH OF LOT 2-C, OWNED BY MAISON D'ESPRIIT OF LAFAYETTE, INC. THE SERVITUDE ACCESS POINT ALONG THE BOUNDARY LINE AS WELL AS VEHICULAR AND PEDESTRIAN ROUTING SHALL BE DETERMINED AT A LATER DATE. MANAGEMENT AND MAINTENANCE OF THE SERVITUDE, AS WELL AS CONSTRUCTION OF THE IMPROVEMENTS WITHIN, SHALL BE IN ACCORDANCE WITH A MAINTENANCE AND OPERATION AGREEMENT AS SHALL BE NEGOTIATED AND EXECUTED BY AND AMONG THE OWNERS OF THE PROPERTIES WHICH UTILIZE THE JOINT ACCESS SERVITUDE.
5) THE 20" PRIVATE DRAINAGE SERVITUDE SHALL BE ABANDONED UPON COMPLETION OF DRAINAGE IMPROVEMENTS ALONG THE JOINT ACCESS SERVITUDE.

REFERENCE PLATS:
1) A MAP OF SURVEY SHOWING PARTITION OF PROPERTY OF ESTATE OF MARY N. WHITTINGTON DATED JULY 25, 1937, BY FRED L. COLOMB (ACT # 357274).
2) RIGHT OF WAY MAP - ARTERIAL STREET PAVING PROJECT METRO LOOP (PHASE 1), DATED JAN. 1978, BY F. LEE JOLLEY (ACT # 80-0527).
3) PLAT SHOWING RIGHT OF ACCESS FROM PROPERTY OWNED BY EARL VITAL ARNOULD & CLEVELAND ANTOINE ARNOULD, DATED JULY 10, 2016, BY TRAVIS S. BODIN (ACT # 15-21476).
4) PLAT OF SURVEY SHOWING REQD. PRIVATE DRAINAGE SERVITUDE & 10' PUBLIC UTILITY SERVITUDE TO BE ACQUIRED BY JOHNSON FEDERAL PROPERTIES LAFAYETTE, L.L.C FROM LC PROPERTIES OF LAFAYETTE, DATED JULY 20, 2016, BY TRAVIS S. BODIN (ACT #).
5) PLAT OF SURVEY SHOWING REQD. RIGHT OF WAY TO BE ACQUIRED BY JOHNSON FEDERAL PROPERTIES LAFAYETTE, L.L.C FROM LC PROPERTIES OF LAFAYETTE, DATED JULY 22, 2016, BY TRAVIS S. BODIN (ACT #).
6) PLAT OF SURVEY SHOWING REQD. PRIVATE DRAINAGE SERVITUDE & 10' PUBLIC UTILITY SERVITUDE TO BE ACQUIRED BY JOHNSON FEDERAL PROPERTIES LAFAYETTE, L.L.C FROM EARL VITAL ARNOULD, DATED JULY 20, 2016, BY TRAVIS S. BODIN (ACT #).

CURVE DATA				
NUMBER	RADIUS	ARC LENGTH	DELTA	CHORD BRG.
C1	40.07	35.54	50°54'38"	N84°29'47"E
C2	40.07	62.78	89°53'42"	N45°09'04"W
C3	38.20	27.80	41°23'51"	S42°06'11"E
C4	45.00	16.30	20°48'00"	N48°15'31"W
C5	31.00	18.40	N38°06'41"E	18.13
C6	25.00	12.62	28°50'30"	S51°23'56"W
C7	40.07	27.35	39°11'42"	N16°23'38"E

LINE DATA		LINE DATA	
NUMBER	BEARING DISTANCE	NUMBER	BEARING DISTANCE
L1	N00°12'13"W 183.83	L18	N90°00'00"W 10.00
L2	N00°12'13"W 114.72	L19	N00°07'33"W 58.20
L3	N00°12'13"W 158.69	L20	S89°32'18"W 179.11
L4	S00°28'59"E 198.75	L21	S36°58'49"E 136.38
L5	S00°28'59"E 198.75	L22	S54°20'40"W 100.07
L6	S29°14'57"W 139.89	L23	N35°58'49"W 121.30
L7	S41°40'38"W 10.00	L24	N00°28'52"W 45.37
L8	S48°16'54"E 234.81	L25	S00°28'52"E 47.88
L9	N48°16'54"W 227.98	L26	S23°22'31"E 13.17
L10	S89°54'05"W 10.00	L27	N23°22'31"W 9.35
L11	S00°28'59"E 32.78	L28	S29°14'57"W 71.41
L12	S89°54'05"W 10.00	L29	N46°30'00"W 90.23
L13	S00°28'59"E 10.00	L30	N89°53'12"E 100.34
L14	N89°54'05"E 10.00	L31	N89°55'04"E 9.00
L15	N46°30'00"W 17.75	L32	N00°12'13"W 25.28
L16	N46°30'00"W 68.70	L33	S89°47'47"W 9.00
L17	S00°07'53"E 58.28		

LOT NOTES
TOTAL NUMBER OF LOTS: 3
TOTAL ACRES: 10.851 ACRES
MINIMUM LOT SIZE: 90,886.00 SQ. FT. (2.082 AC.)
MINIMUM LOT FRONTAGE: 114.72'
TYPE OF DEVELOPMENT: COMMERCIAL
ZONING: B-G (GENERAL BUSINESS)
FLOOD ZONE: X

(123) MUNICIPAL NUMBER
LOT 2-A LOT NUMBER

TYPES OF IMPROVEMENTS
STREETS: EXISTING CONCRETE
DRAINAGE: BUS SURFACE
WATER: LAFAYETTE UTILITIES SYSTEM
SEWER: LAFAYETTE UTILITIES SYSTEM
ELECTRICAL: LAFAYETTE UTILITIES SYSTEM
COMMUNICATION: AT&T & COX COMMUNICATIONS
GAS: ATMOS

OWNER
EO EARL VITAL ARNOULD
P.O. BOX 252
SCOTT, LA 70583

LC PROPERTIES OF LAFAYETTE
P.O. BOX 951
BATON ROUGE, LA 70821

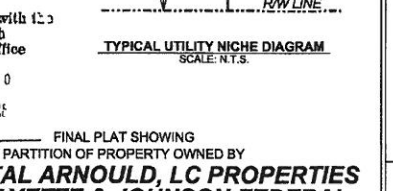
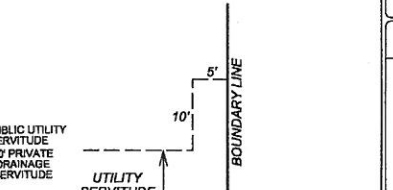
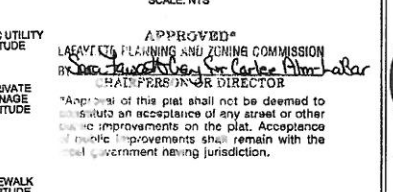
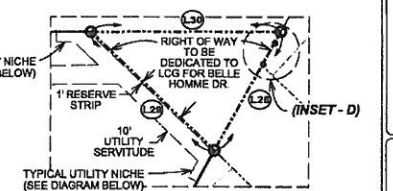
OWNER/DEVELOPER
CO JOHNSON FEDERAL PROPERTIES LAFAYETTE, L.L.C
224 LAKESHORE DR.
BIRMINGHAM, AL 35209
(205) 802-2316

I CERTIFY THAT THIS SURVEY WAS CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION AND MEETS THE "STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS "C" SURVEY AS ADOPTED BY THE L.S.B.P.E.S. IN EFFECT ON THE DATE OF THIS CERTIFICATION ACT # 2016 - 033850

SEP 26 2016

TRAVIS S. BODIN, P.L.S. LICENSE NO. 5067

TERRE HAUTE SUBDIVISION		
LOT NO.	OWNER & ADDRESS	ACT NO.
28 & 29	GENIE MEALIX 213 BELLE HOMME DR. LAFAYETTE, LA 70506	1958-387423
30 & 31	KELLEY KIERAN SAUVOIE 215 BELLE HOMME DR. LAFAYETTE, LA 70506	2008-27875
32 & 33	LEROY ANTHONY & DEBORAH MICHAEL CLARK 217 BELLE HOMME DR. LAFAYETTE, LA 70506	1982-17384
34, 35, 36, 37 & 38	PHOEBE BEAUGH ASHA (WIDOW) 219 BELLE HOMME DR. LAFAYETTE, LA 70506	2000-5666
64, 65 & PORTION OF 66	DELORES SIMON, ET AL 210 BELLE HOMME DR. LAFAYETTE, LA 70506	2005-8351
PORTION OF 68 & 69	GARY NEIL TRAHAN 212 BELLE HOMME DR. LAFAYETTE, LA 70506	2002-42861
PORTION OF 68, 69 & 70	DANNY WAYNE ASHA (WIDOW) 214 BELLE HOMME DR. LAFAYETTE, LA 70506	2007-17433 2013-44552 2018-20792
71, 72, 73, 74 & 75	DANIEL LAWRENCE ASHA (WIDOW) 300 BELLE HOMME DR. LAFAYETTE, LA 70506	1999-13944
101 & 102	SHIRLEY B. HOLLIER 211 BELLE DAME DR. LAFAYETTE, LA 70506	1981-13897
103, 104 & 105	BRENT SMITH & BLAKE DUBROCK 213 BELLE DAME DR. LAFAYETTE, LA 70506	2009-51195 2015-42805
106 & 107	CHAD MICHAEL & TONI MARIN ICARD 215 BELLE DAME DR. LAFAYETTE, LA 70506	2001-38489
108 & 109	WENDY GAIL CHARRIER 301 BELLE DAME DR. LAFAYETTE, LA 70506	2010-38725
110, 111, 112 & 113	STEVEN MITCHELL & DEBRA BILL BALDASHY 305 BELLE DAME DR. LAFAYETTE, LA 70506	2011-31882
WM-1-A	WAL-MART REAL ESTATE BUSINESS TRUST 314 AMBASSADOR CAFFERY PKWY. LAFAYETTE, LA 70506	2000-16181 2003-3204



APPROVED
LAFAYETTE PLANNING AND ZONING COMMISSION
BIRMINGHAM, AL 35209

Copy of Original filed with:
Lafayette Parish
Clerk of Courts' Office

2016 - 033850
SEP 26 2016

FINAL PLAT SHOWING
PARTITION OF PROPERTY OWNED BY
**EARL VITAL ARNOULD, LC PROPERTIES
OF LAFAYETTE & JOHNSON FEDERAL
PROPERTIES LAFAYETTE, LLC**
(PARTITIONING LOT 2 INTO LOTS 2-A, 2-B, AND 2-C)
(A COMMERCIAL DEVELOPMENT)

SHEET NUMBER

LAFAYETTE PARISH VA HOSPITAL - LAFAYETTE

PROJECT

DATE: MARCH 2015

DRAWING NO. 1 OF 1

DRAWN BY: A. THIB
CHECKED BY: B. HINCH
DESIGNED BY: T. BODIN
SCALE: 1" = 100'
DATE: MARCH 2015
DRAWING NO. 1 OF 1

**LAFAYETTE PARISH
PLANNING & ZONING**

EARL VITAL ARNOULD, LC PROPERTIES
OF LAFAYETTE & JOHNSON FEDERAL
PROPERTIES LAFAYETTE, LLC

FENSTERMAKER

C. H. Fenstermaker & Associates, L.L.C.
112 Bayou Avenue • Lafayette, LA 70506
Phone: (337) 232-2329

DATE

BY/REV

DATE

REVISION DESCRIPTION

AMT

BY

JOB NO.

2160430.00C