

TYPICAL UTILITY NICHE AT 15' EASEMENT (NOT TO SCALE)

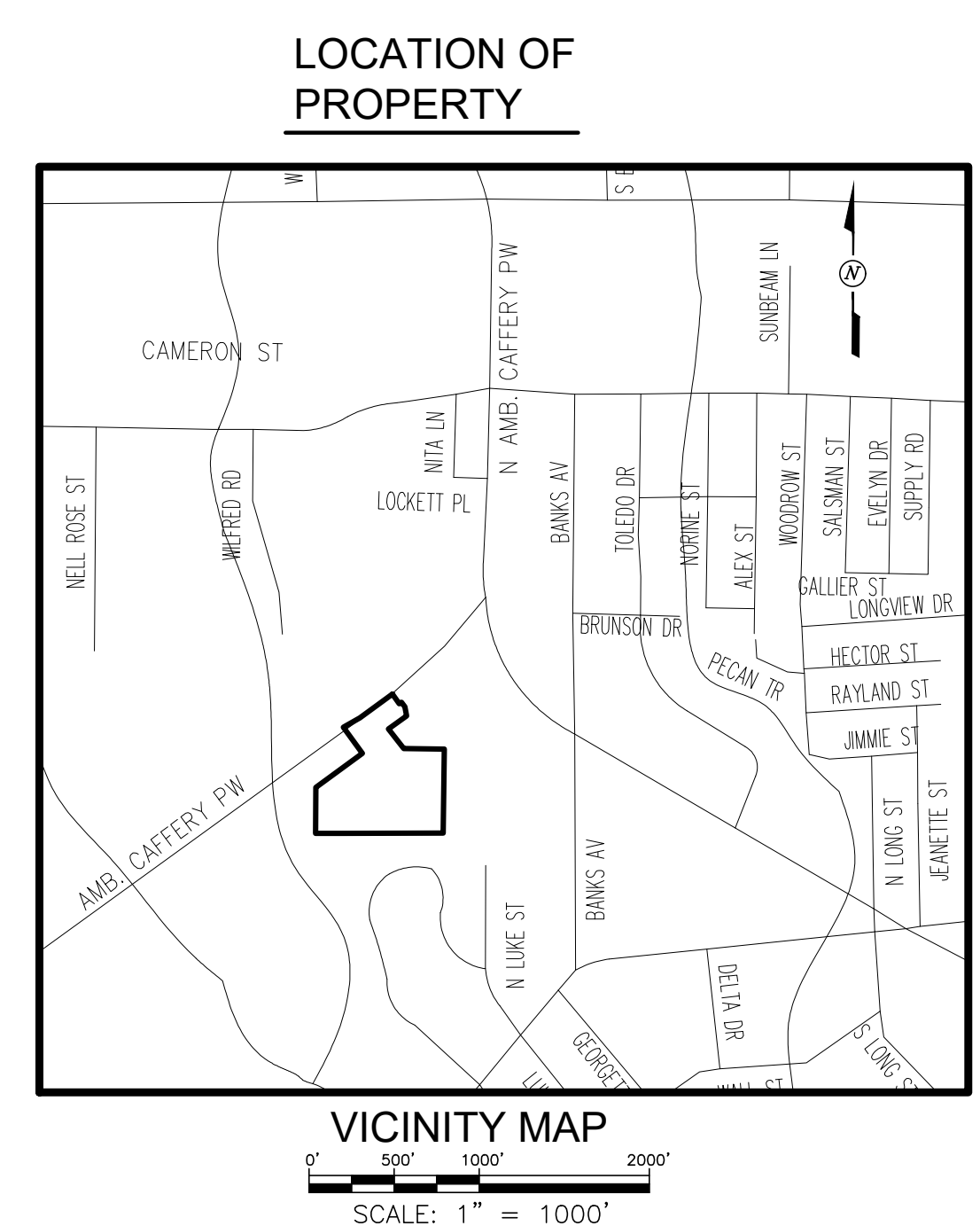
Line #	Length	Direction
L1	152.11	N38° 19' 22"W
L2	209.65	N38° 19' 22"W
L3	140.24	N00° 00' 00"E
L4	30.00	S51° 40' 38"W
L5	97.03	S51° 40' 38"W
L6	183.34	N00° 00' 00"E
L7	274.36	N52° 49' 24"E

**UTILITY NOTE**

UTILITIES INCLUDING SEWER, WATER AND ELECTRICAL HAVE BEEN EXTENDED TO THIS EDGE OF THIS PROPERTY BUT NOT TO THE BUILDING ITSELF. INSTALLATION OF IMPROVEMENTS TO THE BUILDING AND TO ADJACENT LOT WHERE REQUIRED WILL BE THE RESPONSIBILITY OF THE DEVELOPER. LCG IS NOT RESPONSIBLE FOR THE COST OF ANY REQUIRED IMPROVEMENTS. FINAL APPROVAL TO OCCUPY BUILDINGS WILL NOT BE GRANTED UNTIL CONSTRUCTION OF THESE IMPROVEMENTS IS COMPLETED.

**LOT ACREAGE:**

LOT 1A - 2.80 ACRES  
 LOT 2A - 6.03 ACRES  
 LOT 3 - .51 ACRES



**VICINITY MAP**

SCALE: 1" = 1000'

**REFERENCE PLATS:**

- "PLAT SHOWING PROPERTY TO BE ACQUIRED BY CITY OF LAFAYETTE FROM EDWARD CONWAY SIMMONS FOR FIRE STATION NO. 11" LOCATED IN SECTION 28, T-9-S, R-4-E, LAFAYETTE PARISH, LOUISIANA BY CHARLES T. MADER DATED NOVEMBER 3, 1982
- RIGHT OF WAY MAP FOR METRO LOOP PHASE II B PREPARED BY SELLERS, DUBROC & ASSOCIATES INC. RECORDED UNDER ACT # 1980-3674.
- "UTILITY EASEMENT ACQUIRED FROM EDWARD CONWAY SIMMONS ET. AL" PREPARED BY RICHARD DUPUIS DATED JUNE 1, 1981 AND RECORDED UNDER ACT# 1982-16018
- PLAT OF SURVEY PREPARED BY ROLAND W. LAURENT AND ASSOCIATES, INC DATED AUGUST 8, 1978 FOR SUBJECT PROPERTY NO RECORDING INFORMATION AVAILABLE.

**LEGAL DESCRIPTION:**

THAT CERTAIN PARCEL OF LAND SITUATED IN SECTION 28, TOWNSHIP 9 SOUTH, RANGE 4 EAST, CITY OF LAFAYETTE, LAFAYETTE PARISH, LOUISIANA, SAID PARCEL CONTAINING 9.34 ACRES AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE DEAD END OF NORTH LUKE ST. AND THE SOUTHERLY PROPERTY LINE OF CHAPPIUS PROPERTIES, LLC, SAID POINT BEING THE POINT OF COMMENCEMENT; THENCE PROCEED ALONG THE SOUTHERLY PROPERTY LINE OF CHAPPIUS PROPERTIES, LLC SOUTH 89°52'53" WEST A DISTANCE OF 185.96 FEET; THENCE PROCEED ALONG THE SOUTHERLY PROPERTY LINE OF CHAPPIUS PROPERTIES, LLC NORTH 89°30'03" WEST A DISTANCE OF 123.19 FEET TO THE POINT OF BEGINNING.

THENCE SOUTH 89°49'58" WEST A DISTANCE OF 605.09 FEET; THENCE SOUTH 89°49'22" WEST A DISTANCE OF 145.29 FEET; THENCE NORTH 00°23'33" EAST A DISTANCE OF 269.24 FEET; THENCE NORTH 53°52'53" EAST A DISTANCE OF 339.31 FEET; THENCE NORTH 36°07'07" WEST A DISTANCE OF 190.00 FEET; THENCE PROCEED ALONG THE SOUTHERLY R/W LINE OF AMBASSADOR CAFFERY PARKWAY NORTH 53°52'53" EAST A DISTANCE OF 9.69 FEET; THENCE PROCEED ALONG THE SOUTHERLY R/W LINE OF AMBASSADOR CAFFERY PARKWAY NORTH 60°43'28" EAST A DISTANCE OF 100.72 FEET; THENCE PROCEED ALONG THE SOUTHERLY R/W LINE OF AMBASSADOR CAFFERY PARKWAY NORTH 53°52'53" EAST A DISTANCE OF 62.39 FEET; THENCE PROCEED ALONG THE SOUTHERLY R/W LINE OF AMBASSADOR CAFFERY PARKWAY NORTH 53°52'53" EAST A DISTANCE OF 30.02 FEET; THENCE PROCEED ALONG THE SOUTHERLY R/W LINE OF AMBASSADOR CAFFERY PARKWAY NORTH 53°52'53" EAST A DISTANCE OF 144.95 FEET; THENCE SOUTH 36°07'08" EAST A DISTANCE OF 70.00 FEET; THENCE SOUTH 53°52'53" EAST A DISTANCE OF 16.33 FEET; THENCE SOUTH 36°07'07" EAST A DISTANCE OF 34.25 FEET; THENCE SOUTH 09°32'11" EAST A DISTANCE OF 53.40 FEET; THENCE SOUTH 53°52'53" WEST A DISTANCE OF 131.54 FEET; THENCE SOUTH 38°19'22" EAST A DISTANCE OF 145.78 FEET; THENCE SOUTH 89°17'18" EAST A DISTANCE OF 237.53 FEET; THENCE SOUTH 00°42'42" WEST A DISTANCE OF 493.33 FEET TO THE POINT OF BEGINNING.

**LEGEND**

- STREET R/W EASEMENT
- LIMITS OF PROPERTY
- TOP BANK CHANNEL
- CENTERLINE CHANNEL
- FIBER OPTIC LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- WATER VALVE
- FIRE HYDRANT
- LIGHT POLE
- ELECTRIC METER
- CATCH BASIN
- TV PEDESTAL
- FIBER OPTIC SIGN
- TELEPHONE PEDESTAL
- MUNICIPAL NUMBER
- ZONE X SHADED
- ZONE A SHADED
- PRIVATE DRAINAGE EASEMENT
- CROSS ACCESS EASEMENT

**1' RESERVE STRIP NOTE:**

THE 1' RESERVE STRIP IS DEDICATED TO LAFAYETTE CONSOLIDATED GOVERNMENT TO PREVENT ACCESS TO ADJACENT ROADWAY UNLESS APPROVED IN WRITING BY LAFAYETTE CONSOLIDATED GOVERNMENT.

**FLOOD NOTES**

THIS PROPERTY LIES WITHIN ZONE A (SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD, BASED FLOOD ELEVATIONS DETERMINED), ZONE X SHADED (AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD) AND ZONE X UNSHADED (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN); AS SAID PROPERTY PLOTS ON THE FLOOD INSURANCE RATE MAP FOR LAFAYETTE PARISH, LOUISIANA, (UNINCORPORATED AREAS) MAP NUMBER 22055C0155J, EFFECTIVE DATE DECEMBER 21, 2018.

ANY STRUCTURE, ENCLOSED ON THREE OR MORE SIDES, BUILT ON PROPERTY IN THE ONE HUNDRED (100) YEAR FLOOD ZONE AS DEPICTED ON THIS PLAT SHALL BE ELEVATED SO AS TO INSURE THAT THE LOWEST FLOOR OF SUCH STRUCTURE IS LOCATED AT A MINIMUM OF ONE (1') FOOT ABOVE THE BASE FLOOD ELEVATION HEIGHT FOR THAT AREA AT THAT TIME.

ANY DEVELOPMENT THAT FILLS OR MODIFIES THE SPECIAL FLOOD HAZARD AREA MUST MITIGATE THE DEVELOPMENT VOLUMETRICALLY.

**TYPES OF IMPROVEMENTS**

- STREETS: EXISTING CONCRETE
- SEWER: LUS
- WATER: LUS
- ELECTRIC: LUS
- TELEPHONE: AT & T/LUS
- CABLE T.V.: COX/LUS
- GAS: ATMOS
- SIDEWALK: EXISTING ALONG PUBLIC ROADS

**GENERAL NOTES**

TOTAL NUMBER OF LOTS	3
AREA OF LOTS	9.34 ACRES
AREA OF RIGHT OF WAY	0.0 ACRES
AVERAGE LOT SIZE	3.11 ACRES
MINIMUM LOT FRONTAGE	30.00 SQ FT
TOTAL AREA OF DEVELOPMENT	9.34 ACRES
ZONING	CH

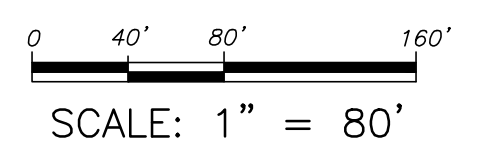
**OWNER / DEVELOPER**

AMBENTER LLC  
 C/O CLIFTON D. GUIDRY  
 302A STEINER RD  
 LAFAYETTE LA 70508-6006  
 1.337.962.3274 (DIRECT)

**OWNER / DEVELOPER**

AMBASSADOR ONE, LLC  
 C/O CLIFTON D. GUIDRY  
 104 S JEFFERSON ST  
 BROUSSARD, LA 70518  
 1.337.962.3274 (DIRECT)

RESUBDIVISION OF AMBASSADOR ONE LOTS 1 & 2 OF AMBASSADOR ONE PHASE 1 INTO LOTS 1A, 2A AND 3 "A COMMERCIAL DEVELOPMENT" LOCATED IN SECTION 28, T9S, R4E, CITY OF LAFAYETTE, LOUISIANA DATE OF PLAT: JUNE 15, 2020



SCALE: 1" = 80'

**PLM** PAUL L. MIERS ENGINEERING, LLC  
 CIVIL ENGINEERS LAND SURVEYORS

104 WESTMARK BLVD, SUITE 2A LAFAYETTE, LOUISIANA 70506  
 PHONE (337) 981-7792 FAX (337) 981-7792

BPN	4269
SPN	
FILE	D
DWG	



I hereby declare that this plat is representative of survey performed under my supervision and guidance and in accordance with the applicable standards of practice as stipulated in the Rules of Professional Conduct set forth by the L.S.B.P.E.L.S. and conforming to a Class C Survey described therein.

DATE	DESCRIPTION	BY
	REVISED	